**BOARD of SUPERVISORS** 



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## MEMORANDUM

## TO: Dr. Grant Colfax, Director, Department of Public Health Marisa Rodriguez, Director, Office of Cannabis

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: April 21, 2021

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Ronen on April 13, 2021:

## File No. 210381

Ordinance amending the Planning Code to revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments consistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; and 6) delete related provisions that have expired through the passage of time; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: <u>erica.major@sfgov.org</u>.

Board of Supervisors Land Use and Transportation Committee Referral Page 2

Dr. Naveena Bobba, Department of Public Health Sneha Patil, Department of Public Health Arielle Fleisher, Department of Public Health Ray Law, Office of Cannabis FILE NO. 210381

ORDINANCE NO.

1	

[Planning Code - Massage Establishment Zoning Controls]

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3 Ordinance amending the Planning Code to revise Massage Establishment zoning 4 controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage 5 6 Establishments consistent with Health Services, except that where zoning for Health 7 Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above 8 9 unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit 10 11 Personal Services uses for three years at any location where a Massage Establishment 12 use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses 13 14 accessory to a dwelling unit; and 6) delete related provisions that have expired through 15 the passage of time; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the 16 17 General Plan, and the eight priority policies of Planning Code, Section 101.1, and public 18 necessity, convenience, and general welfare findings pursuant to Planning Code, 19 Section 302. 20 NOTE: Unchanged Code text and uncodified text are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. 21 Deletions to Codes are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. 22 Board amendment deletions are in strikethrough Arial font. Asterisks (\* \* \* \*) indicate the omission of unchanged Code 23 subsections or parts of tables. 24 25 Be it ordained by the People of the City and County of San Francisco:

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Section 1. Land Use and Environmental Findings.

(a) The Planning Department has determined that the actions contemplated in this
ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board affirms this
determination.

8 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_, 9 adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The 10 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of 11 12 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference. 13 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this 14 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_, recommending approval of the proposed 15 designation, which is incorporated herein by reference. 16

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Section 2. General Findings.

Pursuant to this ordinance, Massage Establishments, except for Sole Practitioner Massage Establishments, that are proposed to be located on the first or second floor in certain commercial districts are subject to a Conditional Use Authorization requirement, as set forth in Planning Code Section 303. Conditional Use Authorization serves a number of purposes, including the assurance that a proposed activity will be neighborhood-serving and will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. A Massage Establishment seeking a Conditional Use Authorization may be eligible to participate in the Community Business Priority Processing
 Program, pursuant to Planning Code Section 303.2. This Program provides for priority
 processing of eligible Conditional Use Authorization applications and a reduced application
 fee.

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Section 3. The Planning Code is hereby amended by revising Section 102 in Article 1;
Section 145.4 in Article 1.2; Section183 in Article 1.7; Sections 202.2, 210.1, 210.2, 210.3,
and 249.36 in Article 2; Sections 303 311, and 342.1 in Article 3; Sections 710-745 and 750764 in Article 7; and Sections 811, 812, 827, 829, 840, 841, 848, 890.28, and 890.114 in
Article 8, to read as follows:

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- SEC. 102. DEFINITIONS.
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## \* \* \* \*

14 Design Professional. A Non-Retail Sales and Service Use that provides professional design services to the general public or to other businesses and includes architectural, 15 16 landscape architectural, engineering, interior design, and industrial design services. It does 17 not include (1) the design services of graphic artists or other visual artists which are included 18 in the definition of Arts Activities; or (2) the services of advertising agencies or other services which are included in the definition of Professional Service or Non-Retail Professional Service, 19 20 Financial Service, or *Medical Health* Service. Design Professional in Neighborhood Commercial 21 Districts is subject to the operating restrictions outlined in Section 202.2(i).

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\* \*

Massage Establishment. A Retail Sales and Service Use defined by Section 29.5 of
 the Health Code. For purposes of the Planning Code only, "Massage Establishment" shall
 include *both* a "Massage Establishment" *and <u>but shall not include</u>* a "Sole Practitioner Massage

\* \*

Establishment," as these terms are defined in Section 29.5 of the Health Code. The Massage
Establishment shall first obtain a permit from the Department of Public Health pursuant to
Section 29.25 of the Health Code, or a letter from the Director of the Department of Public
Health certifying that the establishment is exempt from such a permit under Section 29.25 of
the Health Code.

7 Service, Health. A Retail Sales and Service Use that provides medical and allied 8 health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, 9 psychiatrists, acupuncturists, chiropractors, Sole Practitioner massage therapists as defined in Section 29.5 of the Health Code, or any other health-care professionals when licensed by a 10 State-sanctioned Board overseeing the provision of medically oriented services. It includes, 11 12 without limitation, a clinic, primarily providing outpatient care in medical, psychiatric, or other 13 health services, and not part of a Hospital or medical center, as defined by this Section of the 14 Code, and Sole Practitioner Massage Establishments as defined in Section 29.5 of the Health Code, but does not include other Massage Establishments, which are defined elsewhere in this Code. 15 16 17 SEC. 145.4. REQUIRED GROUND FLOOR COMMERCIAL USES 18 19 20 Table 145.4 21 Reference for Mixed Use 22 Reference for Commercial, Use 23 Neighborhood Districts 24 Commercial, and

<sup>6</sup> 

1	Residential- Commercial		
2	Districts		
3	* * * *	* * * *	* * * *
4	N/A	890.114	Service, <i>Medical<u>Health</u></i>
5	* * * *	* * * *	* * * *
6	* * * *		
7			
8	SEC. 183. NONCONF	ORMING USES: DISC	CONTINUANCE AND ABANDONMENT.
9	(a) <b>Discontinuance</b>	and Abandonment o	of a Nonconforming Use, Generally.
10	Whenever a nonconforming us	se has been changed	to a conforming use, or discontinued for a
11	continuous period of three yea	ars, or whenever there	is otherwise evident a clear intent on the
12	part of the owner to abandon a	a nonconforming use,	such use shall not after being so
13	changed, discontinued, or aba	ndoned be reestablish	ned, and the use of the property thereafter
14	shall be in conformity with the	use limitations of this	Code for the district in which the property
15	is located. Where no enclosed	building is involved, o	discontinuance of a nonconforming use for
16	a period of six months shall co	onstitute abandonment	t. <del>Where a Massage Establishment is</del>
17	nonconforming for the reason the	ut it is within 1,000 feet o	of another such establishment or because it is
18	no longer permitted within the di	strict, discontinuance for	r a continuous period of three months or
19	change to a conforming use shall	constitute abandonmen	<del>t.</del>
20	* * * *		
21			
22	SEC. 202.2. LOCATIO	N AND OPERATING	CONDITIONS.
23	(a) Retail Sales and S	Service Uses. The Re	tail Sales and Service Uses listed below
24	shall be subject to the corresp	onding conditions:	
25	* * * *		

1	(4) Massage Establis	shments. Any Massag	ge Establishment found to be
2	operating, conducted, or maintained	contrary to this Code	or Health Code Article 29 shall be
3	found to be in violation of this Code a	and will be subject to e	enforcement as provided in Section
4	176 of the Planning Code. For three	years following closur	e of a Massage Establishment for
5	violations of this Code or the Health	Code no new Massage	e Establishment <u>or Personal Service</u>
6	shall be approved at the site where the	he former Massage Es	stablishment was closed.
7	* * * *	-	
8			
9	SEC. 210.1. C-2 DISTRICTS:	COMMUNITY BUSIN	IESS.
10	* * * *		
11		Table 210.1	
12		ONTROL TABLE FOR	
12			
10			
14	Zoning Catogory	& Poforoncos	C-2
14 15	Zoning Category	§ References	C-2
15			C-2
15 16	* * * *		C-2
15	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category	S AND USES * * * *	* * * *
15 16	* * * * NON-RESIDENTIAL STANDARD * * * *	S AND USES	
15 16 17	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses*	S AND USES * * * * §§ 102, 202(a)	* * * * P
15 16 17 18 19	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *
15 16 17 18 19 20	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * *	* * * * P * * * *
15 16 17 18 19 20 21	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * *	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * *	* * * * P * * * * <u>CP(7)</u> * * * *
15 16 17 18 19 20	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3rd	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * * <i>I floor and above, except</i>	* * * * P * * * * <u>CP(7)</u> * * * *
15 16 17 18 19 20 21	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * *	S AND USES * * * * §§ 102, 202(a) * * * * § 102 * * * * <i>I floor and above, except</i>	* * * * P * * * * <u>CP(7)</u> * * * *
15 16 17 18 19 20 21 22	* * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * (7) C on the 2nd floor and NP on the 3rd	S AND USES * * * * \$§ 102, 202(a) * * * * § 102 * * * * <i>I floor and above, except</i> <i>is P.</i>	* * * *   P   * * * *   CP(7)   * * * *   t that a Massage Establishment located

* * * *						
		Tabl	e 210.2			
	ZONING CON	ITROL TA	BLE FOR	C-3 DIST	RICTS	
			C-3-			
Zoning Category	§ References	C-3-0	O(SD)	C-3-R	C-3-G	C-3-8
* * * * NON-RESIDENT AND USES	IAL STANDARDS					
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
Sales and Servi	ce Category					
Retail Sales and Service Uses*	§§ 102, 202.2(a)	Р	Р	Р	Р	Р
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
Massage Establishment	§ 102	€ <u>P(9)</u>	€ <u>P(9)</u>	<u> <i>Є<u>Р(9)</u></i></u>	<u>€P(9)</u>	€ <u>P(9</u> )
* * * *	* * * *	* * *	* * *	* * *	* * * *	* * *
·	<u>r and NP on the 3rd fl</u> pove within a Hotel is		ove, except	that a Mass	sage Establish	ment loca
SEC. 210.3.	PDR DISTRICTS.					
		Tabl	e 210.3			
	ZONING CON	τροί τα			RICTS	

1	Zoning	§ References	PDR-1-B	PDR-1-D	PDR-1-G	PDR-2
2	Category * * * *	5				
3	NON-RESIDEN AND USES	TIAL STANDARDS				
4	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
5	Sales and Serv	ice Category				
6 7	Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(1)	P(10)	P(9)	P(1)
8	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
9 10	Massage Establishment	§ 102	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>	<u>NPP(23)</u>
	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
11	Services, Health	§ 102	P (3)	P (8)	P (8)	P (5)
12	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
13	(23) C on the	2nd floor and NP on t	he 3rd floor a	nd above, exc	ept that a Massa	age
14	Establishment locate	ed on the 2nd floor or a	bove within a	Hotel is P.		
15						
16	SEC. 249.3	6. LIFE SCIENCE A		L SPECIAL	USE DISTRIC	CT.
17	* * * *					
18	(c) <b>Contro</b>	<b>Is.</b> All provisions of t	he Planning	Code current	tly applicable s	shall continue to
19		therwise provided in	U			
20	(1)	<del>Medical</del> Health Servio	es. <i>Medical</i> l	Health service	es, includina m	edical offices
21		ned in Section 890.1	-		, C	
22		ations, PDR replacer				
23		ols (Sec. 803.9(f)). Fo	•	,		· ·
24	, 0				·	<u>meann</u> seivice
	use may be attiliate	ed with a hospital or	medical cent	er as defined	1 in 890.44.	
25	* * * *					

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2	SEC. 303. CONDITIONAL USES.
3	* * * *
4	(n) Massage Establishments. With respect to Massage Establishments that are
5	subject to Conditional Use authorization, in addition to the criteria set forth in subsection (c)
6	above, the Commission shall make the following findings:
7	(1) Whether the applicant has obtained, and maintains in good standing, a permit for a
8	Massage Establishment from the Department of Public Health pursuant to Section 29.10 of the Health
9	<del>Code;</del>
10	(21) Whether the use's façade is transparent and open to the public.
11	Permanent transparency and openness are preferable. Elements that lend openness and
12	transparency to a façade include:
13	(A) active street frontage of at least 25 feet in length where 75% of that
14	length is devoted to entrances to commercially used space or windows at the pedestrian eye-
15	level;
16	(B) windows that use clear, untinted glass, except for decorative or
17	architectural accent;
18	(C) any decorative railings or decorative grille work, other than wire
19	mesh, which is placed in front of or behind such windows, should be at least 75% open to
20	perpendicular view and no more than six feet in height above grade;
21	(32) Whether the use includes pedestrian-oriented lighting. Well lit
22	establishments where lighting is installed and maintained along all public rights-of-way
23	adjacent to the building with the massage use during the post-sunset hours of the massage
24	use are encouraged:
25	

1	(4 <u>3)</u> Whether the use is reasonably oriented to facilitate public access. Barriers
2	that make entrance to the use more difficult than to an average service-provider in the area
3	are to be strongly discouraged. These include (but are not limited to) foyers equipped with
4	double doors that can be opened only from the inside and security cameras.
5	Exceptions. A Massage Establishment shall not require a Conditional Use
6	authorization if the Massage Establishment satisfies one or more of the following conditions:
7	(1) The massage use is accessory to a Principal Use, if the massage use is accessed
8	by the Principal Use and
9	(A) the Principal Use is a Dwelling Unit and the massage use conforms to the
10	requirements of Section 204.1, for Accessory Uses for Dwelling Units in All Districts; or
11	
12	Institutional Use as defined in this Code.
13	(2) The only massage service provided is $eC$ hair <u><i>Foot</i></u> m <u>M</u> assage, such service is
14	visible to the public, and customers are fully clothed at all times.
15	(3) It is a Sole Practitioner Massage Establishment, as defined in Section 29.5 of
16	the Health Code.
17	* * * *
18	
19	SEC. 311. PERMIT REVIEW PROCEDURES.
20	* * * *
21	(b) Applicability. Except as indicated herein, all building permit applications in
22	Residential, NC, NCT, and Eastern Neighborhoods Mixed Use Districts for a change of use;
23	establishment of a Micro Wireless Telecommunications Services Facility; establishment of a
24	Formula Retail Use; demolition, new construction, or alteration of buildings, and the removal
25	of an authorized or unauthorized residential unit shall be subject to the notification and review

1 procedures required by this Section 311. In addition, all building permit applications that would 2 establish Cannabis Retail or Medical Cannabis Dispensary uses, regardless of zoning district, 3 shall be subject to the review procedures required by this Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a Child Care 4 5 Facility, as defined in Section 102, shall not be subject to the review requirements of this 6 Section 311. Notwithstanding the foregoing or any other requirement of this Section 311, 7 building permit applications to construct an Accessory Dwelling Unit pursuant to Section 8 207(c)(6) shall not be subject to the notification or review requirements of this Section 311. 9 Notwithstanding the foregoing or any other requirement of this Section 311, a change of use to a principally permitted use in an NC or NCT District, or in a limited commercial use or a 10 limited corner commercial use, as defined in Sections 186 and 231, respectively, shall not be 11 12 subject to the review or notice requirements of this Section 311.

