



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Planning Code Text Change

HEARING DATE: FEBRUARY 17, 2010

*Project Name:* Urban Agriculture  
*Case No.:* **2010.0571T** (Board File No. 10-1537)  
*Initiated by:* Mayor Gavin Newsom, Supervisor David Chiu  
*Introduced:* December 14, 2010  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
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*Reviewed by:* AnMarie Rodgers – (415) 558-6395  
[anmarie.rodgers@sfgov.org](mailto:anmarie.rodgers@sfgov.org)  
*Recommendation:* **Approval with Modifications**

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### PLANNING CODE AMENDMENT

The proposed Ordinance was introduced by Mayor Gavin Newsom and Supervisor David Chiu as an outgrowth and expansion of Executive Directive 09-03 “Healthy and Sustainable Food for San Francisco,” which directed all city Departments to carry out implementing actions consistent with the goal of fostering local food production in San Francisco. The proposed Ordinance would facilitate the production and sale of produce grown at relatively small scales by consolidating the current variety of urban agricultural uses within the Planning Code, creating a new Urban Agriculture use category and easing the regulation of its production and sale throughout all zoning districts in San Francisco.

### The Way It Is Now:

The Planning Code cites multiple use categories for urban agricultural activities and within the different zoning districts certain use categories are referenced and others are not. Below is a chart summarizing the regulation of urban agricultural activities by zoning district:

Zoning District	Use Category	Control
R Districts (e.g. RH, RM, RTO, RC)	Open Space for horticulture purposes, no retail or wholesale sales (PC §209.5(b))	P
	Greenhouse, Plant Nursery, other land or structure devoted to cultivation of plants, with or without retail or wholesale sales (PC §209.5(c))	C
Commercial, Industrial, PDR Districts (e.g. C, M, PDR)	Greenhouse or Plant Nursery (PC §227(a) )	P (NP in C-3-O, C-3-R, C-3-G)
	Truck Gardening, Horticulture (PC §227(b))	P (NP in all C-3)

Public Use Districts (P)	Uses of public agencies and accessory nonpublic uses (PC §234.1)	P (accessory nonpublic uses P if within ¼ mile of an NC-1 or Individual Area NC such use is P)
	Open Space for horticulture purposes, no retail or wholesale sales (PC §234.2(a))	C
Neighborhood Commercial Districts (NC, NCT, Individual Named NC)	No Urban Agricultural Activities permitted	NP
Chinatown Mixed Use Districts (CCB, CVB, CRNC)	No Urban Agricultural Activities permitted	NP
South of Market Mixed Use Districts (RED, SPD, RSD, SLR, SLI, SSO)	Open Space for horticulture purposes, no retail or wholesale sales (PC §81X.68)	P
	Greenhouse, Plant Nursery (PC §81X.71)	NP (except P in SLI, SSO)
Downtown Residential Mixed Use Districts (RH-DTR, SB-DTR)	All urban agricultural activities principally permitted	
Eastern Neighborhoods Mixed Used Districts (MUG, MUR, MUO, UMU)	Non-Retail Greenhouse or Plant Nursery (PC §84X.87)	P
	Open Space for horticulture purposes (PC §84X.97)	P

As an accessory use, urban agricultural activities are regulated as follows:

Zoning District	Control
R Districts (e.g. RH, RM, RTO, RC)	Urban agricultural activity can be considered accessory to dwelling units and other uses within the R Districts if they adhere to limitations under Planning Code Section 204.1 and 204.2 including those on alterations to dwellings not residential in character, the addition of show windows or window displays, the conduct of a business office open to the public, and to uses occupying more than a particular fraction of a buildings floor area.
Commercial, Industrial, PDR Districts (e.g. C, M, PDR)	Planning Code Sections 204.3(a), (b) and (d) generally limit accessory uses to those uses employing machines of particular horsepower, employing particular numbers of persons or occupying more than a particular fraction of a buildings floor area.

Public Use Districts ( <i>P</i> )	Accessory use controls for urban agricultural activity are the same as if the use were the principal use on the site ( <i>PC §234.1</i> ).
Neighborhood Commercial Districts ( <i>NC, NCT, Individual Named NC</i> )	Urban agricultural activities can be considered accessory uses if they adhere to the limitations under Planning Code Sections 204.1, and 204.4.
Chinatown Mixed Use Districts ( <i>CCB, CVB, CRNC</i> )	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 803.2(b)(1)(C) which primarily focus on activities occurring within buildings.
South of Market Mixed Use Districts ( <i>RED, SPD, RSD, SLR, SLL, SSO</i> )	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 803.3(b)(1)(C) which primarily focus on activities occurring within buildings.
Downtown Residential Mixed Use Districts ( <i>RH-DTR, SB-DTR</i> )	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 825(c)(1)(C) which primarily focus on activities occurring within buildings.
Eastern Neighborhoods Mixed Used Districts ( <i>MUG, MUR, MUO, UMU</i> )	Urban agricultural activities can be considered accessory uses as if they adhere to the limitations under Planning Code Section 803.3(b)(1)(C) which primarily focus on activities occurring within buildings.

**The Way It Would Be:**

The proposed Ordinance will consolidate urban agricultural activities into a new use category, Urban Agriculture, with two sub use categories, Neighborhood Agriculture and Urban Industrial Agriculture. Neighborhood Agriculture is defined as an urban agricultural activity that is less than one acre in size, includes backyard gardens, community gardens, community supported agriculture, market gardens and private farms, allows limited sales and donation on the site of production. Importantly, to be classified as Neighborhood Agriculture the use must adhere to a set of physical and operational standards including the limitation on the use of mechanized farm equipment and on the hours of sale of produce. Urban Industrial Agriculture is defined as a use of land for the production of horticultural crops that occurs on a site greater than 1 acre or on lots smaller than 1 acre but that do not meet the physical and operational standards for the Neighborhood Agriculture use.

The proposed Ordinance will principally permit the Neighborhood Agriculture use in all zoning districts and require Conditional Use authorization for Urban Industrial Agriculture in Residential Districts, Neighborhood Commercial Districts, Chinatown Mixed Use Districts, South of Market Mixed Use Districts, Downtown Residential Mixed Use Districts and the Eastern Neighborhoods Mixed Use Districts. The proposed Ordinance will also exclude Urban Agricultural uses from the restrictions for accessory uses within the R and NC districts. The chart below summarizes the proposed controls by zoning district:

Zoning District	Use Category	Control
R Districts (e.g. RH, RM, RTO, RC)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Commercial, Industrial, PDR Districts (e.g. C, M, PDR)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	P
Public Use Districts (P)	Neighborhood Agriculture	P (accessory nonpublic uses P if within ¼ mile of an NC-1 or Individual Area NC such use is P)
	Urban Industrial Agriculture	C
Neighborhood Commercial Districts (NC, NCT, Individual Named NC)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Chinatown Mixed Use Districts (CCB, CVB, CRNC)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
South of Market Mixed Use Districts (RED, SPD, RSD, SLR, SLI, SSO)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Downtown Residential Mixed Use Districts (RH-DTR, SB-DTR)	Neighborhood Agriculture	P
	Urban Industrial Agriculture	C
Eastern Neighborhoods Mixed Used Districts (MUG, MUR, MUO, UMU)	Neighborhood Agriculture	P
	Urban Industrial Agriculture)	C

**REQUIRED COMMISSION ACTION**

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

**RECOMMENDATION**

The Department recommends that the Commission recommend *approval with modifications* to the proposed Ordinance and adopt the attached Draft Resolution to that effect. Specifically, the

Department recommends the following modifications:

1. Further clarify that sales of produce grown on site may occur at a dwelling by altering the following language under proposed Section 102.34(a) Neighborhood Agriculture:

*Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on otherwise vacant property, but may not occur within a dwelling unit.*

To the following:

*Limited sales and donation of fresh food and/or horticultural products grown on site may occur on site, whether vacant or improved, but not within a dwelling unit.*

2. Modify the compost setback requirement found under proposed Section 102.34(a)(1) from three feet from property lines to three feet from structures.

## **BASIS FOR RECOMMENDATION**

Urban Agriculture and local food production is seeing a dramatic upsurge in interest and is a key component of the City's sustainability program. Current Planning Code controls regarding food production and sustainability reflect attitudes and concerns of the early to mid 20<sup>th</sup> century, prioritizing a distinct separation of uses over a neighborhood with a variety of intermingled uses where residents can meet their daily needs within walking distance.

The current Planning Code definitions are vague or nonexistent. The proposed Ordinance will clarify the permitted intensity of agricultural/horticultural activity by consolidating the current array of such use categories, creating a new agricultural use category with two sub uses of differing intensity, applying these use categories across all zoning districts, and creating consistency throughout the Planning Code.

The proposed Ordinance would recognize and support various scales and intensities of local food production where appropriate. By establishing operational and physical standards for the *Neighborhood Agriculture* use the proposed Ordinance ensures that inhabited neighborhoods would be supported with, but not overwhelmed by, urban agricultural uses. The more intense or larger *Industrial Agricultural* use is principally permitted only in industrial districts and requires Conditional Use authorization, with its findings of necessity, desirability and compatibility, in all other districts. Taken together the proposed Ordinance strikes the appropriate balance of use intensity and neighborhood context, while allowing the Planning Commission discretion in reviewing future projects where practical. Further, the proposed Ordinance will facilitate the growth of smaller scale urban agriculture activities in San Francisco by principally permitting the lower intensity *Neighborhood Agriculture* use in all zoning districts. In this respect, the proposed Ordinance meets Executive Directive 09-03 by fostering the growth of local food production in San Francisco.

The suggested modifications seek to (1) clarify where limited sales and donations may occur, thus avoiding future confusion during implementation and (2) to capture the concerns of balancing good neighbor practices with providing a regulatory environment that fosters small business growth in the urban agricultural sector.

The Planning Department received multiple requests for additional modifications to the proposed Ordinance. Regarding the request to allow the sale of value added goods and to allow produce grown at multiple sites to be pooled and sold at one residential site, the Department is concerned that such modification would escalate commercial activity in residential districts to a level creating excessive disturbance and incompatibility with residential districts. The Department believes modifications to exempt urban agricultural uses from permit/change of use fees and of the fencing requirement set undesirable precedents. All applications subject to Planning Department review must pay fees in accordance to Article 3.5 of the Planning Code; the sole exemption is for a requestor of Discretionary Review whose income is insufficient to pay the Discretionary Review fee without affecting their ability to pay for the necessities of life and who can demonstrate this to the Planning Director. The proposed Ordinance does not require fencing of urban agriculture uses. Should fencing be installed, the Planning Department believes the fencing should meet the minimum Planning Code requirements set for all uses.

## **ENVIRONMENTAL REVIEW**

The proposed amendment is exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines.

## **OTHER ISSUES**

### **HARMONY WITH OTHER PENDING ORDINANCES**

Please note that this Ordinance proposes to amend the zoning control tables in Article 7 and Article 8. As the potential adoption of this Ordinance is unknown relative to the adoption of other pending Ordinances, the Department wishes to highlight other pending Ordinances. The Department identified that at least four pending and recently adopted ordinances, which amend some of the same sections of the Planning Code and may not be reflected in this draft Ordinance. The Department intends that, if adopted, the Board action in all adopted ordinances be given effect so that the substance of each adopted ordinance is represented. To this end, the Department requests that the City Attorney's office and the publisher harmonize the provisions of each ordinance at the time of adoption.

<b>Board File/ Ordinance Number</b>	<b>Working Short Title</b>
101464/ pending	Upper Market Extension
101309 and 110070/pending	Upper Fillmore NCD Restaurant Changes
100434/ 229-10	Castro NCD Restaurant Changes
Not Yet Assigned/pending	Planning Code Clean-Up 2010/Article 10 & 11 Update

### **CONTROLLED SUBSTANCES**

The proposed Ordinance does not augment, alter or eliminate any existing regulations on controlled substances. Growing controlled substances for commercial use would continue to be reviewed under Planning Code controls for "greenhouse" uses and would continue to be 1) regulated via a Conditional Use authorization under Section 209.5(c) in residential districts; 2) either permitted or not permitted in commercial districts under Section 227(a); 3) not permitted in Neighborhood Commercial Districts or the Chinatown Mixed Use Districts; 4) permitted in the Downtown Residential Mixed Use Districts (RH-

DTR, SB-DTR) and 5) generally would be permitted in mixed use districts (SLI, SSO, MUG, MUR, MOU, UMU) except where this use is not permitted (RED, SPD, RSD, and SLR).

## **PUBLIC COMMENT**

The Planning Department received over 30 letters, emails and telephone calls regarding the proposed Ordinance. Comments, questions and concerns were made regarding the following issues:

- The desire to sell produce harvested on a private residential dwelling without the necessity of securing permits
- The desire to sell agricultural goods pooled from various sites, residential or otherwise, on a residentially zoned site without the necessity of securing permits
- The desire to sell processed foods / value added goods, irrespective of the origin of the inputs to the processed foods / value added goods, at residential dwellings
- The need to further define and establish limits to the use and size of farm equipment within all zoning districts
- The relation of greenhouses and other gardening structures with the proposed Ordinance
- A desire to eliminate the costs of permit / change of use fees for urban agricultural uses in all zoning districts
- Requests to eliminate or liberalize the setback requirements for compost piles
- Requests to eliminate the fencing requirements for urban agricultural uses
- A concern that the proposed Ordinance would allow uses in residential districts that would adversely affect traffic and on-street parking.