13 (1) Change of Use. For <u>the</u> purposes of this Section 311, a change of use is
14 defined as follows:

15 (A) Residential, NC, and NCT Districts. For all Residential, NC, and NCT Districts, a change of use is defined as a change to, or the addition of, any of the 16 17 following land uses as defined in Section 102 of this Code: Adult Business, Bar, Cannabis 18 Retail, General Entertainment, Group Housing, Limited Restaurant, Liquor Store, Massage Establishment, Medical Cannabis Dispensary, Nighttime Entertainment, Outdoor Activity Area, 19 20 Post-Secondary Educational Institution, Private Community Facility, Public Community 21 Facility, Religious Institution, Residential Care Facility, Restaurant, School, Tobacco Paraphernalia Establishment, Trade School, and Wireless Telecommunications Facility. A 22 23 change of use from a Restaurant to a Limited-Restaurant shall not be subject to the provisions 24 of this Section 311. Any accessory massage use in the Ocean Avenue Neighborhood Commercial 25 Transit District shall be subject to the provisions of this Section 311. A change of use to a

Supervisors Ronen; Mandelman **BOARD OF SUPERVISORS** 

1	principally permitted use in an NC or	NCT District, or in a li	mited comme	rcial use or a	limited
2	corner commercial use, as defined in	Sections 186 and 23	1, respectively	, shall not be	subject
3	to the provisions of this Section 311.				
4	* * * *				
5					
6	SEC. 342.1. DEFINITIONS.				
7	As used in these Sections 3	42 to 342.10. "Medica	l Use" shall m	ean a use as	defined
8	in Section 890.114 or 890.44 of this (				
9	Section 102 of this Code, excluding a				
		any nousing operated	by a medical j		y
10	<del>massage use</del> .				
11					
12	SEC. 710. NC-1 – NEIGHBO	RHOOD COMMERCI	AL CLUSTER	DISTRICT.	
13	* * * *				
14	Table 710. NEIGHBOR	HOOD COMMERCIA	L CLUSTER I	DISTRICT NO	<b>C-1</b>
15	2	ZONING CONTROL T	ABLE		
16	Zoning Category	§ References		Controls	
17	* * * *				
18	NON-RESIDENTIAL USES		ل 1st	ontrols by S <sup>.</sup> 2nd	tory 3rd+
	* * * *	* * * *	* * * *	* * * *	* * * *
19	Sales and Service Use Category			Γ	1
20	Retail Sales and Service Uses*	<u>§§</u> 102 <u>, 202.2(a),</u> 202.3	P(2)(3)	NP	NP
21	* * * *	* * * *	* * * *	* * * *	* * * *
22	Massage Establishment	§ 102 * * * *	<u>NPP</u> * * * *	NP <u>(12)</u>	NP <u>(12)</u> * * * *
23	Services, Health	§ 102	P	NP	NP
20	* * * *	* * * *	* * * *	* * * *	* * * *
24					

1	* * * *				
2	(12) P if located within a Hotel.				
3					
4	SEC. 711. NC-2 – SMALL-SC	CALE NEIGHBORHO	OD COMMER	CIAL DISTR	ICT.
5	* * * *				
6	Table 711. SMALL-SCALE N	EIGHBORHOOD COM	MERCIAL D	ISTRICT NC	-2
7	Z		ABLE		
8	Zoning Category	§ References		Controls	
9	* * * *		C	ontrols by St	orv
10	NON-RESIDENTIAL USES		1st	2nd	3rd+
11	* * * *	* * * *	* * * *	* * * *	* * * *
12	Sales and Service Use CategoryRetail Sales and Service Uses*	§ <u>§</u> 102 <u>, 202.2(a),</u> 202.3	Р	Р	NP
13	* * * *	* * * *	* * * *	* * * *	* * * *
14	Massage Establishment	<u>§§ 102, <i>303(n)</i></u>	C	<u>NPC</u> * * * * *	NP <u>(13)</u>
15	* Not listed below				
16					
17	(12) D.(1) (1) (1) (1)				
18	(13) P if located within a Hotel.				
19	SEC. 712. NC-3 – MODERAT	FE-SCALE NEIGHBOI	RHOOD CON	IMERCIAL	
20	DISTRICT.				
21	* * * *				
22	Table 712. MODERATE-SCA	LE NEIGHBORHOOD	COMMERCI	AL DISTRIC	T NC-3
23	Z		ABLE		
24					
25	Zoning Category	§ References		Controls	

NON-RESIDENTIAL USES		0	Controls by St	tory
		1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				Ι
Retail Sales and Service Uses*	§§ 102, <u>202.2(a),</u> 202.3	Ρ	Р	Р
* * * *	* * * *	* * * *	* * * *	* * * *
Massage Establishment	§ 102, 303( <i>o<u>n</u></i> )	<u><i>CP</i></u>	С	NP <u>(12)</u>
* * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
* * * *				
(12) P if located within a Hotel.				
SEC. 713. NC-S – NEIGHB	ORHOOD COMMERCIA	L SHOPPIN	IG CENTER	
	ORHOOD COMMERCIA	L SHOPPIN	IG CENTER	
ISTRICT.	ORHOOD COMMERCIA	L SHOPPIN	IG CENTER	
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ISTRICT. * * * * Table 713. NEIGHBORHOO	D COMMERCIAL SHOP	PING CEN		CT NC-S
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ISTRICT. * * * * Table 713. NEIGHBORHOO	D COMMERCIAL SHOP	PING CEN	TER DISTRIC	
ISTRICT. * * * * Table 713. NEIGHBORHOO	D COMMERCIAL SHOP	PING CEN		
DISTRICT. * * * * Table 713. NEIGHBORHOO * * *	D COMMERCIAL SHOP	PING CEN	TER DISTRIC	ls
DISTRICT. * * * * Table 713. NEIGHBORHOO * * * Zoning Category * * * *	D COMMERCIAL SHOP	PPING CEN BLE	TER DISTRIC	ols y Story
ISTRICT. * * * * Table 713. NEIGHBORHOO * * * Zoning Category * * * * NON-RESIDENTIAL USES	D COMMERCIAL SHOF ZONING CONTROL TAI	PPING CEN BLE * *	TER DISTRIC	ols y Story 3rd+
NSTRICT. * * * * Table 713. NEIGHBORHOO * * * <u>Zoning Category</u> * * * * NON-RESIDENTIAL USES * * * *	D COMMERCIAL SHOP ZONING CONTROL TAI	PPING CEN BLE	TER DISTRIC	ols y Story
DISTRICT. * * * * Table 713. NEIGHBORHOO * * * Zoning Category * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categor	D COMMERCIAL SHOP ZONING CONTROL TAI	PPING CEN BLE * * 1 * *	TER DISTRIC	ols y Story 3rd+ * * * * *
NSTRICT. * * * * Table 713. NEIGHBORHOO * * * <u>Zoning Category</u> * * * * <u>NON-RESIDENTIAL USES</u> * * * * <u>Sales and Service Use Categor</u> Retail Sales and Service Uses*	D COMMERCIAL SHOP ZONING CONTROL TAI	PPING CEN BLE * * 1 * *	TER DISTRIC	ols y Story 3rd+ * * * * *
DISTRICT. * * * * Table 713. NEIGHBORHOO * * * <u>Zoning Category</u> * * * * <u>NON-RESIDENTIAL USES</u> * * * * <u>Sales and Service Use Categor</u> <u>Retail Sales and Service Uses</u> *	D COMMERCIAL SHOF ZONING CONTROL TAI	PPING CEN BLE * * <u>3</u> P * *	TER DISTRIC         * *         Controls         st         St         2nd         * *         * *         *	NS Story 3rd+ * * * * * NP * * * * * *
DISTRICT. * * * * Table 713. NEIGHBORHOO * * * <u>Zoning Category</u> * * * * <u>NON-RESIDENTIAL USES</u> * * * * <u>Sales and Service Use Categor</u> Retail Sales and Service Uses*	D COMMERCIAL SHOP ZONING CONTROL TAI	PPING CEN BLE * * 1 * *	TER DISTRIC * * Controls by st 2nd * * * * * P * * * * * *	ols y Story 3rd+ * * * * * NP * * * * * *
DISTRICT. * * * * Table 713. NEIGHBORHOO * * * * Zoning Category * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Categor Retail Sales and Service Uses* * * * *	D COMMERCIAL SHOF ZONING CONTROL TAI	PPING CEN BLE * * <u>3 P</u> * *	TER DISTRIC * * Controls by st 2nd * * * * * P * * * * * *	ols y Story 3rd+ * * * * * NP * * * * * *

Supervisors Ronen; Mandelman **BOARD OF SUPERVISORS** 

1	* * * *		
2	(9) P if located within a Hotel.		
3			
4	SEC. 714. BROADWAY NEIC		AL DISTRICT.
5	* * * *		
6	Table 714. BROADWAY NEIC	GHBORHOOD COMMERCI	AL DISTRICT
7	Z	ONING CONTROL TABLE	
8	* * * *		
9	Zoning Category	§ References	Controls
10	NON-RESIDENTIAL STANDARDS		
11	* * * *	* * * *	* * * * Controls by Story
12	* * * *	* * * *	1 <sup>st</sup> 2nd 3rd+ * * * * * * * * * * *
13	Sales and Service Use Category		
14	Retail Sales and Service Uses* * * * *	<u>§§</u> 102, 202.2(a) <u>, 202.3</u> ★ ★ ★ ★	P         P         NP           * * * * *         * * * * *         * * * *
15	Massage Establishment	<u>§§ 102, 303(n)</u>	<u>CP</u> C NP(9)
16			
	* Not listed below		
17	* * * *		
18	(9) <i>P if located within a Hotel.</i>		
19			
20	SEC. 715. CASTRO STREET	NEIGHBORHOOD COMM	ERCIAL DISTRICT.
21	* * * *		
22	Table 715. CASTRO STREET	NEIGHBORHOOD COMM	ERCIAL DISTRICT
23	Z	ONING CONTROL TABLE	
24	* * * *		
25	Zoning Category	§ References	Controls

* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDARD	S AND USES	
* * * *	* * * *	* * * *
		Controls by Story
* * * *	* * * *	1 <sup>st</sup> 2nd 3rd+
Sales and Service Use Category		
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P P NP
* * * *	* * * *	* * * * * * * * * * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>C</i></u> <u>C</u> <u>NP(8)</u>
Services, Health	§ 102	P P C
* * * *	* * * *	
* Not listed below		
* Not listed below		
* Not listed below (8) P if located within a Hotel.		
	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT.
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT.
(8) P if located within a Hotel.	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT.
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT		
(8) <i>P if located within a Hotel.</i> SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT		D COMMERCIAL DISTRICT
(8) <i>P if located within a Hotel.</i> SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT	T STREET NEIGHBORHOO ZONING CONTROL TABLE	D COMMERCIAL DISTRICT
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * *	STREET NEIGHBORHOO	D COMMERCIAL DISTRICT
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * *	T STREET NEIGHBORHOO ZONING CONTROL TABLE <u>§ References</u> * * * *	D COMMERCIAL DISTRICT
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * *	T STREET NEIGHBORHOO ZONING CONTROL TABLE <u>§ References</u> * * * *	D COMMERCIAL DISTRICT
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * *	T STREET NEIGHBORHOO ZONING CONTROL TABLE <u>§ References</u> * * * *	D COMMERCIAL DISTRICT Controls * * * *
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * *	SAND USES	D COMMERCIAL DISTRICT Controls * * * * Controls by Story
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * *	SAND USES	D COMMERCIAL DISTRICT Controls * * * *
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * * * NON-RESIDENTIAL STANDARD	T STREET NEIGHBORHOO ZONING CONTROL TABLE & * * * * S AND USES * * * * * * * *	D COMMERCIAL DISTRICT Controls * * * * * * * * Controls by Story 1 <sup>st</sup> 2nd 3rd+
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Use Category Retail Sales and Service Uses*	STREET NEIGHBORHOO         ZONING CONTROL TABLE         § References         * * * *         SAND USES         * * * *         * * * *         * * * *         \$§ 102, 202.2(a), 202.3	Controls         Controls         * * * *       *         Controls by Story       3rd+         1st       2nd       3rd+         * * * *       * * * *       * * * *         P       C       NP
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *	STREET NEIGHBORHOO         ZONING CONTROL TABLE            § References         *         *         *	Controls         * * * *         * * * *         * * * *         Controls by Story         1st       2nd       3rd+         * * * * * * * * * * * * * * * * * * *
(8) P if located within a Hotel. SEC. 716. INNER CLEMENT * * * * Table 716. INNER CLEMENT * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARD * * * * Sales and Service Use Category Retail Sales and Service Uses*	STREET NEIGHBORHOO         ZONING CONTROL TABLE         § References         * * * *         SAND USES         * * * *         * * * *         * * * *         \$§ 102, 202.2(a), 202.3	Controls         Controls         * * * *       *         Controls by Story       3rd+         1st       2nd       3rd+         * * * *       * * * *       * * * *         P       C       NP

* Not listed below		
* * * *		
(8) P if located within a Hotel.		
SEC. 717. OUTER CLEMEN	STREET NEIGHBORHOC	DD COMMERCIAL
DISTRICT.		
* * * *		
Table 717. OUTER CLE	MENT STREET NEIGHBOF	RHOOD COMMERCIAL
	DISTRICT	
Z	ONING CONTROL TABLE	
* * * *		
		Constrala
Zoning Category	§ References	Controls
Zoning Category * * * *	§ References	Controis
	* * * *	Controis
* * * *	* * * *	* * * * * * * *
* * * * NON-RESIDENTIAL STANDARDS	* * * * S AND USES	* * * * * * * * Controls by Story
* * * * NON-RESIDENTIAL STANDARDS	* * * * S AND USES	* * * *
* * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category	* * * * * <b>S AND USES</b> * * * * * * * * *	* * * *         * * * *         Controls by Story         1st       2nd       3rd+         * * * * *       * * * *       * * *
* * * * NON-RESIDENTIAL STANDARDS * * * * * * * *	* * * * S AND USES * * * *	* * * * * * * * Controls by Story 1st 2nd 3rd+
* * * * NON-RESIDENTIAL STANDARDS * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses*	* * * * * <b>S AND USES</b> * * * * * * * * * §§ 102, 202.2(a), 202.3	* * * *         * * * *         Controls by Story         1st       2nd         * * * *       * * * *         P       NP
* * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * *	* * * * * <b>S AND USES</b> * * * * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * *	* * * *         * * * *         Controls by Story         1st       2nd         * * * *       * * * *         P       NP         * * * *       * * * *
<pre>* * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment</pre>	* * * * * <b>S AND USES</b> * * * * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * * § 102	* * * *         Controls by Story         1st       2nd         * * * *       * * * * *         P       NP         * * * * *       * * * * *         NP       NP         * * * * *       * * * * *         NP       NP         NP       NP         * * * *       * * * *         NPP       NP(7)
* * * * NON-RESIDENTIAL STANDARDS * * * * <b>Sales and Service Use Category</b> <b>Retail Sales and Service Uses*</b> * * * * Massage Establishment * * * *	* * * * * <b>S AND USES</b> * * * * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * * § 102	* * * *         Controls by Story         1st       2nd         * * * *       * * * * *         P       NP         * * * * *       * * * * *         NP       NP         * * * * *       * * * * *         NP       NP         NP       NP         * * * *       * * * *
* * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below * * * *	* * * * * <b>S AND USES</b> * * * * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * * § 102	* * * *         Controls by Story         1st       2nd         * * * *       * * * * *         P       NP         * * * * *       * * * * *         NP       NP         * * * * *       * * * * *         NP       NP         NP       NP         * * * *       * * * *
* * * * NON-RESIDENTIAL STANDARDS * * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses* * * * * Massage Establishment * * * * * Not listed below	* * * * * <b>S AND USES</b> * * * * * * * * * * <u>§§ 102, 202.2(a), 202.3</u> * * * * § 102	* * * *         Controls by Story         1st       2nd         * * * *       * * * * *         P       NP         * * * * *       * * * * *         NP       NP         * * * * *       * * * * *         NP       NP         NP       NP         * * * *       * * * *