In addition to the input described above, Staff from San Francisco Public Utilities Commission (SFPUC) expressed concern over potential increased water use that may occur during implementation of this proposed Ordinance. They advise that the Planning Commission, in certifying the Programmatic Environmental Impact Report for the SFPUC's \$4.5 billion Water System Improvement Program on October 30, 2008, limited the amount of water that may be drawn from SFPUC watersheds through 2018. The report was developed through extensive stakeholder feedback and required that increases in water use through 2018 be met through alternative means such as water conservation, recycled water, graywater, harvested rainwater, and groundwater. Edible plants are typically high water use plants and the expansion of urban agriculture will require that more alternative water sources be developed to meet the increased water system demand. Given local and state law limits on urban water use, the SFPUC recommends adding requirements for water efficient irrigation practices to reduce the water system and ratepayer impacts of increased water use resulting from the expansion of urban agriculture.

<b>RECOMMENDATION:</b> <b>Approval with Modifications</b>
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**Attachments:**

Draft Planning Commission Resolution  
Board of Supervisors File No. 10-1537  
Public Letters of Support / Opposition

*DRS: G:\DOCUMENTS\Text Amendment\Urban Ag\Commission Packet\Urban Ag Executive Summary.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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## Draft Planning Commission Resolution Planning Code Text Change

HEARING DATE: FEBRUARY 17, 2011

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*Case No.:* **2010.0571T** (Board File No. 10-1537)  
*Initiated by:* Mayor Gavin Newsom, Supervisor David Chiu  
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*Staff Contact:* Diego R Sánchez – (415) 575-9082  
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*Reviewed by:* AnMarie Rodgers – (415) 558-6395  
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*Recommendation:* **Approval with Modifications**

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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT WITH MODIFICATIONS A PROPOSED ORDINANCE THAT WOULD UPDATE CONTROLS RELATED TO URBAN AGRICULTURAL USES BY (1) ADDING SECTION 102.34 TO DEFINE URBAN AGRICULTURE, INCLUDING NEIGHBORHOOD AGRICULTURE AND URBAN INDUSTRIAL AGRICULTURE AND (2) AMENDING SECTIONS 204.1, 209.5, 227, 234.1, 234.2, AND ARTICLES 7 AND 8 TO REGULATE SUCH USES IN VARIOUS ZONING DISTRICTS AND ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

### PREAMBLE

WHEREAS, on December 15, 2010, Mayor Gavin Newsom and Supervisor David Chiu introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 10-1537; and

WHEREAS, the proposed Ordinance would amend the Planning Code by adding Section 102.34 to define Urban Agriculture including neighborhood agriculture and urban industrial agriculture and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing to consider the proposed Ordinance on February 17, 2011; and

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors approve with modifications the proposed ordinance. Specifically, the Department recommends the following modifications:

1. Further clarify that sales of produce grown on site may occur at a dwelling by altering the following language under proposed Section 102.34(a) Neighborhood Agriculture:

*Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on otherwise vacant property, but may not occur within a dwelling unit.*

To the following:

*Limited sales and donation of fresh food and/or horticultural products grown on site may occur on site, whether vacant or improved, but not within a dwelling unit.*

2. Modify the compost setback requirement found under proposed Section 102.34(a)(1) from three feet from property lines to three feet from structures.

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The proposed Ordinance is an outgrowth and expansion of Executive Directive 09-03 "Health and Sustainable Food for San Francisco," which directed all City Departments to carry out implementing actions consistent with the goal of fostering local food production in San Francisco.
2. The production of food within San Francisco results in substantial net benefits, from the reduction in greenhouse gas emissions associated with the transport of food stuffs from different regions into San Francisco, to the continued expansion of the "local food" movement and associated businesses, to the provision of additional recreation, outdoor physical activity and access to fresh produce for San Franciscans.
3. The Planning Code has multiple use categories for urban agricultural activities, none of which are defined or consistent throughout all zoning districts.
4. There is a need to clearly define urban agricultural uses, establish performance standards and provide certainty for prospective entrepreneurs as this activity becomes increasingly important

from an economic and ecological perspective and as this activity is incorporated into all zoning districts.

5. The proposed amendment is exempt from environmental review under Section 15060(c)(2) of the CEQA Guidelines?
6. The proposed Ordinance has been initiated by the Planning Commission and as required by Planning Code Section 302(b) serves the public necessity, convenience and general welfare as necessary for Ordinances to amend the Planning Code.
7. This Ordinance proposes to amend the zoning control tables in Article 7 and Article 8. As the potential adoption of this Ordinance is unknown relative to the adoption of other pending Ordinances, the Department wishes to highlight other pending Ordinances. The Department identified that at least four pending and recently adopted ordinances, which amend some of the same sections of the Planning Code and may not be reflected in this draft Ordinance. The Department intends that, if adopted, the Board action in all adopted ordinances be given effect so that the substance of each adopted ordinance is represented. To this end, the Department requests that the City Attorney's office and the publisher harmonize the provisions of each ordinance at the time of adoption

<b>Board File/ Ordinance No.</b>	<b>Working Short Title</b>
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101309 and 110070/pending	Upper Fillmore NCD Restaurant Changes
100434/ 229-10	Castro NCD Restaurant Changes
Not Yet Assigned/pending	Planning Code Clean-Up 2010/Article 10 & 11 Update

8. The proposed Ordinance does not augment, alter or eliminate any existing regulations on controlled substances. Growing controlled substances for commercial use would continue to be reviewed under Planning Code controls for "greenhouse" uses and would continue to be 1) regulated via a Conditional Use authorization under Section 209.5(c) in residential districts; 2) either permitted or not permitted in commercial districts under Section 227(a); 3) not permitted in Neighborhood Commercial Districts or the Chinatown Mixed Use Districts; 4) permitted in the Downtown Residential Mixed Use Districts (RH-DTR, SB-DTR) and 5) generally would be permitted in mixed use districts (SLI, SSO, MUG, MUR, MOU, UMU ) except where this use is not permitted (RED, SPD, RSD, and SLR).
9. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan

**COMMERCE AND INDUSTRY ELEMENT**

**OBJECTIVE 1**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT

**POLICY 1.1**

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

**POLICY 1.2**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The proposed Ordinance, in part, will facilitate the growth of small businesses engaged in urban agricultural activity. These businesses have substantial net benefits to the City of San Francisco, both economically and ecologically. The proposed Ordinance will foster local production of food, a goal of Executive Directive 09-03, "Healthy and Sustainable Food for San Francisco." As part of an approval of any urban agricultural use, specific physical and operational standards must be met to ensure a lack of disruption to the surrounding area. Should these standards not be met or if the size of the use exceeds 1 acre Conditional Use authorization is required to assure the urban agricultural use is necessary or desirable and compatible with its proposed setting.*

**OBJECTIVE 2**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**POLICY 2.3**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The proposed Ordinance will facilitate the growth of small businesses dedicated to the production and consumption of locally grown and seasonally consumed produce and processed goods. The growth of the local food sector in San Francisco creates a favorable social and cultural climate in the City that attracts firms and their employees.*

**OBJECTIVE 3**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**POLICY 3.1**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**POLICY 3.4**

Assist newly emerging economic activities.