1	SEC. 718. UPPER FILLMORI	E STREET NEIGHBORHOO		RCIAL	
2	DISTRICT.				
3	* * * *				
4	Table 718. UPPER FILLI	MORE STREET NEIGHBOF		MMERCIA	L
5		DISTRICT			
6	Z	ONING CONTROL TABLE			
7	* * * *				
8	Zoning Category	§ References		Controls	
9	* * * *	* * * *	* * * *		
	NON-RESIDENTIAL STANDARDS	S AND USES			
10	* * * *	* * * *	* * * *		
11			Controls 1st	by Story 2nd	3rd+
12	* * * *	* * * *	15t * * * *	<b>2110</b> * * * * *	<b>310+</b> * * * *
13	Sales and Service Use Category				
14	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P * * * *	P * * * *	NP * * * *
15	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>CP</i></u>	<u>NPC</u>	NP <u>(8)</u>
16	* * * *	* * * *	* * * *	* * * *	* * * *
17	* Not listed below				
	* * * *				
18	(8) P if located within a Hotel.				
19					
20					
21	SEC. 719. HAIGHT STREET	NEIGHBORHOOD COMME	ERCIAL DIS	TRICT.	
21 22	SEC. 719. HAIGHT STREET * * * *	NEIGHBORHOOD COMME	ERCIAL DIS	TRICT.	
	* * * *	NEIGHBORHOOD COMME		-	r
22 23	Table 719. HAIGHT STR		OMMERCIAL	-	r
22	Table 719. HAIGHT STR	EET NEIGHBORHOOD CC	OMMERCIAL	-	Г

1	Zoning Category	§ Reference	es		Contro	ols
2	* * * *	* * * *	*	* * *		
3	NON-RESIDENTIAL STANDARD	DS AND USES				
	* * * *	* * * *	*			
4					by Stor	
5	* * * *	* * * *	1s *	st * * *	2nd * * *	3rd+ * * * * *
6	Sales and Service Use Categor	v				
	Retail Sales and Service Uses*	§ <u>§</u> 102, <u>202.2(a)</u>	Р		С	NP
7	* * * *	* * * *	*		* * *	* * * * *
8	Massage Establishment	<u>§§ 102, 303(n)</u>	<u></u>		<u>NPC</u> * * * *	NP(10)
9	Services, Health	§ 102	NF	C	С	NP
	* * * *	* * * *	*		* * *	* * * * *
10	* Not listed below					
11	* * * *					
12	* * * *					
13	(10) P if located within a Hotel	<u>.</u>				
14						
15	SEC. 720. EXCELSIOR OU	TER MISSION NEIGH	IBORHOOD		<b>IERCIA</b>	L
16	DISTRICT.					
17	* * * *					
18	Table 720. EXCELSIOR OUTER	MISSION STREET N	EIGHBORH		СОММЕ	RCIAL
19		DISTRICT				
20	ZO	NING CONTROL TAE	BLE			
21	* * * *					
22	Zoning Category	§ References		C	ontrols	
23	NON-RESIDENTIAL STANDARD					
	* * * * *	* * *	* * * *			
24			Controls		ry	Oral -
25	* * * *	* * *	1st * * * *	2nd * *	* *	3rd+ * * * *

1	Sales and Service Use Categorial	jory			
2	Retail Sales and Service Uses*	§§ 102, 202.2(a)	Р	Р	Р
Z	* * * *	* * * *	* * * *	* * * *	* * * *
3	Grocery, General	<u>§§</u> 102 <u>, 202.3</u>	P(1)	P(1)	P(1)
4	* * * *	* * * *	* * * *	* * * *	* * * *
	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>CP</i></u>	С	NP <u>(6)</u>
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	* Not listed below				
7	* * * *				
8	(6) P if located within a Hor	<u>tel.</u>			
9					
10	SEC. 721. JAPAN	TOWN NEIGHBORHOC		RCIAL DISTR	ICT.
11	* * * *				
12	Table 721. JAPAN	TOWN NEIGHBORHOO	DD COMME	RCIAL DISTR	RICT
13		ZONING CONTROL	TABLE		
14	* * * *				
15					
16	Zoning Category	§ References		Controls	3
17	NON-RESIDENTIAL STANDA				
17	* * * *	* * * *	* * * *		
18			Controls		Onde
19	* * * *	* * * *	<b>1st</b> * * * *	2nd	3rd+
	Sales and Service Use Categ	yory	<u>I</u>		
20	Retail Sales and Service	§§ 102, 202.2(a) <u>,</u>	Р	Р	С
21	Uses*	<u>202.3</u>	•		_
22	* * * *	* * * *	* * * *	* * *	* * * * *
00	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	С	С	$\epsilon NP(6)$
23	* * * *	* * * *	* * * *	* * *	
24				*	
25	Services, Health	§ 102	C * * * * *	P	P
25		^ ~ ~ ~ ~	* * * *	* * *	* * * *

		-		
			*	
* Not listed below				
* * * *				
(6) P if located within a He	atel			
<u>(0)</u> <u>1 ij iocaiea wimin a ne</u>	<u>//c/.</u>			
SEC. 722. NORTH BEA	CH NEIGHBORHOOD		DISTRICT.	
* * * *				
Table 722. NORTH	H BEACH NEIGHBORH		CIAL DISTRI	СТ
	ZONING CONTRO			
* * * *				
Zoning Category			Controls	
NON-RESIDENTIAL STAND	§ References		Controis	
NON-RESIDENTIAL STAND	* * * * *	* * * *		
		Controls by S	Story	
		1st 2	nd	3rd+
Sales and Service Use Cate	aorv			
Retail Sales and Service	§§ 102, 202.2(a),	P(10)	P(10)	NP
Uses* * * * *	202.3	* * * *	* * *	* *
			*	
Massage Establishment	§§ 102, 303(n)	<u><i>CNP</i></u> * * * *	<u>NPC</u> * * *	NP <u>(14</u>
			*	
Services, Health	§ 102	NP	С	С
* * * *	* * * *	* * * *	* * *	* *
* Not listed below		1	I	<u> </u>
INOL IISLEU DEIOW				
* * * *				
(14) P if located within a H	<u>lotel.</u>			

* * * *				
Table 723. POLK S	TREET NEIGHBORHOOD C	OMMERCIAL		Г
	ZONING CONTROL TABI	E		
* * * *				
Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDA	RDS AND USES (7)			
* * * *	* * * *	* * * *		
		Controls	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Categorean Retail Sales and Service Uses		3 P	Р	NP
* * * *	* * * * *	)	Г * * * *	INF * * * * *
Massage Establishment	§§ 102, 303(n)	NP	NPC	NP(9)
* * * *	* * * *	* * * *	* * * *	* * * * *
Services, Health	§ 102	NP	С	С
* * * *	* * * *	* * * *	* * * *	* * * * *
* Not listed below				
* * * *				
(9) P if located within a Hote	<u>el.</u>			
SEC. 724. SACRAMENTO	D STREET NEIGHBORHOOI	D COMMERC	IAL DISTR	RICT.
* * * *				
Table 724 SACRAMEN				FRICT
	ZONING CONTROL TABL			
* * * *				

* * * *				
	* * * *	* * * *		
NON-RESIDENTIAL STANDA	RDS AND USES			
* * * *	* * * *	* * * *		
		Controls	s by Story	
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Catego				
Retail Sales and Service Uses		Р	С	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Massage Establishment	<u>§§ 102, 303(n)</u> * * * *	<u>NPC(4)</u> * * * * *	<u>NPC</u> * * * * *	NP <u>(7)</u> * * * *
Services, Health	§ 102	C(4)	Р	Р
* * * *	* * * *	* * * *	* * * *	* * * *
* Not listed below				
* * * *				
* * * *				
(4) A Health Service Use	and Massage Establishment Use	requires a C	onditional l	Jse
authorization on the ground story	whether it is Principal or Acces	ssory.		
* * * *		,		
(7) P if located within a Hote	<u></u>			
(7) P if located within a Hote	<u>el.</u>			
	<u></u> T NEIGHBORHOOD COMME	RCIAL DIST	FRICT.	
		RCIAL DIST	FRICT.	
SEC. 725. UNION STREE * * * *	T NEIGHBORHOOD COMME			Т
SEC. 725. UNION STREE * * * *	T NEIGHBORHOOD COMME	OMMERCIAI		Т
SEC. 725. UNION STREE * * * *	T NEIGHBORHOOD COMME	OMMERCIAI		Т
SEC. 725. UNION STREE * * * *	T NEIGHBORHOOD COMME	OMMERCIAI		Г
SEC. 725. UNION STREE * * * * Table 725. UNION S	T NEIGHBORHOOD COMME TREET NEIGHBORHOOD CO ZONING CONTROL TABLI	DMMERCIAI E		Т
SEC. 725. UNION STREE * * * * Table 725. UNION S * * * *	T NEIGHBORHOOD COMME STREET NEIGHBORHOOD CO ZONING CONTROL TABLI § References	DMMERCIAI E	L DISTRIC	T
SEC. 725. UNION STREE * * * * Table 725. UNION S * * * * Zoning Category	T NEIGHBORHOOD COMME STREET NEIGHBORHOOD CO ZONING CONTROL TABLI <u>§ References RDS AND USES</u>	DMMERCIAI E Co	L DISTRIC	Т
SEC. 725. UNION STREE * * * * Table 725. UNION S * * * * Zoning Category NON-RESIDENTIAL STANDAR	T NEIGHBORHOOD COMME STREET NEIGHBORHOOD CO ZONING CONTROL TABLI <u>§ References RDS AND USES</u>	DMMERCIAI E Co	L DISTRIC	

4	Sales and Service Use Categ	jory			
1	Retail Sales and Service	§§ 102, 202.2 (a),	Р	Р	NP
2	Uses*	202.3	* * * *	* * * *	* * * *
3	Massage Establishment	§§ 102, 303(n)	<u>C(1)P</u>	C(1)	NP(7)
4	* * * *	* * * *	* * * *	* * * *	* * * *
4	Services, Health	§ 102	Р	Р	С
5	* * * *	* * * *	* * * *	* * * *	* * * *
6	* Not listed below				
7	(1) Any Massage Establi	shment that has continu	ally operated	without the b	enefit of a
8	building permit within the Union S	Street NCD since prior to	December 3	81, 2017 shall	not
9	require a Conditional Use author	ization to legally establis	h the Massa	ge Establishn	nent.
10	However, such establishments m	nust file a building permit	t application b	oy May 1, 202	20 to legally
11	establish the Massage Establish	ment use, and such build	ding permit a	oplication will	be subject
12	to neighborhood notification purs	uant to Planning Code S	Section 311.		
13	* * * *				
14					
	(7) P if located within a Hot	<u>'el.</u>			
15					
16					
17	SEC. 726. PACIFIC AVE	NUE NEIGHBORHOOD	COMMERC	IAL DISTRIC	т.
18	* * * *				
19	Table 726. PACIFIC AVE	NUE NEIGHBORHOOD	COMMERC	IAL DISTRIC	т
20		ZONING CONTROL	TABLE		
21	* * * *				
22	Zoning Category	§ Referenc	es	Con	trols
23	* * * *	* * * *	*	* * *	
23 24	NON-RESIDENTIAL STANDA	ARDS AND USES (6)			
	* * * *	* * * *	*	* * *	
25			Сс	ontrols by St	ory

4			1st	2nd	3rd+
1	* * * *	* * * *	* * * *	* * * *	* * * *
2	Sales and Service Use Category				
3	Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), <i>202.3</i></u>	P * * * * *	C	NP * * * *
	Massage Establishment	§§ 102, 303(n)	NP	NPC	NP(8)
4	* * * *	* * * * *	* * * *	* * * *	* * * *
5	Services, Health	§ 102	NP	С	NP
6	* * * *	* * * *	* * * *	* * * *	* * * *
	* Not listed below				
7	* * * *				
8					
9	(8) P if located within a Hotel.				
10					
11	SEC. 727. LAKESIDE VILLAC	GE NEIGHBORHOOD CON	IMERCIAL	DISTRICT	
12	* * * *				
		Table 727.			
13	LAKESIDE VILLAGE NEIGHBO		ISTRICT 7		
14		TABLE			NINOL
15	* * * *				
16				Controls	
	Zoning Category	§ References	* * * *	CONTIONS	
17					
18	NON-RESIDENTIAL STANDARDS				
19	* * * *	* * * *	* * * *		
	NON-RESIDENTIAL USES			by Story	
20	* * * *	* * * *	<b>1st</b> * * *	2nd * * *	3rd+ * * *
21	* * * *	יזי יזי יזי	*	* * *	* * *
22	Sales and Service Use Category	l	l		
22	Retail Sales and Service Uses*	<u>§§</u> 102, <u>202.2(a), 202.3</u>	Р	NP	NP
23		* * * *	* * * *		* * * *
24	Massage Establishment	§ 102 * * * *	<u>NPP</u> * * * *	NP <u>(3)</u> * * * * *	NP <u>(3)</u> * * * * *
	Services, Health	§ 102	P	NP	NP
25		3 102		111	1 11

* * * *	* * * *	*	* * * * *	* * * * *	*
* Not listed below					
* * * *					
(3) P if located within a Ho	otel.				
SEC. 728. 24TH STREE	T – NOE VALLEY NEI	GHBORHOO		CIAL	
Table 728. 241H STI	REET – NOE VALLEY	NEIGHBURH		IERGIAL	
	DISTRICT				
* * * *	ZONING CONTRO	<b>DL TABLE</b>			
Zoning Category	§ References		Contro	ols	
NON-RESIDENTIAL STAND					
* * * * NON-RESIDENTIAL USES	* * * *	* * *			
NON-RESIDENTIAL USES		1st	by Story 2nd	3rd+	
		151			
* * * *	* * * *	15L * * * *		•	
Sales and Service Use Categ	ory	* * * *			
		P	C	NP	
Sales and Service Use Categ Retail Sales and Service	ory §§ 102, 202.2(a),	* * * *		NP	
Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment	ory §§ 102, 202.2(a), 202.3	P P C	С		· · · · · · · · · · · · · · · · · · ·
Sales and Service Use Categ Retail Sales and Service Uses* * * * *	ory §§ 102, 202.2(a), 202.3 * * * *	P * * * *	C * * *	* * * * *	
Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health	ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n)	P P C * * * *	C * * *	* * * * *	
Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * *	ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * *	P P C * * * * *	C * * * * <u>NPC</u> * * *	* * * * * * NP(8) * * * * *	
Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *	ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	P P * * * * * C * * * *	C * * * <i>NP<u>C</u> * * *</i>	* * * * * * NP <u>(8)</u> * * * * * *	
Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health	ory §§ 102, 202.2(a), 202.3 * * * * §§ 102, 303(n) * * * * § 102	P P * * * * * C * * * *	C * * * <i>NP<u>C</u> * * *</i>	* * * * * * NP <u>(8)</u> * * * * * *	
Sales and Service Use Categ Retail Sales and Service Uses* * * * * Massage Establishment * * * * Services, Health * * * *	ory §§ 102, 202.2(a), 202.3 * * * * <u>§§ 102, 303(n)</u> * * * * § 102 * * * *	P P * * * * * C * * * *	C * * * <i>NP<u>C</u> * * *</i>	* * * * * * NP <u>(8)</u> * * * * * *	