*The proposed Ordinance facilitates the creation of small businesses engaged in urban agricultural activity. This is an emerging economic activity in San Francisco and the proposed Ordinance will formalize the status of much of the current urban agricultural activity currently underway. In addition, these firms*

*involved in urban agriculture can provide employment opportunities for unskilled and semi-skilled workers throughout the calendar year because of the favorable growing climate in San Francisco.*

**OBJECTIVE 6**

**MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**

**POLICY 6.1**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

**POLICY 6.3**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

**POLICY 6.10**

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

*The proposed Ordinance will permit urban agriculture uses, either principally or with Conditional Use authorization, in neighborhood commercial districts, thereby promoting the mixed commercial-residential character of those areas. Those neighborhood commercial districts in need of revitalization will benefit from the proposed Ordinance as it allows a new use category to be established where before they were prohibited. The establishment of urban agricultural uses in the neighborhood commercial districts will help provide neighborhood serving goods in the form of fresh produce.*

**HOUSING ELEMENT**

**OBJECTIVE 11**

**IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.**

**POLICY 11.3**

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

*Within residential districts the proposed Ordinance will allow urban agricultural activity that is desirable and appropriate, akin to the small pedestrian-oriented corner grocery stores and other convenience shops. Urban agricultural activity can meet frequent and recurring needs of residents without disrupting the residential character of the area. The proposed Ordinance establishes physical and operational standards that help to ensure that the urban agricultural activity in residential areas will be primarily pedestrian-oriented, that it serve the needs of the immediate residential neighborhood, that it not draw significant*

*trade from outside the neighborhood, that it not be disruptive to the livability of the surrounding neighborhood and restrict the use of heavy machinery. If the physical and operational standards are not met, or if the proposed use is greater than 1 acre, the proposed Ordinance requires Conditional Use authorization to establish an urban agricultural use.*

**AIR QUALITY ELEMENT**

**OBJECTIVE 3**

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

**POLICY 3.2**

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

**POLICY 3.8**

Promote the development of non-polluting industries and insist on compliance with established industrial emission control regulations by existing industries.

*The proposed Ordinance will foster the local production of food which will, in many instances, allow residents of San Francisco to forgo an automobile trip to a grocery store and instead travel by bicycle or foot to an urban agricultural use permitted to sell produce. Given the physical and operational standards, the urban agricultural uses allowed will be non-polluting.*

**ENVIRONMENTAL PROTECTION ELEMENT**

**OBJECTIVE 1**

ACHIEVE A PROPER BALANCE AMONG THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF SAN FRANCISCO'S NATURAL RESOURCES.

**POLICY 1.3**

Restore and replenish the supply of natural resources.

*The proposed Ordinance facilitates activities that seek to cultivate land to increase vegetation, replenish wildlife and landscape man-made surroundings. It will permit projects that revitalize the urban environment both economically and ecologically.*

**RECREATION AND OPEN SPACE ELEMENT**

**OBJECTIVE 2**

DEVELOP AND MAINTAIN A DIVERSIFIED AND BALANCED CITYWIDE SYSTEM OF HIGH QUALITY PUBLIC OPEN SPACE.

**POLICY 2.12**

Expand community garden opportunities throughout the City.

*The proposed Ordinance will facilitate the establishment of community gardens throughout all zoning districts as it proposes to principally permit such use, when it meets the physical and operational standards, in all zoning districts.*

10. The proposed Ordinance is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

A. That existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

*The proposed Ordinance will facilitate the creation of new neighborhood serving businesses that can be resident owned. With the creation of new, resident owned urban agriculture businesses, existing neighborhood serving retail will have another establishment from which to purchase products or additional patrons in the form of new the owners and employees of the urban agriculture businesses.*

B. That existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

*The proposed Ordinance is crafted so that any new Urban Agriculture uses will meet physical and operational standards designed to preserve neighborhood character, or seek Conditional Use authorization. The proposed Ordinance will facilitate the creation of new businesses and further the cultural and economic diversity of San Francisco's neighborhoods.*

C. That City's supply of affordable housing will be preserved and enhanced:

*The proposed Ordinance will have no effect upon the City's supply of affordable housing.*

D. That commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

*The proposed Ordinance will not impede MUNI transit service or overburden streets or neighborhood parking as the proposed Ordinance seeks to facilitate the creation of small businesses that do not typically generate traffic at disruptive levels.*

E. That a diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors will be enhanced:

*The proposed Ordinance will not displace industrial or service sector employment due to commercial office development as the proposed Ordinance seeks to facilitate the growth of urban agricultural uses.*

F. That City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposed Ordinance will have no effect on the City's efforts to prepare and protect against injury and loss of life in an earthquake.*

G. That landmark and historic buildings will be preserved:

*No landmarks or historic buildings are expected to be negatively impacted from the proposed Ordinance as it seeks to facilitate the use of unimproved land or yards on improved lots and does not intend to facilitate alteration to existing structures.*

H. That parks and open space and their access to sunlight and vistas will be protected from development:

*No parks or opens spaces are expected to be negatively impacted from the implementation of the proposed Ordinance as it seeks to facilitate the growth of urban agricultural activity.*

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on February 17, 2011.

Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 17, 2011

*DRS: G:\DOCUMENTS\Text Amendment\Urban Ag\Commission Packet\Urban Ag Resolution.doc*

BOARD of SUPERVISORS



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December 22, 2010

File No. 101537

Bill Wycko  
Environmental Review Officer  
Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Mr. Wycko:

On December 14, 2010, Mayor Newsom introduced the following proposed legislation:

**File No. 101537**

Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and urban industrial agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.

The legislation is being transmitted to you for environmental review, pursuant to Planning Code Section 306.7(c).

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Committee Clerk  
Land Use & Economic Development Committee

Attachment

c: Nannie Turrell, Major Environmental Analysis  
Brett Bollinger, Major Environmental Analysis

*Not a project per CEQA  
Guidelines, Section 15060(c)(2).*

*Nannie R Turrell  
December 23, 2010*

**BOARD of SUPERVISORS**



**City Hall**  
**Dr. Carlton B. Goodlett Place, Room 244**  
**San Francisco 94102-4689**  
**Tel. No. 554-5184**  
**Fax No. 554-5163**  
**TDD/TTY No. 554-5227**

December 22, 2010

Linda Avery  
Planning Commission  
1660 Mission Street, 5<sup>th</sup> Floor  
San Francisco, CA 94103

Dear Commissioners:

On December 14, 2010, Mayor Newsom introduced the following proposed legislation:

**File No. 101537**

Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and urban industrial agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.

The proposed ordinance is being transmitted pursuant to Planning Code Section 302(b) for public hearing and recommendation. The ordinance is pending before the Land Use & Economic Development Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script that reads "Alisa Somera".

By: Alisa Somera, Committee Clerk  
Land Use & Economic Development Committee

Attachment

c: John Rahaim, Director of Planning  
AnMarie Rodgers, Legislative Affairs  
Tara Sullivan, Legislative Affairs  
Brett Bollinger, Major Environmental Analysis  
Kate Stacy, Deputy City Attorney

1 [Planning Code - Urban Agriculture]

2

3 **Ordinance amending the Planning Code to update controls related to urban agricultural**  
4 **uses by adding Section 102.34 to define urban agriculture, including neighborhood**  
5 **agriculture and urban industrial agriculture, and amending Sections 204.1, 209.5, 227,**  
6 **234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and**  
7 **making findings including environmental findings and findings of consistency with**  
8 **General Plan and Section 101.1.**

9 NOTE: Additions are *single-underline italics Times New Roman*;  
10 deletions are ~~*strike-through italics Times New Roman*~~.  
11 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strike through normal~~.

12 Be it ordained by the People of the City and County of San Francisco:

13 Section 1. Findings. The Board of Supervisors finds and declares as follows:

14 (a) The Planning Department has determined that the actions contemplated in this  
15 Ordinance are in compliance with the California Environmental Quality Act (California Public  
16 Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the  
17 Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
18 reference.

19 (b) On \_\_\_\_\_, 2011, the Planning Commission, in Resolution  
20 No. \_\_\_\_\_ approved and recommended for adoption by the Board this legislation  
21 and adopted findings that it is consistent, on balance, with the City's General Plan and eight  
22 priority policies of Planning Code Section 101.1. The Board adopts these findings as its own.  
23 A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.  
24 \_\_\_\_\_, and is incorporated by reference herein.

25

1 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
2 legislation will serve the public necessity, convenience, and welfare for the reasons set forth in  
3 Planning Commission Resolution No. \_\_\_\_\_, and incorporates such reasons by  
4 reference herein.

5 Section 2. The San Francisco Planning Code is hereby amended to add Section  
6 102.34 and amend Sections 204.1, 209.5, 227, 234.1, 234.2, 703.2, 710.1, 711.1, 712.1,  
7 713.1, 714.1, 715.1, 716.1, 717.1, 718.1, 719.1, 720.1, 721.1, 722.1, 723.1, 724.1, 725.1,  
8 726.1, 727.1, 728.1, 729.1, 730.1, 731.1, 732.1, 733.1, 733A.1, 734.1, 735.1, 736.1, 737.1,  
9 790.50, 803.2, 803.3, 810.1, 811.1, 812.1, 813, 814, 815, 816, 817, 818, 827, 829, 840, 841,  
10 842, 843 and 890.50, to read as follows:

11 **SEC. 102.34. URBAN AGRICULTURE.** Urban Agriculture shall be defined as follows:

12 (a) Neighborhood Agriculture.

13 A use that occupies less than 1 acre for the production of food or horticultural crops to be  
14 harvested, sold, or donated and comply with the controls and standards herein. The use includes, but is  
15 not limited to, home, kitchen, and roof gardens. Farms that qualify as Neighborhood Agricultural use  
16 may include, but are not limited to, community gardens, community-supported agriculture, market  
17 gardens, and private farms. Neighborhood Agricultural use may be principal or accessory use.  
18 Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on  
19 otherwise vacant property, but may not occur within a dwelling unit. Food and/or horticultural  
20 products grown that are used for personal consumption are not regulated. The following physical and  
21 operational standards shall apply to Neighborhood Agriculture:

22 (1) Compost areas must be setback at least 3 feet from property lines;

23 (2) If the farmed area is enclosed by fencing, the fencing must be wood fencing or ornamental  
24 fencing as defined by Planning Code Section 102.32;

1           (3) Use of mechanized farm equipment is generally prohibited in residential districts; provided,  
2 however, that during the initial preparation of the land heavy equipment may be used to prepare the  
3 land for agriculture use. Landscaping equipment designed for household use shall be permitted;

4           (4) Farm equipment shall be enclosed or otherwise screened from sight;

5           (5) Sale of food and/or horticultural products from the use may occur between the hours of 6  
6 a.m. and 8 p.m.;

7           (6) The sales of processed or value added goods is prohibited.

8           (b) Urban Industrial Agriculture.

9           The use of land for the production of food or horticultural crops to be harvested, sold, or  
10 donated that occur: (a) on a plot of land 1 acre or larger or (b) on smaller parcels that cannot meet  
11 the physical and operational standards for Neighborhood Agriculture.

12           **SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN R OR NC DISTRICTS.**

13           No use shall be permitted as an accessory use to a dwelling unit in any R or NC District  
14 which involves or requires any of the following:

15           (a) Any construction features or alterations not residential in character;

16           (b) The use of more than ¼ of the total floor area of the dwelling unit, except in the  
17 case of accessory off-street parking and loading or Neighborhood Agriculture as defined by  
18 Section 102.34;

19           (c) The employment of any person not resident in the dwelling unit, other than a  
20 domestic servant, gardener, janitor or other person concerned in the operation or  
21 maintenance of the dwelling unit;

22           (d) Residential occupancy by persons other than those specified in the definition of  
23 family in this Code;

24           (e) In RH-1(D), RH-1 and RH-1(S) Districts, the provision of any room for a roomer or  
25 boarder with access other than from within the dwelling unit;

1 (f) Addition of a building manager's unit, unless such unit meets all the normal  
 2 requirements of this Code for dwelling units;

3 (g) The maintenance of a stock in trade other than garden produce related to  
 4 Neighborhood Agriculture as defined by Section 102.34, or the use of show windows or window  
 5 displays or advertising to attract customers or clients; or

6 (h) The conduct of a business office open to the public other than sales related to garden  
 7 produce of Neighborhood Agriculture as defined by Section 102.34.

8 Provided, however, that Subsection (h) of this Section shall not exclude the  
 9 maintenance within a dwelling unit of the office of a professional person who resides therein, if  
 10 accessible only from within the dwelling unit; and provided, further, that Subsection (g) shall  
 11 not exclude the display of signs permitted by Article 6 of this Code.