	ZONING CONTROL	TABLE		
* * * *				
Zoning Category	§ References		Controls	S
NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
NON-RESIDENTIAL USES		Controls k	ov Story	
NON-REOIDENTIAL COLO		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Cate				
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* *
Massage Establishment	§ <u>§</u> 102, <i>303(n)</i>	<u>NPP</u>	<u>₩₽C</u>	NP <u>(6</u>
* * * *	* * * *	* * * *	* * * *	* *
* Not listed below				
* * * *				
* * * *				
(6) P if located within a H	otel.			
SEC. 730. INNER SUN	SET NEIGHBORHOOD C	OMMERCIAL	DISTRICT.	
* * * *				
Table 730 INNER	SUNSET NEIGHBORHC		RCIAL DIST	RICT
	ZONING CONTROL	TABLE		
* * * *				

		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Cate				
Retail Sales and Service Us	ses* § <u>§</u> 102, 202.2(a). 202.3	Р	С	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303</i>(<i>n</i>)</u>	С	NP <u>C</u>	NP <u>(6)</u>
* * * *	* * * *	* * * *	* * * *	* * *
Services, Health	§ 102	C	C	NP * * *
* * * *	* * * *	* * * *	* * * *	* * *
* Not listed below				
* * * *				
(6) P if located within a H	<u>Iotel.</u>			
SEC. 731. NORIEGA S	TREET NEIGHBORHOO		IAL DISTRI	CT.
	STREET NEIGHBORHOO	D COMMERC		СТ.
SEC. 731. NORIEGA S	STREET NEIGHBORHOO	D COMMERC	CIAL DISTRIC	CT.
* * * *	GA STREET NEIGHBORHOO		_	_
* * * *	GA STREET NEIGHBORH	100D COMM	_	-
* * * *		100D COMM	_	_
* * * *	GA STREET NEIGHBORH	100D COMM	_	_
* * * * Table 731. NORIEC * * * *	GA STREET NEIGHBORH ZONING CONTROL	100D COMM	_	STRICT
<ul> <li>* * * *</li> <li>Table 731. NORIEC</li> <li>* * * *</li> <li>Zoning Category</li> </ul>	GA STREET NEIGHBORH ZONING CONTROL § References	100D COMM	ERCIAL DIS	STRICT
* * * * Table 731. NORIEC * * * *	GA STREET NEIGHBORH ZONING CONTROL § References	100D COMM	ERCIAL DIS	STRICT
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE	GA STREET NEIGHBORH ZONING CONTROL § References DARDS AND USES	HOOD COMM	ERCIAL DIS	STRICT
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE	GA STREET NEIGHBORH ZONING CONTROL § References DARDS AND USES	HOOD COMM	ERCIAL DIS	STRICT
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE	GA STREET NEIGHBORH ZONING CONTROL § References DARDS AND USES	HOOD COMM	ERCIAL DIS Control by Story	S
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE * * * *	GA STREET NEIGHBORH ZONING CONTROL <u>§ References</u> DARDS AND USES * * * *	HOOD COMM	ERCIAL DIS Control by Story	S
* * * * Table 731. NORIEC * * * * <u>Zoning Category</u> NON-RESIDENTIAL STANE * * * *	GA STREET NEIGHBORH ZONING CONTROL <u>§ References</u> DARDS AND USES * * * *	HOOD COMM TABLE * * * * Controls 1st * * * *	ERCIAL DIS Control by Story 2nd	S S 3rd+
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Cate	GA STREET NEIGHBORH ZONING CONTROL <u>§ References</u> DARDS AND USES * * * * * * * *	HOOD COMM	ERCIAL DIS Control by Story	S
* * * * Table 731. NORIEC * * * * Zoning Category NON-RESIDENTIAL STANE * * * * Sales and Service Use Cate Retail Sales and Service	GA STREET NEIGHBORH ZONING CONTROL S References DARDS AND USES * * * * * * * * GOTY §§ 102, 202.2(a),	HOOD COMM TABLE * * * * Controls 1st * * * *	ERCIAL DIS Control by Story 2nd	STRICT
* * * * Table 731. NORIEC * * * * <u>Zoning Category</u> <u>NON-RESIDENTIAL STANE</u> * * * * <u>Sales and Service Use Cate</u> Retail Sales and Service Uses*	GA STREET NEIGHBORH ZONING CONTROL SReferences DARDS AND USES * * * * * * * * GOTY §§ 102, 202.2(a), 202.5 <u>3</u>	HOOD COMM TABLE	ERCIAL DIS	STRICT

25

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Table 732. IRVING				
Table 732. IRVINC				
	STREET NEIGHBORHOO		RCIAL DIST	RICT
	ZONING CONTROL T	ABLE		
* * * *				
Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
		Controls	bv Storv	
		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Cate Retail Sales and Service				
Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>CP</i></u> * * *	<u>NPC</u> * * *	NP <u>(7)</u>
* Not listed below				
* * * *				
(7) P if located within a H	otel.			
* * * *	TREET NEIGHBORHOOD			
	ZONING CONTROL T			-
* * * *	LONING CONTROL I	ADLE		

		Controls	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *		
Sales and Service Use Cat	egory			T
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	P	NP
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment * * * *	<u>§§ 102, <i>303(n)</i></u> * * * *	<u><i>CP</i></u> * * * *	<u>NPC</u> * * * *	NP <u>(7)</u> * * *
* Not listed below			1	
* * * *				
(7) P if located within a H	lotel.			
SEC. 734. JUDAH STF	REET NEIGHBORHOOD CO	OMMERCIA	L DISTRICT	
* * * *	REET NEIGHBORHOOD CO REET NEIGHBORHOOD CO ZONING CONTROL 1	OMMERCIA		
* * * * Table 734. JUDAH STF * * * *	REET NEIGHBORHOOD CO	OMMERCIA	L DISTRICT	
* * * * Table 734. JUDAH STR * * * * Zoning Category	REET NEIGHBORHOOD CO ZONING CONTROL T § References	OMMERCIA		
* * * * Table 734. JUDAH STR * * * * Zoning Category NON-RESIDENTIAL STANI	REET NEIGHBORHOOD CO ZONING CONTROL 1 § References DARDS AND USES	OMMERCIA TABLE	L DISTRICT	
* * * * Table 734. JUDAH STR * * * * Zoning Category NON-RESIDENTIAL STANK	REET NEIGHBORHOOD CO ZONING CONTROL T § References DARDS AND USES	OMMERCIA	L DISTRICT	
<ul> <li>* * * *</li> <li>Table 734. JUDAH STR</li> <li>* * * *</li> <li>Zoning Category</li> <li>NON-RESIDENTIAL STANK</li> <li>* * * *</li> <li>Sales and Service Use Cate</li> <li>Retail Sales and Service</li> </ul>	REET NEIGHBORHOOD CO ZONING CONTROL T § References DARDS AND USES	OMMERCIA TABLE	L DISTRICT	
<ul> <li>* * * *</li> <li>Table 734. JUDAH STR</li> <li>* * * *</li> <li>Zoning Category</li> <li>NON-RESIDENTIAL STANK</li> <li>* * * *</li> <li>Sales and Service Use Cate</li> </ul>	REET NEIGHBORHOOD CO ZONING CONTROL T § References DARDS AND USES * * * *	OMMERCIA FABLE * * * *		S
* * * *         Table 734. JUDAH STR         * * * *         Zoning Category         NON-RESIDENTIAL STANK         * * * *         Sales and Service Use Cate         Retail Sales and Service         Uses*	REET NEIGHBORHOOD CO ZONING CONTROL T Seferences DARDS AND USES * * * * gory § 102, 202.2(a), 202.3	OMMERCIA FABLE * * * *	L DISTRICT	s NP

Zoning Category	§ References		Controls
* * * *	* * * *	* * *	*
NON-RESIDENTIAL STANDAR	DS AND USES		
* * * *	* * * *	* * *	*
NON-RESIDENTIAL USES		Control	ls by Story
		1st	2nd
* * * *	* * * *	* * *	* * *
		*	*
Sales and Service Use Catego			
Retail Sales and Service Uses*	<u> </u>	P	Р
* * * *	* * * *		* * * * *
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>CP</i></u>	<u>NPC</u>
* Not listed below			
* * * *			
(3) P if located within a Hotel	<u>.</u>		
SEC. 736. OUTER BALBO	A STREET NEIGHBORHOO	DD COMME	RCIAL DIS
* * * *			
Table 736. OUTER BALBO	DA STREET NEIGHBORHO		RCIAL DIS
_			
Z	UNING CONTROL TABLE		
Z	ONING CONTROL TABLE		
* * * *			

SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *	* * * *	* * *	*	
NON-RESIDENTIAL USES		Controls by Story		
NON-RESIDENTIAL USES		1st	2nd	/3rd+
* * * *	* * * *	* * *	* * * *	* * * *
Sales and Service Use Catego	prv			
Retail Sales and Service Uses*		Р	Р	NP
* * * *	* * * *	* * *	* * * *	* * * *
Vassage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u>CP</u>	<u>NPC</u>	NP <u>(3)</u>
* * * *	* * * *	* * *	* * * *	* * * *
* Not listed below				
* * * *				
(3) P if located within a Hotel				
<u>, , , , , , , , , , , , , , , , , , , </u>	<u>.</u>			
			_	
	GHBORHOOD COMMERCIAL	DISTRIC	Τ.	
* * * *				
Table 737. BAYVIEW NEIG	HBORHOOD COMMERCIAL	DISTRIC	T ZONING	
* * * *	CONTROL TABLE			
* * * *	CONTROL TABLE			\$
* * * * Zoning Category			Control	S
* * * * Zoning Category	CONTROL TABLE § References			S
* * * * Zoning Category	CONTROL TABLE § References * * * *			S
<pre>* * * * Zoning Category * * * * * NON-RESIDENTIAL STANDAR</pre>	CONTROL TABLE § References * * * *		Control *	S
* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR	CONTROL TABLE  S References  * * * *  CDS	* * *	Control * *	
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * *</pre>	CONTROL TABLE  S References  * * * *  CDS	* * * * * * Contro	Control *	1
<pre>* * * * Zoning Category * * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES</pre>	CONTROL TABLE  S References  * * * *  CDS	* * *	Control * * Is by Story	/ 3rd+
* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * *	CONTROL TABLE           § References           * * * *           * * * *           * * * * *	* * * * * * Contro 1st	Control * * * Is by Story 2nd	/ 3rd+
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * *</pre>	CONTROL TABLE         § References         * * * *         RDS         * * * *         * * * * *         Pry	* * * * * * Contro 1st * * * *	Control * * Is by Story 2nd * * *	7 3rd+ * * *
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Catego Retail Sales and Service Uses*</pre>	CONTROL TABLE         § References         * * * *         RDS         * * * *         * * * * *         Pry	* * * * * * Contro 1st * * * *	Control * * Is by Story 2nd * * * P	7 3rd+ * * *
* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * *	CONTROL TABLE         § References         *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       §§ 102, 202.2(a), 202.3       202.3         *       *       *	* * * * * * Contro 1st * * * * *	Control *  *  *  *  *  *  *  *  *  *  *  *  *	7 3rd+ * * * *
* * * * Zoning Category * * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * *	Secont Rol TABLE         § References         * * * *         RDS         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         §§ 102, <u>202.2(a), 202.3</u> * * * *         §§ 102, 303( $\phi$ n)	* * * * * * Contro 1st * * * * * * * * * * * * * * * *	Control * * Is by Story 2nd * * * * * * * * * * * * * * * * * * *	/ 3rd+ * * * P * * * NP(5)
<pre>* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * *</pre>	CONTROL TABLE         § References         *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       *       *       *         *       §§ 102, 202.2(a), 202.3       202.3         *       *       *	* * * * * * Contro 1st * * * * *	Control *  *  *  *  *  *  *  *  *  *  *  *  *	/ 3rd+ * * * * P * * * *
* * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Catego Retail Sales and Service Uses* * * * *	Secont Rol TABLE         § References         * * * *         RDS         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         §§ 102, <u>202.2(a), 202.3</u> * * * *         §§ 102, 303( $\phi$ n)	* * * * * * Contro 1st * * * * * * * * * * * * * * * *	Control * * Is by Story 2nd * * * * * * * * * * * * * * * * * * *	7 3rd+ * * *
* * * *      Zoning Category      * * * *      NON-RESIDENTIAL STANDAR      * * * *      NON-RESIDENTIAL USES      * * * *      Sales and Service Use Catego      Retail Sales and Service Uses*      * * * *      Massage Establishment      * * * *	Secont Rol TABLE         § References         * * * *         RDS         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         * * * *         §§ 102, <u>202.2(a), 202.3</u> * * * *         §§ 102, 303( $\phi$ n)	* * * * * * Contro 1st * * * * * * * * * * * * * * * *	Control * * Is by Story 2nd * * * * * * * * * * * * * * * * * * *	/ 3rd+ * * * * * *

1	(5) P if located within a Hotel.				
2					
3	SEC. 738. CORTLAND AV	ENUE NEIGHBORHOOD CO	OMMERCIAL	DISTRICT	
4	* * * *				
5	Table 738. CORTLAND	AVENUE NEIGHBORHOOD	COMMERCI	AL DISTR	ІСТ
6	ZC	NING CONTROL TABLE			
7	* * * *				
8	Zoning Category	§ References		Controls	
	* * * *	* * * *	* * * *		
9	NON-RESIDENTIAL STANDARD	S AND USES			
10	* * * *	* * * *	* * * *		
11	NON-RESIDENTIAL USES		Controls	by Story	
12	* * * *	* * * *	1st	2nd	3rd+
13	Sales and Service Use Categor		* * * *	* * * *	* * * *
	Retail Sales and Service Uses*		P	Р	NP
14	* * * *	* * * *	* * * *	* * * *	* * * *
15	Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>C<u>P</u></i></u>	<u>NPC</u>	NP <u>(3)</u>
16	* * * *	* * * *	* * * *	* * * *	* * * *
17	* Not listed below				
18	* * * *				
19	(3) P if located within a Hotel.				
20					
21	SEC. 739. GEARY BOULE	VARD NEIGHBORHOOD CO	OMMERCIAL	. DISTRIC	г.
22	* * * *				
23	Table 739. GEARY BOU	LEVARD NEIGHBORHOOD	COMMERCI	AL DISTR	ІСТ
24	ZC	NING CONTROL TABLE			
25	* * * *				