12 **SEC. 209.5. OPEN RECREATION AND ~~HORTICULTURE~~ URBAN AGRICULTURE.**

13	R	R	R	R	R	R	R	R	R	R	R	R	R	R	
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25	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P
															(a) Open recreation area not

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																publicly owned which is not screened from public view, has no structures other than those necessary and incidental to the open land use, is not operated as a gainful business and is devoted to outdoor recreation such as golf, tennis or riding.
P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(b) Open space used for <del>horticultural or</del> passive recreational purposes which is not publicly owned and is not screened from public view, has no structures other than those necessary and incidental to the open land use, is not served by vehicles other than normal maintenance equipment, and has no retail or wholesale sales on the premises. Such open space may include but not necessarily be limited to a



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P*	P*				P	P	P	P	P	P	P	P	(a) Greenhouse <del>or</del> <i>plant nursery.</i>
P	P*	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P	P	P	P	P	(b) <del>Truck</del> <i>gardening,</i> <i>and</i> <i>horticulture</i> <i>or</i> <u>Urban Agriculture.</u>
													(c) Mortuary establishment, including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other funerary goods.



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													requirements necessitate location within the district.
*	*												(f) Public transportation facility, whether public or privately owned or operated, when in conformity with the General Plan, and which does not require approval of the Board of Supervisors under other provisions of law, and which includes:
													(1) Off- street passenger terminal facilities for mass



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													other than as required in (f) of this Section or as in Sections 223 and 226 of this Code.
													(h) Commercial wireless transmitting, receiving or relay facility, including towers, antennae, and related equipment for the transmission, reception, or relay of radio, television, or other electronic signals where:
													(1) No portion of such facility exceeds a









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													Code.
*	*												(l) Access driveway to property in any C or M District.
								#	#	#	#		(m) Planned Unit Development, as defined and regulated by Section 304 and other applicable provisions of this Code.
													(n) Any use that is permitted as a principal use in any other C, M, or PDR District without limitation as to enclosure within a building, wall or fence.

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SEE SECTIONS 205 THROUGH 205.2											(o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code. (*See Section 212(a).)		
									##	#	##	##	(p) Arts activities.
													(q) Waterborne commerce, navigation, fisheries and recreation, and industrial, commercial and other operations directly related to the conduct of waterborne commerce,

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													navigation, fisheries or recreation on property subject to public trust.
													(r) Internet Services Exchange as defined in Section 209.6(c).
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	commercial production and port-production of video and digital films, including special effects production, is subject to the use size restrictions per Section 219 Offices.]
	[*See Section 212(a)]

**SEC. 234.1. PRINCIPAL USES PERMITTED, P DISTRICTS.**

(a) Structures and uses of governmental agencies not subject to regulation by this Code.

(b) Public structures and uses of the City and County of San Francisco, and of other governmental agencies that are subject to regulation by this Code, including *Neighborhood Agriculture, as defined in Planning Code Section 102.34* and accessory nonpublic uses, when in conformity with the Master Plan and the provisions of other applicable codes, laws, ordinances and regulations; provided, however, that on any lot in a P District, which lot is within ¼ mile of the nearest NC-1 or Individual Area Neighborhood Commercial District or Restricted Use Subdistrict described in Article 7 of this Code, no accessory nonpublic use shall be permitted, unless such use or feature complies with the controls which are applicable

1 in any NC-1 or Individual Area Neighborhood Commercial District located within ¼ mile of the  
2 lot, excluding the provisions of zoning category .82, as defined in Section 790.80 of this Code.

3 **SEC. 234.2. CONDITIONAL USES, P DISTRICTS.**

4 The following uses shall be subject to approval by the City Planning Commission, as  
5 provided in Section 303 of this Code:

6 (a) Those uses listed in Sections 209.3(d), (e), (f), (g), (h), (i), (j); 209.4(a); 209.5(a);  
7 ~~(b); 209.5(b); 209.5(d) if the use does not comply with the performance and operational standards as~~  
8 defined by Section 102.34(a); 209.5(e); 209.6(b); 209.6(c); 209.9(c); and 234.2(c) and (d) of this  
9 Code.

10 (b) With respect to any lot in a P District, which lot is within ¼ mile of the nearest NC-1  
11 or Individual Area Neighborhood Commercial District as described in Article 7 of this Code, no  
12 accessory nonpublic use shall be permitted, unless such use or feature complies with the  
13 controls which are applicable in any NC-1 or Individual Area Neighborhood Commercial  
14 District or Restricted Use Subdistrict located within ¼ mile of the lot, excluding the provisions  
15 of zoning category .82, as defined in Section 790.80 of Article 7.

16 (c) Parking lot or garage uses listed in Sections 890.7 through 890.12 of this Code  
17 when located within any P district within the Eastern Neighborhoods Mixed Use District, the  
18 South of Market Mixed Use District, the Market and Octavia Plan Area, and within the right-of-  
19 way of any State or federal highway.

20 (d) In any P District which is within the Eastern Neighborhoods Mixed Use District and  
21 the South of Market Mixed Use District, if the use is located within the right-of-way of any  
22 State or federal highway, the following uses:

23 (1) Retail and personal service uses primarily meeting the needs of commuters on  
24 nearby streets and highways or persons who work or live nearby, provided that:

25 (A) The space is on the ground floor of a publicly-accessible parking garage;

1 (B) The total gross floor area per establishment does not exceed 2,500 square  
2 feet;

3 (C) The space fronts on a major thoroughfare; and

4 (D) The building facade incorporates sufficient fenestration and lighting to create  
5 an attractive urban design and pedestrian-oriented scale.

6 (2) Open-air sale of new or used merchandise, except vehicles, located within a  
7 publicly-accessible parking lot, provided that:

8 (A) The sale of goods and the presence of any booths or other accessory  
9 appurtenances are limited to weekend and/or holiday daytime hours;

10 (B) Sufficient numbers of publicly-accessible toilets and trash receptacles are  
11 provided on-site and are adequately maintained; and

12 (C) The site and vicinity are maintained free of trash and debris.

13 **SEC. 703.2 USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

14 A use is the specific purpose for which a property or building is used, occupied,  
15 maintained, or leased. Whether or not a use is permitted in a specific district is set forth or  
16 summarized and cross-referenced in Sections 710.1 through 730.95 of this Code for each  
17 district class.

18 (a) Use Categories. The uses, functions, or activities, which are permitted in each  
19 Neighborhood Commercial District class include those listed below by zoning control category  
20 and number and cross-referenced to the Code Section containing the definition.

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Section

Zoning Control

Number of

No.