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7       Massage Establishment       §§ 102, 303(m)       EP       C       NP(8)         8       * * * *       * * * *       * * * * * * * * * * * * * * * * * * *	1	Zoning Category	§ References	Controls		
3       NON-RESIDENTIAL USES       Controls by Story         4       * * * *       * * * *       * * * *         5       Sales and Service Use Category       * * * *       * * * *       * * * *         6       Retail Sales and Service Use Category       Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P         7       Massage Establishment       §§ 102, 202.2(a), 202.3       P       P       P         8       * * * *       * * * *       * * * *       * * * * *       * * * *         9       * Not listed below       * * * *       * * * * *       * * * * *       * * * *         10       * * * *       * * * *       * * * *       * * * * *       * * * *         11       (8) P if located within a Hotel.       *       * * * *       * * * *       * * * *         11       (8) P if located within a Hotel.       *       * * * *       * * * *       * * * *         12       *       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.       *       * * * *       * * * *         16       Zoning Category       § References       Controls       * * * *         17       * * * *       * * * *       * * * *       * * * *         18 </td <td>2</td> <td>NON-RESIDENTIAL STANDA</td> <td>ARDS</td> <td></td> <td></td> <td></td>	2	NON-RESIDENTIAL STANDA	ARDS			
NON-RESIDENTIAL USES       Controls by Story         1st       2nd       3rd+         5       Sales and Service Use Category       *****       *****       *****         8       *****       *****       *****       *****       *****         9       *Not listed below       *****       *****       *****       *****         11       (8) P if located within a Hotel.       *****       *****       *****         12       *****       *****       *****       *****         13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.       *****         14       *****       *****       *****         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.         14       *****       *****       *****         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.         16       ZONING CONTROL TABLE         17       *****       *****       *****         18       Zoning Category       § References       Controls         19       *****       *****       *****         20       NON-RESIDENTIAL STANDARDS       *****       *****         21       NON-RESIDENTIAL USES       Controls by Story </td <td>3</td> <td>* * * *</td> <td>* * * *</td> <td>* * * *</td> <td></td> <td></td>	3	* * * *	* * * *	* * * *		
5       Sales and Service Use Category         6       Retail Sales and Service Uses*         §§ 102, 202.2(a), 202.3       P         7       Massage Establishment         §§ 102, 303(en)       EP         8       * * * *         9       * Not listed below         10       * * * *         11       (8) P if located within a Hotel.         12		NON-RESIDENTIAL USES		Controls	by Story	
Sales and Service Use Category       P       P       P         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       P         ****       ****       ****       *****       *****       *****         Massage Establishment       §§ 102, 303(eq) <i>GP</i> C       NP(8)         ****       ****       *****       *****       *****       *****         9       *Not listed below       *****       *****       *****       *****         10       ****       ****       *****       *****       *****         11       (8) P if located within a Hotel.       [8]       [8]       [8]       [8]       [8]         13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.       *       ****       [8]       [8]       [8]         14       * * * *       *       *       *       [8]	4		4 4 4 4			
6       Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P       P         7       Massage Establishment       §§ 102, 303( <i>m</i> ) <i>CP</i> C       NP(8)         8       * * * *       * * * *       * * * * *       * * * * *       * * * *       * * * *         9       * Not listed below       * * * *       * * * *       * * * * *       * * * *       * * * *         11       (8) <i>P if located within a Hotel.</i> 11       (8) <i>P if located within a Hotel.</i> 12         13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.       *       * * * *         14       * * * *       10       * * * *       *       * * * *         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.       *       *         16       Zoning Control TABLE       *       *         17       * * * *       * * * *       * * * *         18       Zoning Category       § References       Controls         19       * * * *       * * * *       * * * *       *         20       NON-RESIDENTIAL STANDARDS       * * * *       * * * *       *         21       NON-RESIDENTIAL USES       Controls by Story       1st       2	5		* * * *	* * * *	* * * *	* * * *
* * * *       * * * * *       * * * *       * * * *       * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * * * * *       * *	6		§§ 102, 202.2(a), 202.3	P	Р	Р
MidsSage Establishment       \$3 (02, 303(4))       C       C       NP[3)         8       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * *       * * * * * *       * * * * *       * * * * *				* * * *	* * * *	* * * *
9 * Not listed below 10 * * * * * 11 (8) P if located within a Hotel. 12 13 SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT. 14 * * * * 15 Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT 16 ZONING CONTROL TABLE 17 * * * * 18 Zoning Category § References Controls 19 * * * * 18 Zoning Category § References Controls 20 * * * * 18 * * * * 19 NON-RESIDENTIAL STANDARDS 20 * * * * 21 NON-RESIDENTIAL USES 22 * * * * 22 * * * * 1 St 2nd 3rd+	7					
10       * * * * *         11       (8) P if located within a Hotel.         12         13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.         14       * * * *         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       * * * *         18       Zoning Category         § References       Controls         19       * * * * *         20       * * * * *         18       Zoning Category         § References       Controls         19       * * * * *         20       * * * * *         21       NON-RESIDENTIAL STANDARDS         22       Ist       2nd         33       * * * *         34       * * * *         35       Controls by Story         22       * * * *	8	* * * *	* * * *	* * * *	* * * *	* * * *
11       (8) P if located within a Hotel.         12         13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.         14       * * * *         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       * * * *         18       Zoning Category         § References       Controls         19       * * * * *         20       NON-RESIDENTIAL STANDARDS         21       NON-RESIDENTIAL USES         22       Ist       2nd         31       X * * *	9	* Not listed below				
12         13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.         14       * * * *         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       * * * *         18       Zoning Category         * * * *       * * * *         19       * * * *         20       NON-RESIDENTIAL STANDARDS         20       * * * *         * * * *       * * * *         * * * *       * * * *         21       NON-RESIDENTIAL USES         22       * * * *         * * * *       * * * *	10	* * * *				
13       SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.         14       * * * *         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       * * * *         18       Zoning Category         § References       Controls         19       * * * *         20       * * * *         18       Zoning Category         * * * *       * * * *         19       * * * *         20       * * * *         14       * * * *         15       NON-RESIDENTIAL STANDARDS         20       * * * *       * * * *         21       NON-RESIDENTIAL USES       Controls by Story         22       1st       2nd	11	(8) P if located within a Hotel.				
14       * * * *         15       Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT         16       ZONING CONTROL TABLE         17       * * * *         18       Zoning Category         § References       Controls         19       * * * *         20       NON-RESIDENTIAL STANDARDS         20       * * * *         * * * *       * * * *         21       NON-RESIDENTIAL USES         22       Ist       Znd         3rd+         * * * *       * * * *	12					
Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT         ZONING CONTROL TABLE         17       * * * *         18       Zoning Category       § References       Controls         19       * * * *       * * * *       * * * *         20       NON-RESIDENTIAL STANDARDS       * * * *       Controls by Story         21       NON-RESIDENTIAL USES       * * * *       Zoning Category       * * * *         22       * * * *       * * * *       * * * *       * * * *	13	SEC. 740. MISSION BERNAL	NEIGHBORHOOD COMM	IERCIAL D	ISTRICT.	
I6       ZONING CONTROL TABLE         17       * * * *         18       Zoning Category         § References       Controls         19       * * * *         20       NON-RESIDENTIAL STANDARDS         20       * * * *         * * * *       * * * *         21       NON-RESIDENTIAL USES         22       Ist       2nd         * * * *       * * * *	14	* * * *				
17       * * * *       * * * *       Controls         18       Zoning Category       § References       Controls         19       * * * *       * * * *       * * * *         20       NON-RESIDENTIAL STANDARDS       * * * *       * * * *         21       NON-RESIDENTIAL USES       Controls by Story         22       1st       2nd       3rd+	15	Table 740. MISSION BER		OMMERCIA	AL DISTRIC	ст
18       Zoning Category       § References       Controls         19       * * * * *       * * * * *       * * * * *         20       NON-RESIDENTIAL STANDARDS       * * * *       * * * *         21       NON-RESIDENTIAL USES       Controls by Story         22       * * * *       * * * *       * * * *	16	ZONI	ING CONTROL TABLE			
19     * * * *     * * * *     * * * *       19     NON-RESIDENTIAL STANDARDS       20     * * * *       21     NON-RESIDENTIAL USES       22     * * * *       * * * *     * * * *       * * * *     * * * *       22     * * * *	17	* * * *				
19       NON-RESIDENTIAL STANDARDS         20       * * * *         * * * *       * * * *         21       NON-RESIDENTIAL USES         22       * * * *         * * * *       * * * *         * * * *       * * * *         22       * * * *	18	Zoning Category	§ References		Controls	
NON-RESIDENTIAL STANDARDS         * * * *       * * * *       * * * *       * * * *       * * * *       *	19	* * * *	* * * *	* * * *		
* * * *     * * * *     * * * *       21     NON-RESIDENTIAL USES     Controls by Story       22     1st     2nd     3rd+       * * * *     * * * *     * * * * *     * * * * *     * * * * *		NON-RESIDENTIAL STANDA	ARDS			
22     1st     2nd     3rd+       * * * *     * * * *     * * * *     * * * *     * * * *		* * * *	* * * *	* * * *		
****         ****         ****         ****         ****	21	NON-RESIDENTIAL USES				
	22	* * * *	* * * *			3rd+ * * * * *
23 Sales and Service Use Category	23	Sales and Service Use Category	<u> </u>	L	l	l
Retail Sales and Service Uses*         §§ 102, <u>202.2(a),</u> 202.3         P         P         P	24	Retail Sales and Service Uses*			-	P
						* * * * * NP(5)

* * * *	* * * *	* * * * * * * * * *
* Not listed below		
* * * *		
(5) P if located within a Hotel	<u>l.</u>	
	VENUE NEIGHBORHOOD (	COMMERCIAL DISTRICT.
* * * *		
Table 741. SAN BRUNC	AVENUE NEIGHBORHOOI	D COMMERCIAL DISTRICT
Z	ONING CONTROL TABLE	
* * * *		
Zoning Category	§ References	Controls
* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDAR	DS AND USES	
* * * *	* * * *	* * * *
NON-RESIDENTIAL USES		Controls by Story
* * * *	* * * *	1st         2nd         3rd-           * * * *         * * * *         * * * *
Sales and Service Use Catego		
Retail Sales and Service Uses	* <u>§§</u> 102 <u>, 202.2(a), 202.3</u> * * * *	P         P         NP           * * * * * * * * * * * * * * * * * * *
Massage Establishment	§ <u>§</u> 102, <i>303(n)</i>	<u><i>EP</i></u> <u><i>NPC</i></u> NP <u>(3</u>
* * * *	* * * *	* * * * * * * * * *
* Not listed below		
* * * *		
(3) P if located within a Hotel	<u>l.</u>	
SEC 742 COLEVALLEY	<b>NEIGHBORHOOD COMME</b>	RCIAL DISTRICTS.

1	Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING				
2		CONTROL TABLE			
3	* * * *				
4	Zoning Category	§ References		Control	S
5	NON-RESIDENTIAL STANDA	ARDS AND USES			
	* * * * NON-RESIDENTIAL USES	* * * *	* * *	* by Story	
6	NUN-RESIDENTIAL USES		1st	2nd	3rd+
7					
8	Sales and Service Use Catego	ory			
9	Retail Sales and Service Uses*	§ <u>§</u> 102 <u>, 202.2(a), 202.3</u>	Р	NP	NP
	* * * *	* * * *	* * *	* * * * *	* * * * *
10	Massage Establishment	§ 102	<u>NPP</u> * * *	NP <u>(3)</u>	NP <u>(3)</u>
11	Services, Health	§ 102	P * * *	* * * * * * NP	NP
12	* * * *	* * * *	* * *	* * * * *	* * * * *
13	* Not listed below				
14	* * * *				
15	(3) P if located within a Ho	<u>tel.</u>			
16					
17	SEC. 743. LOWER HAIG	GHT STREET NEIGHBO	RHOOD CO	OMMERCIAL	DISTRICT.
18	* * * *				
19	Table 743. LOWER HAI	GHT STREET NEIGHBO			DISTRICT
20		ZONING CONTROL TA	BLE		
21	* * * *				
22	Zoning Category	§ Reference	es	Cor	ntrols
23	* * * *	* * * *	*	* * *	
24	NON-RESIDENTIAL S	TANDARDS AND USE	S		
	* * * *	* * * *	*		
25	NON-RESIDENTIAL USES		(	Controls by S	tory

		<b>1</b> 5	t 2nd	3
* * * *	* * * *	*	* * * * *	* * *
Sales and Service Use Cate		202.2		
Retail Sales and Service Use	es* <u>§§</u> 102 <u>, 202.2(a)</u> ,	<u>202.3</u> P	P * * * * *	N * *
Massage Establishment	§§ 102, 303(n)	<u> </u>	NPC	N
* * * *	* * * *	*		* * *
* Not listed below				
* * * *				
(3) P if located within a Ho	<u>otel.</u>			
SEC. 744. LOWER POL	K STREET NEIGHBOR			STRICT.
* * * *				
Table 744. LOWER PC	OLK STREET NEIGHBO	ORHOOD CON		DISTRIC
Table 744. LOWER PC	OLK STREET NEIGHBO ZONING CONTROL T		IMERCIAL I	DISTRIC
Table 744. LOWER PC			IMERCIAL I	DISTRIC
* * * *	ZONING CONTROL T			
* * * * Zoning Category	ZONING CONTROL T		IMERCIAL I	
* * * *	ZONING CONTROL T			
* * * * * Zoning Category NON-RESIDENTIAL STAND	ZONING CONTROL TA § References ARDS <u>AND USES</u>	ABLE	Controls	
* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES	ZONING CONTROL TA § References ARDS <u>AND USES</u> * * * *	ABLE <pre>     * * * *     Controls b     1st </pre>	Controls	S
<pre>* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * *</pre>	ZONING CONTROL TA <b>§ References</b> ARDS <u>AND USES</u> * * * *	ABLE * * * * Controls b	Controls	
* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate	ZONING CONTROL TA § References ARDS <u>AND USES</u> * * * * * * * *	ABLE      * * * *      Controls b      1st     * * * *	Controls y Story 2nd	s 3rd+
* * * *         Zoning Category         NON-RESIDENTIAL STAND         * * * *         NON-RESIDENTIAL USES         * * * *         Sales and Service Use Cate         Retail Sales and Service	ZONING CONTROL TA <b>§ References</b> ARDS <u>AND USES</u> * * * *	ABLE <pre>     * * * *     Controls b     1st </pre>	Controls	S
* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate	ZONING CONTROL T	ABLE      * * * *      Controls b      1st     * * * *	Controls y Story 2nd	s 3rd+
* * * *         Zoning Category         NON-RESIDENTIAL STAND         * * * *         NON-RESIDENTIAL USES         * * * *         Sales and Service Use Cate         Retail Sales and Service         Uses*         * * * *         Massage Establishment	Sector         Sector	ABLE      * * * *      Controls b      1st     * * * *      P      * * * * <i>CP</i>	Controls y Story 2nd P * * * * * C	s 3rd+ P * * NP <u>(4)</u>
<pre>* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * *</pre>	ZONING CONTROL T	ABLE      * * * *      Controls b      1st     * * * *      P      * * * *	Controls y Story 2nd P * * * * *	s 3rd- P * * NP <u>(4</u>
* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment * * * *	Sector         Sector	ABLE      * * * *      Controls b      1st     * * * *      P      * * * * <i>CP</i>	Controls y Story 2nd P * * * * * C	s 3rd- P * * NP <u>(4)</u>
* * * *         Zoning Category         NON-RESIDENTIAL STAND         * * * *         NON-RESIDENTIAL USES         * * * *         Sales and Service Use Cate         Retail Sales and Service         Uses*         * * * *         Massage Establishment	Sector         Sector	ABLE      * * * *      Controls b      1st     * * * *      P      * * * * <i>CP</i>	Controls y Story 2nd P * * * * * C	s 3rd+ P * * NP <u>(4)</u>
* * * * Zoning Category NON-RESIDENTIAL STAND * * * * NON-RESIDENTIAL USES * * * * Sales and Service Use Cate Retail Sales and Service Uses* * * * * Massage Establishment * * * *	Sector         Sector	ABLE      * * * *      Controls b      1st     * * * *      P      * * * * <i>CP</i>	Controls y Story 2nd P * * * * * C	s 3rd+ P * * NP <u>(4)</u>

Table 745. INNER TAR	AVAL STREET NEIGHBO	RHOOD CO	MMERCIAL	DIST
	ZONING CONTROL TAE	BLE		
* * * *				
Zoning Category	§ References		Controls	S
NON-RESIDENTIAL STAND	ARDS AND USES	* * * *		
NON-RESIDENTIAL USES	* * * *		Controls by	Story
NON-RESIDENTIAL USES		1st	2nd	
* * * *	* * * *	* * * *	* * * *	*
Sales and Service Use Cate	gory			
Retail Sales and Service Uses*	§ <u>§</u> 102 <u>, 202.2(a), 202.3</u>	Р	Р	NP
* * * *	* * * *	* * * *	* * * *	* *
Massage Establishment	<u>§§</u> 102, <u>303(⊕n)</u>	<u><i>CP</i></u>	<u>NPC</u>	NP <u>(</u>
* Not listed below < * * * * < <u>(4) P if located within a Ho</u>	<u>otel.</u>			
	HBORHOOD COMMERC	IAL TRANSI	T CLUSTER	
ISTRICT.				
* * * *				
Table 750. NEIGHBORH	OOD COMMERCIAL TRA	ANSIT CLUS		ICT N
	ZONING CONTROL	TABLE		

NON-RESIDENTIAL STANDAR		
* * * *	* * * *	* * * *
		Controls by Story
* * * *	* * * *	1st         2nd           * * * *         * * * * *
Sales and Service Use Categor	ry	
<b>Retail Sales and Service Uses*</b>		P(4) NP
* * * *	* * * *	* * * * * * * *
Massage Establishment	<u>§§ 102, <i>303(n)</i></u>	<u>NPP</u> NP(10)
Services, Health	§ 102	P NP
* * * *	* * * *	F INF
(10) P if located within a Hote SEC. 751. NCT-2 - SMALL-	<u>1.</u> SCALE NEIGHBORHOOD C	OMMERCIAL TRANSI
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * *	SCALE NEIGHBORHOOD C	
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * *	SCALE NEIGHBORHOOD C	
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * *	SCALE NEIGHBORHOOD C	RCIAL TRANSIT DIST
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * *	SCALE NEIGHBORHOOD C E NEIGHBORHOOD COMME NCT-2	RCIAL TRANSIT DIST
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * * Table 751. SMALL-SCALE	SCALE NEIGHBORHOOD C E NEIGHBORHOOD COMME NCT-2	RCIAL TRANSIT DIST
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * * Table 751. SMALL-SCALE	SCALE NEIGHBORHOOD C E NEIGHBORHOOD COMME NCT-2 ZONING CONTROL TABLE	RCIAL TRANSIT DIST
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * * Table 751. SMALL-SCALE * * * *	SCALE NEIGHBORHOOD C E NEIGHBORHOOD COMME NCT-2 ZONING CONTROL TABLE <u>§ References</u> * * * *	RCIAL TRANSIT DIST
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * * Table 751. SMALL-SCALE * * * *	SCALE NEIGHBORHOOD C E NEIGHBORHOOD COMME NCT-2 ZONING CONTROL TABLE <u>§ References</u> * * * *	RCIAL TRANSIT DIST
SEC. 751. NCT-2 - SMALL- DISTRICT. * * * * Table 751. SMALL-SCALE * * * * Zoning Category * * * * NON-RESIDENTIAL STANDAR	SCALE NEIGHBORHOOD C E NEIGHBORHOOD COMME NCT-2 ZONING CONTROL TABLE § References * * * * DS AND USES	ERCIAL TRANSIT DIST

Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	NP
* * * *	* * * *	* * *	* * * * *	* * * * *
Massage Establishment	<u>§§ 102, <i>303(n)</i></u>	<u><i>C<u>P</u></i></u> * * * *	<u> </u>	NP <u>(8)</u>
* Not listed below				
* * * *				
(8) P if located within a Hotel.				
SEC. 752. NCT-3 - MODERA <sup>-</sup>	TE-SCALE NEIGHBORHOO		MERCIAL TE	
DISTRICT.				
* * * *				
Table 752. MODERATE-S	SCALE NEIGHBORHOOD (	COMMER		SIT
Table 752. MODERATE-S	SCALE NEIGHBORHOOD ( DISTRICT NCT-3	COMMER	CIAL TRAN	SIT
			CIAL TRAN	SIT
	DISTRICT NCT-3		CIAL TRAN	SIT
* * * *	DISTRICT NCT-3 ZONING CONTROL TABLE		CIAL TRAN	
	DISTRICT NCT-3			
Zoning Category	DISTRICT NCT-3 ZONING CONTROL TABLE § References * * * *			
Zoning Category	DISTRICT NCT-3 ZONING CONTROL TABLE § References * * * *	* * *		
Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS	DISTRICT NCT-3 ZONING CONTROL TABLE <u>§ References</u> * * * * S AND USES	* * *	Controls	
Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * *	DISTRICT NCT-3 ZONING CONTROL TABLE \$ References * * * * \$ AND USES * * * *	* * * * * * Contro 1st	Controls * * ols by Story 2nd	S 3rd+
Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * *	DISTRICT NCT-3 ZONING CONTROL TABLE & References * * * * S AND USES * * * *	* * * * * * Contro	Controls * * ols by Story 2nd	5
Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * Sales and Service Use Category	DISTRICT NCT-3 ZONING CONTROL TABLE S References * * * * S AND USES * * * * * * * *	* * * * * * Contro 1st * * *	Controls * * bls by Story 2nd * * *	3 <b>rd+</b> * * * * *
Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * Sales and Service Use Category Retail Sales and Service Uses*	DISTRICT NCT-3 ZONING CONTROL TABLE \$ References * * * * S AND USES * * * * \$ 4 * * * \$ 102, 202.2(a), 202.3	* * * * * * Contro 1st * * *	Controls * * bls by Story 2nd * * P	<b>3rd+</b> * * * * *
Z * * * * Zoning Category * * * * NON-RESIDENTIAL STANDARDS * * * * * * * * Sales and Service Use Category	DISTRICT NCT-3 ZONING CONTROL TABLE S References * * * * S AND USES * * * *	* * * * * * Contro 1st * * *	Controls * * bls by Story 2nd * * *	3rd+ * * * * *

\* \* \* \*

1	(8) P if located within a Hotel.				
2					
3	SEC. 753. SOMA NEIGHBOF	RHOOD COMMERCIAL TR	ANSIT DIST	FRICT.	
4	* * * *				
5	Table 753. SOMA NEIG	HBORHOOD COMMERCIA	AL TRANSI		т
6		ZONING CONTROL TABLE			
7	* * * *				
8	Zoning Category	§ References		Controls	
	* * * *	* * * *	* * * *	*	
9	NON-RESIDENTIAL STANDARD	S AND USES			
10	* * * *	* * * *	* * * *	k	
11			Control	s by Story	
12			1st	2nd	3rd+
12	* * * *	* * * *	* * * *	* * * * *	* * * * *
13	Sales and Service Use Category				
14	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P	P	NP
	Massage Establishment	§§ 102, 303(n)	CP	NPC	NP(6)
15	* * * *	<u>88</u> 102 <u>, 303(n)</u> * * * *	* * * *		* * * * * *
16					<u> </u>
17	* Not listed below				
18	* * * *				
19	(6) P if located within a Hotel.				
20					
21	SEC. 754. MISSION STREE	T NEIGHBORHOOD COMM	IERCIAL TI	RANSIT	
22	DISTRICT.				
23	* * * *				
24	Table 754. MISSION ST	REET NEIGHBORHOOD C	OMMERCI	AL TRANS	іт
25		DISTRICT			

## ZONING CONTROL TABLE

Zoning Category	§ References		Control	S
NON-RESIDENTIAL STAN	DARDS AND USES			
* * * *	* * * *	* * * *	_	
		Controls I	· · · · ·	
* * * *	* * * *	1st	2nd	3rd+
Sales and Service Use Cat				
Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	Р	Р	Р
* * * *	* * * *	* * * *	* * * *	* * *
Massage Establishment	<u>§§</u> 102 <u>, <i>303</i>(<i>n</i>)</u>	<u><i>CP</i></u>	С	NP <u>(9)</u>
* * * *	* * * *	* * * *	* * * *	* * *
* * * * * (9) P if located within a H	Jotal			
$\frac{1}{1}$	<u> </u>			
SEC. 755. OCEAN AVE		COMMERCI	AL TRANSIT	DISTRIC
SEC. 755. OCEAN AVE	ENUE NEIGHBORHOOD (	COMMERCI	AL TRANSIT	DISTRIC
* * * *	ENUE NEIGHBORHOOD (			
* * * *		COMMERC		
* * * *	ENUE NEIGHBORHOOD	COMMERC		
* * * * Table 755. OCEAN AV * * * * Zoning Category	ENUE NEIGHBORHOOD		AL TRANSI	
* * * * Table 755. OCEAN AV * * * *	ENUE NEIGHBORHOOD ZONING CONTROL		AL TRANSI	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category	ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referenc</u> * * * * *		AL TRANSI	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category * * * *	ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referenc</u> * * * * *	COMMERC TABLE	AL TRANSI	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category * * * * NON-RESIDENTIAL STANK	ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referenc</u> * * * * DARDS AND USES	COMMERC TABLE	AL TRANSI	T DISTRIC
* * * * Table 755. OCEAN AV * * * * Zoning Category * * * * NON-RESIDENTIAL STANK	ENUE NEIGHBORHOOD ZONING CONTROL <u>§ Referenc</u> * * * * DARDS AND USES	COMMERC TABLE	AL TRANSI Cor * * * * * *	T DISTRIC

1

Retail Sales and Service U	<b>Jses*</b> §§ 102, 202.2(a) <u>,</u>	<i>202.3</i> P	Р	NF
* * * *	* * * *	*		
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u> </u>		<u>C</u> NF
Services, Health	§ 102	C(	D) P * * * * *	P * * * *
<ul> <li>* * * *</li> <li>(5) A Health Service I</li> <li>uthorization on the ground st</li> <li>* * * *</li> <li>(7) P if located within a P</li> </ul>		·	re₃ a Condit	tional Use
* * * *				
* * * *	K NEIGHBORHOOD COM ARK NEIGHBORHOOD CO ZONING CONTROL	OMMERCIAL		
* * * * Table 756. GLEN P/ * * * *	ARK NEIGHBORHOOD CO ZONING CONTROL	OMMERCIAL		DISTRICT
* * * *	ARK NEIGHBORHOOD CO ZONING CONTROL § References	OMMERCIAL	. TRANSIT	DISTRICT
* * * * Table 756. GLEN P/ * * * * Zoning Category	ARK NEIGHBORHOOD CO ZONING CONTROL § References	OMMERCIAL	. TRANSIT	DISTRICT
* * * * Table 756. GLEN PA * * * * Zoning Category NON-RESIDENTIAL STAN	ARK NEIGHBORHOOD CO ZONING CONTROL § References	OMMERCIAL TABLE	TRANSIT	DISTRICT
* * * * Table 756. GLEN PA * * * * <u>Zoning Category</u> NON-RESIDENTIAL STAN * * * *	ARK NEIGHBORHOOD CO ZONING CONTROL § References DARDS AND USES * * * *	DMMERCIAL TABLE * * * * Controls b 1st	. TRANSIT	DISTRICT
* * * * Table 756. GLEN P/ * * * * <u>Zoning Category</u> <u>NON-RESIDENTIAL STAN</u> * * * *	ARK NEIGHBORHOOD CO ZONING CONTROL § References DARDS AND USES * * * * * * * *	DMMERCIAL TABLE * * * * Controls b	TRANSIT	DISTRICT
<pre>* * * * Table 756. GLEN PA * * * *  Coning Category NON-RESIDENTIAL STAN * * * * Sales and Service Use Ca</pre>	ARK NEIGHBORHOOD CO ZONING CONTROL § References DARDS AND USES * * * * * * * *	DMMERCIAL TABLE * * * * Controls b 1st	TRANSIT	DISTRICT
<pre>* * * * Table 756. GLEN P/ * * * *  Zoning Category NON-RESIDENTIAL STAN * * * * * * * * * Sales and Service Use Ca Retail Sales and Service</pre>	ARK NEIGHBORHOOD CO ZONING CONTROL § References DARDS AND USES * * * * * * * *	DMMERCIAL TABLE * * * * Controls b 1st * * * * *	TRANSIT	DISTRICT
<pre>* * * * Table 756. GLEN PA * * * *  Coning Category NON-RESIDENTIAL STAN * * * * Sales and Service Use Ca</pre>	ARK NEIGHBORHOOD CO ZONING CONTROL \$ References DARDS AND USES * * * * * * * *	DMMERCIAL TABLE * * * * Controls b 1st * * * * *	TRANSIT	DISTRICT
<pre>* * * * Table 756. GLEN PA * * * *  Zoning Category NON-RESIDENTIAL STAN * * * *  Sales and Service Use Ca Retail Sales and Service Uses*</pre>	ARK NEIGHBORHOOD CO         ZONING CONTROL         § References         DARDS AND USES         * * * *         * * * *         * * * *         * * * *         S§ 102, 202.2(a), 202.3	DMMERCIAL TABLE * * * * Controls k 1st * * * * *	TRANSIT	DISTRICT

<ul> <li>2 (7) P if located within a Hotel.</li> <li>3</li> <li>4</li> </ul>	
4	
5 SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT	
6 DISTRICT.	
7 * * * *	
8 Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANS	п
9 DISTRICT	
10 ZONING CONTROL TABLE	
11 * * * *	
****         ****         ****	
13 NON-RESIDENTIAL STANDARDS AND USES	
14	
15 Controls by Story	
16 <b>1st 2nd</b>	3rd+
	* * * *
Sales and Service Use Category         Retail Sales and Service Uses*       §§ 102, 202.2(a), 202.3       P       P	NP
18     * * * *     * * * *     * * * *     * * * *	
19 Massage Establishment $\underline{\$\$}$ 102, 303(n) $\underline{\leftarrow P(7)(8)}$ $\underline{\leftarrow NP(11)}$	NP <u>(11)</u>
* * * * * * * * * * * * * * * * * * * *	* * * *
20         Services, Health         § 102         P(7)(8)         NP           * * * * *         * * * * *         * * * * *         * * * * * * * * * * * * * * * * * * *	NP * * * *
21	* * * *
* Not listed below	
23 * * * *	
24 (7) Must be primarily open to the general public on a client- oriented basis, NP	f not.
25 (8) P on first or second floor, but not both.	