Categories for Uses

Definition

1	.24	Outdoor Activity Area	§ 790.70
2	.25	Drive-Up Facility	§ 790.30
3	.26	Walk-Up Facility	§ 790.140
4	.27	Hours of Operation	§ 790.48
5	.38	Residential Conversion	§ 790.84
6	.39	Residential Demolition	§ 790.86
7	.40	Other Retail Sales and	§ 790.102
8		Services	
9			
10	.41	Bar	§ 790.22
11	.42	Full-Service Restaurant	§ 790.92
12	.43	Large Fast-Food	§ 790.90
13		Restaurant	
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15	.44	Small Self-Service	§ 790.91
16		Restaurant	
17	.45	Liquor Store	§ 790.55
18	.46	Movie Theater	§ 790.64
19	.47	Adult Entertainment	§ 790.36
20	.48	Other Entertainment	§ 790.38
21	.49	Financial Service	§ 790.110
22	.50	Limited Financial	§ 790.112
23		Service	
24			
25	.51	Medical Service	§ 790.114

1	.52	Personal Service	§ 790.116
2	.53	Business or	§ 790.108
3		Professional Service	
4	.54	Massage	§ 790.60
5		Establishment	
6	.55	Tourist Hotel	§ 790.46
7	.56	Automobile Parking	§ 790.8
8	.57	Automotive Gas	§ 790.14
9		Station	
10			
11	.58	Automotive Service	§ 790.17
12		Station	
13	.59	Automotive Repair	§ 790.15
14	.60	Automotive Wash	§ 790.18
15	.61	Automobile Sale or	§ 790.12
16		Rental	
17	.62	Animal Hospital	§ 790.6
18	.63	Ambulance Service	§ 790.2
19	.64	Mortuary	§ 790.62
20	.65	Trade Shop	§ 790.124
21	.66	Storage	§ 790.117
22	.67	Video Store	§ 790.135
23	.68	Fringe Financial	§ 790.111

1		Service	
2	.69	Tobacco Paraphernalia	§ 790.123
3		Establishment	
4	.69A	Self-Service Specialty	§ 790.93
5		Food	
6	.69B	Amusement Game	§ 790.04
7		Arcade (Mechanical	
8		Amusement Devices)	
9			
10	<u>.69C</u>	<u>Neighborhood</u>	<u>§ 102.34(a)</u>
11		<u>Agriculture</u>	
12	<u>.69D</u>	<u>Urban Industrial</u>	<u>§ 102.34(b)</u>
13		<u>Agriculture</u>	
14	.70	Administrative Service	§ 790.106
15	.80	Hospital or Medical	§ 790.44
16		Center	
17	.81	Other Institutions,	§ 790.50
18		Large	
19	.82	Other Institutions,	§ 790.51
20		Small	
21	.83	Public Use	§ 790.80
22			
23	.84	Medical Cannabis	§ 790.141
24		Dispensary	
25	.85	Service, Philanthropic	§ 790.107

1		Administrative	
2	.90	Residential Use	§ 790.88
3	.95	Community Residential	§ 790.10
4		Parking	

5 (b) Use Limitations. The uses permitted in Neighborhood Commercial Districts are  
6 either principal, conditional, accessory, or temporary uses as stated in this Section, and  
7 include those uses set forth or summarized and cross-referenced in the zoning control  
8 categories as listed in Paragraph (a) in Sections 710.1 through 729.95 of this Code for each  
9 district class.

10 (1) Permitted Uses. All permitted uses shall be conducted within an enclosed  
11 building in Neighborhood Commercial Districts, unless otherwise specifically allowed in this  
12 Code. Exceptions from this requirement are: uses which, when located outside of a building,  
13 qualify as an outdoor activity area, as defined in Section 790.70 of this Code; accessory off-  
14 street parking and loading and other uses listed below which function primarily as open-air  
15 uses, or which may be appropriate if located on an open lot, outside a building, or within a  
16 partially enclosed building, subject to other limitations of this Article 7 and other sections of  
17 this Code.

No.	Zoning Control Category
.56	Automobile Parking
.57	Automotive Gas Station
.58	Automotive Service Station
.60	Automotive Wash
.61	Automobile Sale or Rental
.81	Other Institutions, Large (selected)

1	.83	Public Use (selected)
2	.95	Community Residential Parking
3		
4		

5 If there are two or more uses in a structure and none is classified below under Section  
6 703.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered  
7 separately as independent principal, conditional or temporary uses.

8 (A) Principal Uses. Principal uses are permitted as of right in a Neighborhood  
9 Commercial District, when so indicated in Sections 710.1 through 729.95 of this Code for  
10 each district class.

11 (B) Conditional Uses. Conditional uses are permitted in a Neighborhood  
12 Commercial District when authorized by the Planning Commission; whether a use is  
13 conditional in a given district is indicated in Sections 710.10 through 729.95. Conditional uses  
14 are subject to the provisions set forth in Sections 178, 179, 303, and 316 through 316.8 of this  
15 Code.

16 (i) An establishment which sells beer or wine with motor vehicle fuel is a  
17 conditional use, and shall be governed by Section 229.

18 (ii) Notwithstanding any other provision of this Article, a change in use or  
19 demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use  
20 authorization. This Subsection shall not authorize a change in use if the new use or uses are  
21 otherwise prohibited.

22 (iii) Notwithstanding any other provision of this Article, a change in use or  
23 demolition of a general grocery store use, as defined in Section 790.102(a), which use  
24 exceeds 5,000 gross square feet shall require conditional use authorization. This Subsection  
25 shall not authorize a change in use if the new use or uses are otherwise prohibited.

1 (iv) Urban Industrial Agriculture, as defined in Section 102.34(b), shall require  
2 conditional use authorization.

3 (C) Accessory Uses. Except as prohibited in Section 728 and subject to the  
4 limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and  
5 NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and  
6 Loading as Accessory Uses) of this Code, a related minor use which is either necessary to the  
7 operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental  
8 and subordinate to any such use, shall be permitted as an accessory use when located on the  
9 same lot. Any use which does not qualify as an accessory use shall be classified as a  
10 principal or conditional use, unless it qualifies as a temporary use under Sections 205 through  
11 205.2 of this Code.

12 No use will be considered accessory to a permitted principal or conditional use  
13 which involves or requires any of the following:

14 (i) The use of more than 1/3 of the total floor area occupied by such use and  
15 the principal or conditional use to which it is accessory, except in the case of accessory off-  
16 street parking and loading;

17 (ii) Any bar, restaurant, other entertainment, or any retail establishment  
18 which serves liquor for consumption on-site;

19 (iii) Any take-out food use, as defined in Section 790.122, except for a take-  
20 out food use which occupies 1/3 of the total floor area or up to 500 s/f whichever is more in a  
21 general grocery or specialty grocery store; This take-out food use includes the area devoted  
22 to food preparation and service and excludes storage and waiting areas;

23 (iv) Any take-out food use, as defined in Section 790.122, except for a take-  
24 out food use operating as a minor and incidental use within a full-service restaurant;

25 premises of an establishment which does not also use or provide for primarily retail

1 sale of such foods, goods or commodities at the same location where such wholesaling,  
2 manufacturing or processing takes place.