1	* * * *		
2	(11) P if located within a Hotel.		
3			
4			
5	SEC. 758. REGIONAL COMM	ERCIAL DISTRICT.	
6	* * * *		
7	Table 758 F	REGIONAL COMMERCIAL	DISTRICT
8	Ζ	ONING CONTROL TABLE	
9	* * * *		
10	Zoning Category	§ References	Controls
11	* * * *	* * * *	* * * *
12	NON-RESIDENTIAL STANDARDS	S AND USES	
	* * * *	* * * *	* * * *
13			Controls by Story
14	* * * *	* * * *	1st         2nd         3rd+           * * * * * * * * * * * * * * * * * * *
15	Sales and Service Use Category		
16	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, 202.3</u>	P P NP
		* * * * Se 400 202( )	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$
17	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u> * * * *	<u><i>CP(6)(7)</i></u> <u><i>CNP(10)</i></u> NP(10) * * * * * * * * * * * * * * *
18	Services, Health	§ 102	P(6)(7) NP NP
19	* * * *	* * * *	* * * * * * * * * * *
20	* Not listed below		
21	* * * *		
22	(6) P when primarily open to	the general public on a clier	nt-oriented basis.
23		but not on both; P on all floo	
24			
25	(10) P if located within a Hotel.		

1	SEC. 759. DIVISADERO	STREET NEIGHBORHC		RCIAL TRA	NSIT
2	DISTRICT.				
3	* * * *				
4	Table 759. DIVISADE	RO STREET NEIGHBOR		IMERCIAL T	RANSIT
5		DISTRICT			
6		ZONING CONTROL	TABLE		
7	* * * *				
8	Zoning Category	§ References		Controls	S
9	NON-RESIDENTIAL STAND	ARDS AND USES			
	* * * *	* * * *	* * * *		
10			Controls b		Ord .
11	* * * *	* * * *	1st * * * *	2nd	3rd+
12	Sales and Service Use Cate	gory			
13	Retail Sales and Service Uses*	§§ 102, 202.2(a) <u>, <i>202.3</i></u>	Р	Р	NP
14	* * * *	* * * *	* * * *	* * * *	* * * *
	Grocery, General	<u>§§</u> 102 <u>, 202.3</u>	P(5)	P(5)	NP
15	Massage Establishment	§ <u>§</u> 102 <u>, <i>303(n)</i></u>	<del>C</del> P	NPC	NP(9)
16	* * * *	* * * *	* * * *	* * * *	* * * *
17	* Not listed below				
18	* * * *				
19	(9) P if located within a Ho	<u>otel.</u>			
20					
21	SEC. 760. FILLMORE S	TREET NEIGHBORHOO		CIAL TRANS	ЯТ
22	DISTRICT.				
23	* * * *				
24	Table 760. FILLMOI		НООД СОМ	MERCIAL TR	RANSIT
25		DISTRICT			

#### **ZONING CONTROL TABLE**

2 Controls 3 Zoning Category **§** References NON-RESIDENTIAL STANDARDS AND USES 4 \* \* \* \* \* \* \* \* \* \* \* **Controls by Story** 5 1st 2nd 3rd+ 6 \* \* \* \* \* \* \* \* \* \* \* \* Sales and Service Use Category 7 **Retail Sales and Service** Ρ Ρ Ρ §§ 102, 202.2(a), 202.3 8 Uses\* 9 С CPNP(5)Massage Establishment §§ 102, *303(n)* \* 10 11 \* Not listed below. 12 \* \* \* \* 13 (5) *P* if located within a Hotel. 14 15 SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT. 16 \* \* \* \* 17 Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT 18 ZONING CONTROL TABLE 19 \* \* \* 20 Controls § References Zoning Category \* \* \* \* \* \* \* \* \* \* 21 **NON-RESIDENTIAL STANDARDS AND USES** 22 \* \* \* \* \* \* \* \* \* \* \* \* 23 **Controls by Story** 1st 2nd 3rd+ 24 \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* 25 Sales and Service Use Category

1

\*

Retail Sales and Service L	<b>Jses*</b> §§ 102, 202.2(a	) <u>, 202.3</u> P		Ρ	N
* * * *	* * * *	*	* * *	* * *	
Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	С		<u>NPC</u>	N
* * * *	* * * *	*	* * *	* * *	
Services, Health	§ 102	<u> </u>	* * *	P * * *	<u> </u>
* * * *	* * * *	*	* * *	* * *	* *
* Not listed below					
* * * *					
(7) P if located within a	<u>Hotel.</u>				
		~~~~~~	<u> </u>		-
SEC. 762. VALENCIA	STREET NEIGHBORHO	OD COMMER		KANSIT	I
DISTRICT.					
115   KIC   . * * * *					
* * * *	ICIA STREET NEIGHBOI	RHOOD COM	MERCI	AL TRA	NSIT
* * * *	ICIA STREET NEIGHBOI DISTRICT	RHOOD COM	MERCI	AL TRA	NSIT
* * * *			MERCI	AL TRA	NSIT
* * * *	DISTRICT		MERCI	AL TRA	NSIT
* * * * Table 762. VALEN * * * *	DISTRICT ZONING CONTRO				NSIT
* * * * Table 762. VALEN * * * * Zoning Category	DISTRICT ZONING CONTRO § References			AL TRA	NSIT
* * * * Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN	DISTRICT ZONING CONTRO § References IDARDS AND USES	L TABLE			NSIT
* * * * Table 762. VALEN * * * * Zoning Category	DISTRICT ZONING CONTRO § References	L TABLE * * * *	Со	ontrols	NSIT
* * * * Table 762. VALEN * * * * Zoning Category NON-RESIDENTIAL STAN	DISTRICT ZONING CONTRO § References IDARDS AND USES	L TABLE  * * * * Controls I	Co oy Story	ontrols	
* * * * Table 762. VALEN * * * * <u>Zoning Category</u> NON-RESIDENTIAL STAN * * * *	DISTRICT ZONING CONTRO § References IDARDS AND USES	L TABLE * * * *	Со	ontrols	NSIT
* * * * Table 762. VALEN * * * * <u> Xoning Category</u> <u> NON-RESIDENTIAL STAN</u> * * * *	DISTRICT ZONING CONTRO	L TABLE  * * * * Controls I	Co oy Story	ontrols	
<pre>* * * * Table 762. VALEN * * * *  Zoning Category NON-RESIDENTIAL STAN * * * * * * * * *</pre>	DISTRICT ZONING CONTRO	L TABLE  * * * * Controls I	Co oy Story	ontrols	
* * * *         Table 762. VALEN         * * * *         Zoning Category         NON-RESIDENTIAL STAN         * * * *         Sales and Service Use Ca         Retail Sales and Service         Value	DISTRICT ZONING CONTRO	L TABLE      * * * *      Controls I      1st     * * * *	Co oy Story	ontrols y	
* * * * Table 762. VALEN * * * * <u>Zoning Category</u> <u>NON-RESIDENTIAL STAN</u> * * * * * * * * <u>Sales and Service Use Ca</u> Retail Sales and Service	DISTRICT ZONING CONTRO	L TABLE      * * * *      Controls I      1st     * * * *	Co by Story 2nd C	ontrols y	<mark>3rd+</mark> NP
* * * *         Table 762. VALEN         * * * *         Zoning Category         NON-RESIDENTIAL STAN         * * * *         Sales and Service Use Ca         Retail Sales and Service         Value	DISTRICT ZONING CONTRO	L TABLE      * * * *      Controls I      1st      * * * *      P	Co by Story 2nd C	y * * *	3rd+

\* \* \* \*

1	(8)	Р	ij	f located	within	a	Hotel.

3

5

6

7

8

# SEC. 763. 24TH STREET - MISSION NEIGHBORHOOD COMMERCIAL TRANSIT

- 4 **DISTRICT.** 
  - \* \* \* \*

\*

\*

\* \*

# Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

# ZONING CONTROL TABLE

9

Zoning Category	§ References		Controls	
* * * *	* * * *	* * * *		
NON-RESIDENTIAL STANDARDS	S AND USES			
* * * *	* * * *	* * * *		
		Controls	by Story	
		1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	NP	NP
* * * *	* * * *	* * * *	* * * *	* * * *
Massage Establishment	§ <u>§</u> 102, <i>303(n)</i>	<u><i>C<u>P</u></i></u>	<u>NPC</u>	NP <u>(8)</u>
* * * *	* * * *	* * * *	* * * *	* * * *
Services, Health	§ 102	Р	С	NP
* * * *	* * * *	* * * *	* * * *	* * * *

- \* Not listed below
- 21
  - \* \* \* \*
- 22 (8) *P* if located within a Hotel.
- 23

20

- 20
- 24
- 25

1	SEC. 764. UPPER MARKET S	STREET NEIGHBORHOOD	COMMER	CIAL TRAN	ISIT
2	DISTRICT.				
3	* * * *				
4	Table 764. UPPER MARKET	STREET NEIGHBORHOO			NSIT
5		DISTRICT			
6	7	ONING CONTROL TABLE			
-	* * * *				
7				Controls	
8	Zoning Category	§ References	* * * *		
9					
10	NON-RESIDENTIAL STANDARDS	S AND USES			
	* * * *	* * * *	* * * *		
11				s by Story	
12	* * * *	* * * *	1st * * * *	2nd * * * * *	3rd+ * * * *
13	Sales and Service Use Category				
	Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	Р	Р	NP
14	* * * *	* * * *	* * * *	* * * *	* * * *
15	Massage Establishment	<u>§§</u> 102 <u>, 303(n)</u>	<u><i>C<u>P</u></i></u> * * * *	C * * * * *	NP <u>(10)</u>
16			P(7)	P * * * *	* * * * C
	Services, Health	§ 102 * * * *	F(7) * * * *	-	* * * *
<ol> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> </ol>	<ul> <li>* Not listed below</li> <li>* * * *</li> <li>(7) Clinics licensed as comm and Safety Code Section 1204(a)(1) a and Safety Code Section 1206(b) are are subject to the provisions of Section</li> </ul>	Principally Permitted Uses.	nsing under	r California	Health
	* * * *				
24 25	(10) P if located within a Hotel.				

## SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.

2 The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant 3 Avenue between California and Jackson Streets. This district contains a concentration of shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and 4 5 contribute to the City's visual and economic diversity. Grant Avenue provides an important link 6 between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf 7 areas.

8 This district is intended to preserve the street's present character and scale and to 9 accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art goods, large restaurants). In order to promote continuous retail frontage, entertainment, 10 11 financial services, *medical health* service, automotive, and drive-up uses are restricted. Most 12 commercial uses, except financial services are permitted on the first two stories. 13 Administrative services, (those not serving the public) are prohibited in order to prevent 14 encroachment from downtown office uses. There are also special controls on restaurants and 15 tourist hotels. Building standards protect and complement the existing small-scale 16 development and the historic character of the area. 17 The height limit applicable to the district will accommodate two floors of housing or 18 institutional use above two floors of retail use. Existing residential units are protected by 19 prohibition of upper-story conversions and limitation on demolition. Accessory dwelling units 20 are permitted within the district pursuant to Subsection 207(c)(4) of this Code.

21

22

#### **Table 811**

# CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE

23

23			
24	Zoning Category	§ References	Controls
25	NON-RESIDENTIAL USES		Controls by Story

\*

		1st	2nd	3
* * *			* * * *	* *
Sales and Service Use Category				
Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	Р	Р	NF
* * * *	* * * *	* * * *	* * * *	*
Massage Establishment	<u>§§</u> 102 <u>, <i>303(n)</i></u>	<u><i>C</i>NP</u>	С	Cl
* * * *	* * * *	* * * *	* * * *	*
Services, Health	§ 102	NP	Ρ	N
* Not listed below				
* * * *				
(3) P if located within a Hotel.				
SEC. 812. CHINATOWN RESIL	DENTIAL NEIGHBORHOOD	COMMER	CIAL	
ISTRICT.				
* * * *				
	Table 812			
CHINATOWN RESIDENTI	AL NEIGHBORHOOD COMI	MERCIAL	DISTRICT	-
ZO	NING CONTROL TABLE			
* * * *				
Zoning Category	§ References		Controls	6
	§ References	Сог	Controls	
Zoning Category NON-RESIDENTIAL USES	§ References	Cor 1st		Sto
	§ References		ntrols by	Sto
NON-RESIDENTIAL USES * * * * Sales and Service Use Category	§ References	1st	ntrols by 2nd	Sto
NON-RESIDENTIAL USES  * * * * Sales and Service Use Category Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	P	ntrols by 2nd * * * * *	Sto * *
NON-RESIDENTIAL USES * * * * Sales and Service Use Category	<u>§§ 102, 202.2(a), 202.3</u> * * * *	<b>1st</b> * * * *	ntrols by 2nd * * * *	Sto *
NON-RESIDENTIAL USES  * * * * Sales and Service Use Category Retail Sales and Service Uses*	<u>§§ 102, 202.2(a), 202.3</u>	P	NP           NP(3)	Sto * * * * * * * * * * * * * * * * * * *

1	* Not listed below						
2	* * * *						
3	(3) P if located within a Hotel.						
4							
5	SEC. 827. RINC	ON HILL DOWNTOWN	N RESIDENTIAL MIXED	USE DISTRICT (RH-			
6	DTR).						
7	* * * *						
8		Т	able 827				
9	RINCO	N HILL DOWNTOWN R	RESIDENTIAL MIXED U	ISE DISTRICT			
10		ZONING C	ONTROL TABLE				
11	* * * *						
12 13	No.	Zoning Category	§ References	Rincon Hill Downtown Residential Mixed Use District Zoning Controls			
14	* * * *	* * * *	* * * *	* * * *			
15	Non-Residential Star	Idards and Uses					
16	* * * *	* * * *	* * * *	* * * *			
17	.26	All Non-Residential Us	ses Permitted, except as	described below.			
18		§ 825(c)(1)(A)					
19	* * * *	* * * *	* * * *	* * * *			
20	.35	Massage	<u>§§ <del>890.60</del>102, 303(n)</u> ,	<u>P on the 1st floor,</u> C #			
20		Establishment	Art. 29 Health Code	on the 2nd floor, and			
				<u>NP on 3rd floor and</u>			
22				above, except P on the			
23				2nd floor and above if			
24				within a Hotel.			
25				<u>wunun a 1101et.</u>			

Supervisors Ronen; Mandelman **BOARD OF SUPERVISORS** 

* * * *	* *	* *	* * * *		* * * *
				-	
	<b>DU</b> ( <b>0</b> - 1)				
<b>0</b> - 1	RINCON			AL MIX	LED USE
Section			oning Controls		
§ 827.35	<u>§§</u> <del>890.60</del> 1	<u>102, 303(n)</u> , N	IASSAGE ESTAB	LISHN	1ENT
	Art. 29 He	ealth Code C	ontrols: Massage	e <u>Estab</u>	lishments on the 2nd
		<u></u>	<u>oor</u> shall generally	/ be su	bject to Conditional
		U	se authorization.	Certair	n exceptions to the
		C	onditional Use red	quirem	ent for massage are
		d	escribed in Sectio	n 303(	n). When considering
		a	an application for a conditional use permit		
		р	pursuant to this subsection, the Planning		
		C	ommission shall o	conside	er, in addition to the
		c	criteria listed in Section 303(c), the criteria		
		d	described in Section 303(n) and 890.60(b).		
* * * *	* * * *	*	* * *		
* * * * SEC. 829.	SOUTH BE	*	* * *		ED USE DISTRICT
(SB-DTR).					
* * * *					
		т	able 829		
SOUTH	BEACH DC	WNTOWN RES		) USE	DISTRICT ZONING
		CONTRO	<b>DL TABLE</b>		
* * * *					

No.	Zoning Category	§ References	South Beach Downtown Residential Mixed Use District Zoning Controls
* * * * * Non-Residentia	Standards and Uses	* * * *	* * * *
* * * *	* * * *	* * * *	* * * *
.26	All Non-Residential U 825(c)(1)(A)	ses Permitted, except	as described below, §
* * * *	* * * *	* * * *	* * * *
.35	Massage	§ <u>§</u> <del>890.60</del> 102, 303(n)	, <u>P on the 1st floor, </u> C #
	Establishment	Art. 29 Health Code	on the 2nd floor, and
			NP on 3rd floor and
			above, except P on the
			2nd floor and above if
* * * *	* * * *	* * * *	<u>within a Hotel.</u> * * * *
	SPECIFIC SOUTH BEACH DOWN	PROVISIONS FOR TOWN RESIDENTIAI	DISTRICT
Section		Zon	ing Controls
§ 829.35		MAS	SSAGE
	<u>§§</u> <del>890.60<u>102,</u></del>	<u>303(n)</u> , EST	ABLISHMENT
	Art. 29 Health	Code Cor	trols: Massage
		Esta	blishments on the 2nd floo

r			
1			Conditional Use
2			authorization. Certain
3			exceptions to the Conditional
4			Use requirement for
5			massage are described in
6			Section 303(n). When
7			considering an application
8			for a conditional use permit
9			pursuant to this subsection,
10			the Planning Commission
11			shall consider, in addition to
12			the criteria listed in Section
13			303(c), the criteria described
14			in Section 303(n) and
15			890.60(b).
16	* * * *	* * * *	* * * *

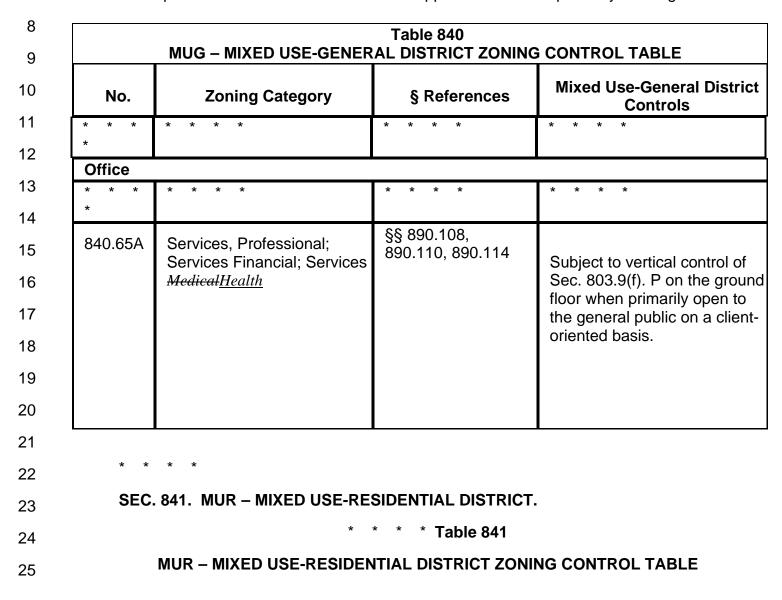
18

## SEC. 840. MUG – MIXED USE-GENERAL DISTRICT.

The Mixed Use-General (MUG) District is largely comprised of the low-scale,
production, distribution, and repair (PDR) uses mixed with housing and small-scale retail. The
MUG is designed to maintain and facilitate the growth and expansion of small-scale light
manufacturing, wholesale distribution, arts production and performance/exhibition activities,
general commercial and neighborhood-serving retail and personal service activities while
protecting existing housing and encouraging the development of housing at a scale and
density compatible with the existing neighborhood.

Housing is encouraged over ground floor commercial and PDR uses. New residential
or mixed use developments are encouraged to provide as much mixed-income family housing
as possible. Existing group housing and dwelling units would be protected from demolition or
conversion to nonresidential use by requiring conditional use review. Accessory Dwelling
Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

Nighttime entertainment, movie theaters, adult entertainment and heavy manufacturing
uses are not permitted. Office is restricted to the upper floors of multiple story buildings.



No.	Zoning Category	§ References	Mixed Use- Residential Distr Controls
* * * * Accombly Docrostia	* * * * n, Arts and Entertainr	* * * * mont	* * * *
* * * * *	* * * *	* * * *	* * * *
841.59	Massage	§§ <del>890.60</del> 102, 303(n)	NPP on 1st floor, C
	Establishment		2nd floor, and NP o
			3rd floor and above
			except P on 2nd floo
			and above if within
			<u>Hotel.</u>
* * * *	* * * *	* * * *	* * * *
SEC. 848. CMU	O - CENTRAL SOMA	MIXED-USE OFFICE	DISTRICT.
SEC. 848. CMU * * * *		MIXED-USE OFFICE	DISTRICT.
* * * *		le 848	
* * * * CMUO – CENTRAL	Tab	le 848 FICE DISTRICT ZONI	NG CONTROL TABI
* * * * CMUO – CENTRAL	Tab SOMA MIXED USE-OF entral SoMa Mixed Us	le 848 FICE DISTRICT ZONI	NG CONTROL TABI
* * * * CMUO – CENTRAL S Co	Tab SOMA MIXED USE-OF entral SoMa Mixed Us	le 848 FICE DISTRICT ZONI e-Office District Cont	NG CONTROL TABI
* * * * CMUO – CENTRAL S Co Zoning Categor * * * *	Tab SOMA MIXED USE-OF entral SoMa Mixed Us	le 848 FICE DISTRICT ZON e-Office District Conf erences	NG CONTROL TABI
* * * * CMUO – CENTRAL S Co Zoning Categor * * * *	Tab SOMA MIXED USE-OF entral SoMa Mixed Us y § Refe	le 848 FICE DISTRICT ZON e-Office District Conf erences	NG CONTROL TAB
* * * * CMUO – CENTRAL S Coning Categor * * * * NON-RESIDENTIAL S	Tab         SOMA MIXED USE-OF         entral SoMa Mixed Us         Ty       § Reference         STANDARDS & USES         * * * *	le 848 FICE DISTRICT ZONI e-Office District Conf erences	NG CONTROL TABI rols Controls
* * * * CMUO – CENTRAL S Ca Zoning Categor * * * * NON-RESIDENTIAL S * * * *	Tab         SOMA MIXED USE-OF         entral SoMa Mixed Us         y       § Refe         STANDARDS & USES         * * * *         se Category	le 848 FICE DISTRICT ZONI e-Office District Conf erences	NG CONTROL TABI rols Controls

1	* * * *	* * * *	* * * *
2	Massage Establishment	§ <u>§</u> 102 <u>, <i>303(n)</i></u>	NPP on 1st floor, C on 2nd
3			floor, and NP on 3rd floor and
4			above, except P on 2nd floor
5			and above if within a Hotel.
6	* * * *	* * * *	* * * *
7	* Not Listed Below		
8	(1) P up to 25,000 gros	s sq. ft. per lot; above 25,000 gi	oss sq. ft. per lot permitted
9	only if the ratio of other permitte	ed uses to retail is at least 3:1.	
10	* * * *		
11			
12	SEC. 890.28. DESIGN	PROFESSIONAL.	
13	An office use which prov	vides professional design servic	es to the general public or to
14	other businesses and includes	architectural, landscape archite	ctural, engineering, interior
15	design and industrial design se	rvices. It does not include (1) the	e design services of graphic
16	artists or other visual artists wh	ich are included in the definition	of arts activities described in
17	Section 102.2 of this Code; (2)	the services of advertising agen	cies or other services which
18	are included in the definition of	professional service activities d	escribed in Section 890.108 of
19	this Code or administrative serv	<i>r</i> ices, financial services or <del>medic</del>	al <u>health</u> service activities as
20	identified in Sections 890.106, 8	390.110 or 890.114 of this Code	).
21			
22	SEC. 890.114. SERVIC	E, <u><i>MEDICALHEALTH</i></u> .	
23	* * * *		
24			
25			

1	Section 4. Effective Date. This ordinance shall become effective 30 days after				
2	enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the				
3	ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board				
4	of Supervisors overrides the Mayor's veto of the ordinance.				
5					
6	Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors				
7	intends to amend only those words, phrases, paragraphs, subsections, sections, articles,				
8	numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal				
9	Code that are explicitly shown in this ordinance as additions, deletions, Board amendment				
10	additions, and Board amendment deletions in accordance with the "Note" that appears under				
11	the official title of the ordinance.				
12					
13	APPROVED AS TO FORM:				
14	DENNIS J. HERRERA, City Attorney				
15	By: <u>/s/ Victoria Wong</u> VICTORIA WONG				
16	Deputy City Attorney				
17	n:\legana\as2021\2000612\01525492.docx				
18					
19					
20					
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FILE NO. 210381

#### LEGISLATIVE DIGEST

[Planning Code - Massage Establishment Zoning Controls]

Ordinance amending the Planning Code to revise Massage Establishment zoning controls, including, among other things, to 1) add Sole Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments consistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall require conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a Hotel; 3) eliminate the three-month period to establish abandonment of certain nonconforming Massage Establishment uses; 4) prohibit Personal Services uses for three years at any location where a Massage Establishment use was closed due to a violation of the Planning Code or Health Code; 5) eliminate the exception from the conditional use authorization requirement for massage uses accessory to a dwelling unit; and 6) delete related provisions that have expired through the passage of time; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.

#### **Existing Law**

Section 102 of the Planning Code<sup>1</sup> defines Sole Practitioner Massage Establishments as a type of Massage Establishment.

Section 202(a) provides that where a Massage Establishment is required to close as a result of a Planning Code or the Health Code violation, no new Massage Establishment may be approved at the site for three years.

Sections 102, 145.4, and 249.36 refer to Medical Services.

Section 303(n) requires that when considering a conditional use authorization for a Massage Establishment, the Planning Commission shall consider whether the applicant has a permit from the Department of Public Health under Section 29.10 of the Health Code. Section 303 also excepts accessory use Massage Establishments located in "tourist hotels" with 100 or more rooms or located in accessory dwelling units from the conditional use authorization requirement.

Section 311(b) provides that an accessory Massage Establishment use in the Ocean Avenue Neighborhood Commercial Transit District is subject to the provisions of Section 311.

<sup>&</sup>lt;sup>1</sup> All references to Code sections refer to the Planning Code unless otherwise stated.

Section 342.1 excludes massage uses from its definition of Medical Services.

Zoning tables in Articles 2, 7 and 8 generally require Massage Establishments to obtain conditional use authorization.

Section 890.114 defines the use category "Medical Service."

#### Amendments to Current Law

The ordinance would amend Section 102 to remove Sole Practitioner Massage Establishments from the definition of Massage Establishment, and would add them to the definition of Health Services.

The ordinance would also amend Sections 102, 145.4, and 249.36 to replace outdated references to "Medical Services" with references to "Health Services."

The ordinance would amend Section 202(a) to require that where a Massage Establishment is required to close as a result of a Planning Code or the Health Code violation, no new Massage Establishment or Personal Service may be approved at the site for three years.

The ordinance would amend Section 303(n) to delete whether a Massage Establishment holds a permit from the Department of Public Health under Section 29.10 of the Health Code from the factors for consideration of a conditional use authorization. It would also amend Section 303(n) to except Massage Establishments in all Hotels from otherwise an applicable conditional use authorization requirement, and would delete the exception from the conditional use authorization requirement for Massage Establishments in accessory dwelling units.

The ordinance would amend Section 311(b) to delete the provision that an accessory Massage Establishment use in the Ocean Avenue Neighborhood Commercial Transit District is subject to the provisions of Section 311.

The ordinance would amend Section 342.1 to delete the provision excluding massage uses from its definition of Medical Services.

The ordinance would amend various zoning district controls in Articles 2, 7 and 8 to align zoning controls for Massage Establishments with existing zoning controls for Health Services in those districts, except that 1) Massage Establishments would be not permitted on the 3rd floor and above, and 2) Massage Establishments that are accessory to a Hotel would be principally permitted on all floors.

The ordinance would amend Section 890.114 to rename Medical Service to Health Service, and would make a conforming amendment to Section 890.28.

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# **Introduction Form**

By a Member of the Board of Supervisors or Mayor

Time stamp or meeting date

of the

I hereby submit the	following item	for introduction	(select only	one):
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X 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).					
2. Request for next printed agenda Without Reference to Committee.					
3. Request for hearing on a subject matter at Committee.					
4. Request for letter beginning :"Supervisor inquiries"					
5. City Attorney Request.					
6. Call File No. from Committee.					
7. Budget Analyst request (attached written motion).					
8. Substitute Legislation File No.					
9. Reactivate File No.					
10. Topic submitted for Mayoral Appearance before the BOS on					
Please check the appropriate boxes. The proposed legislation should be forwarded to the following:         Small Business Commission       Youth Commission         Planning Commission       Building Inspection Commission					
Planning Commission Building Inspection Commission					
ote: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.					
ponsor(s):					
Ronen					
Subject:					
Planning Code - Massage Establishment Zoning Controls					
The text is listed:					
Ordinance amending the Planning Code to revise Massage Establishment zoning controls, including, among other things, to 1) add one Practitioner Massage Establishments to the definition of Health Services in Article 7; 2) regulate Massage Establishments onsistent with Health Services, except that where zoning for Health Services is more permissive, Massage Establishments shall equire conditional use authorization on the second floor and are not permitted on the third floor and above unless located within a					

Signature of Sponsoring Supervisor: /s/ Hillary Ronen

pursuant to Planning Code, Section 302.