3 (vi) Any retail liquor sales, as defined in Section 790.55, except for beer,  
4 wine, and/or liquor sales for the consumption off the premises with a State of California  
5 Alcoholic Beverage Control ("ABC") Board License type (off-sale beer and wine) or type 21  
6 (off-sale general) which occupy less than 15% of the gross square footage of the  
7 establishment (including all areas devoted to the display and sale of alcoholic beverages) in a  
8 general grocery store, specialty grocery store, or self-service specialty food use.

9 (vii) Medical Cannabis Dispensaries as defined in 790.141.

10 The foregoing rules shall not prohibit take-out food activity which operates in  
11 conjunction with a fast-food restaurant or a self-service restaurant. A fast-food restaurant or a  
12 self-service restaurant, by definition, includes take-out food as an accessory and necessary  
13 part of its operation.

14 (D) Temporary Uses. Temporary uses are permitted uses, subject to the  
15 provisions set forth in Section 205 of this Code.

16 (2) Not Permitted Uses.

17 (A) Uses which are not specifically listed in this Article are not permitted  
18 unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this  
19 Code or are determined by the Zoning Administrator to be permitted uses in accordance with  
20 Section 307(a) of this Code.

21 (B) No use, even though listed as a permitted use, shall be permitted in a  
22 Neighborhood Commercial District which, by reason of its nature or manner of operation,  
23 creates conditions that are hazardous, noxious, or offensive through the emission of odor,  
24 fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive  
25 noise.

1 (C) The establishment of a use that sells alcoholic beverages, other than  
2 beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by  
3 Section 229.

4 Except in the SoMa NCT, where these uses are permitted accessory uses.

5 **SEC. 710.1. NC-1 — NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

6 NC-1 Districts are intended to serve as local neighborhood shopping districts, providing  
7 convenience retail goods and services for the immediately surrounding neighborhoods  
8 primarily during daytime hours.

9 These NC-1 Districts are characterized by their location in residential neighborhoods,  
10 often in outlying areas of the City. The commercial intensity of these districts varies. Many of  
11 these districts have the lowest intensity of commercial development in the City, generally  
12 consisting of small clusters with three or more commercial establishments, commonly grouped  
13 around a corner; and in some cases short linear commercial strips with low-scale,  
14 interspersed mixed-use (residential-commercial) development.

15 Building controls for the NC-1 District promote low-intensity development which is  
16 compatible with the existing scale and character of these neighborhood areas. Commercial  
17 development is limited to one story. Rear yard requirements at all levels preserve existing  
18 backyard space.

19 NC-1 commercial use provisions encourage the full range of neighborhood-serving  
20 convenience retail sales and services at the first story provided that the use size generally is  
21 limited to 3,000 square feet. However, commercial uses and features which could impact  
22 residential livability are prohibited, such as auto uses, financial services, general advertising  
23 signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are  
24 restricted, depending upon the intensity of such uses in nearby commercial districts.

25

Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

**SEC. 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1  
ZONING CONTROL TABLE**

			<b>NC-1</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
710.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271	Varies See Zoning Map Additional 5 feet for NC-1 parcels with a commercial use on the ground floor within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street. see § 263.20
710.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
710.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
710.13	Street Frontage		Required § 145.1
710.14	Awning	§ 790.20	P § 136.1(a)
710.15	Canopy	§ 790.26	
710.16	Marquee	§ 790.58	
710.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
710.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
710.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2

1	710.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
2				
3	710.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
4				
5	710.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
6				
7	710.25	Drive-Up Facility	§ 790.30	
8	710.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
9				
10	710.27	Hours of Operation	§ 790.48	P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m.
11	710.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	
12				
13	710.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f)1
14				
15	710.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c) (d) (g)
16				

No.	Zoning Category	§ References	NC-1		
			Controls by Story		
			1st	2nd	3rd+
		§ 790.118			
710.38	Residential Conversion	§ 790.84	P		
710.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
710.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #		
710.41	Bar	§ 790.22	P #		
710.42	Full-Service Restaurant	§ 790.92	P #		
710.43	Large Fast Food Restaurant	§ 790.90			

1	710.44	Small Self-Service Restaurant	§ 790.91	C #		
2	710.45	Liquor Store	§ 790.55	P		
3	710.46	Movie Theater	§ 790.64			
4	710.47	Adult Entertainment	§ 790.36			
5	710.48	Other Entertainment	§ 790.38	C		
6	710.49	Financial Service	§ 790.110			
7	710.50	Limited Financial Service	§ 790.112	P		
8	710.51	Medical Service	§ 790.114	P		
9	710.52	Personal Service	§ 790.116	P		
10			§ 790.118	1st	2nd	3rd+
11	710.53	Business or Professional Service	§ 790.108	P		
12	710.54	Massage Establishment	§ 790.60, § 1900 Health Code			
13	710.55	Tourist Hotel	§ 790.46			
14	710.56	Automobile Parking	§§ 790.8, 156, 160	C		
15	710.57	Automotive Gas Station	§ 790.14			
16	710.58	Automotive Service Station	§ 790.17			
17	710.59	Automotive Repair	§ 790.15			
18	710.60	Automotive Wash	§ 790.18			
19	710.61	Automobile Sale or Rental	§ 790.12			
20	710.62	Animal Hospital	§ 790.6			
21	710.63	Ambulance Service	§ 790.2			
22	710.64	Mortuary	§ 790.62			
23	710.65	Trade Shop	§ 790.124	P		
24	710.66	Storage	§ 790.117			
25	710.67	Video Store	§ 790.135	C		
	710.68	Fringe Financial Service	§ 790.111			
	710.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
	710.69A	Self-Service Specialty Food	§ 790.93	C#		
	710.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			

1	<u>710.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>710.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	<b>Institutions and Non-Retail Sales and Services</b>					
4	710.70	Administrative Service	§ 790.106			
5	710.80	Hospital or Medical Center	§ 790.44			
6	710.81	Other Institutions, Large	§ 790.50	P	C	
7	710.82	Other Institutions, Small	§ 790.51	P	P	P
8	710.83	Public Use	§ 790.80	C	C	C
9	710.84	Medical Cannabis Dispensary	§ 790.141	P #		
10	<b>RESIDENTIAL STANDARDS AND USES</b>					
11	710.90	Residential Use	§ 790.88	P	P	P
12	710.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
13	710.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
14	710.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
15	710.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
16	710.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NC-1 DISTRICTS**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 710.40 § 710.41 § 710.42		<b>Boundaries:</b> All NC-1 Districts <b>Controls:</b> P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 710.44 § 710.69A		<b>Boundaries:</b> All NC-1 Districts <b>Controls:</b> C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control

1 § 710.42 2 § 710.43 3 § 710.44 4 § 5 710.69A	§ 781.1	<b>TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT</b> <b>Boundaries:</b> Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU <b>Controls:</b> Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP
6 § 710.84 7 § 8 790.141		Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an NC-1 District.

9  
10 **SEC. 711.1. NC-2 — SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

11 The NC-2 District is intended to serve as the City's Small-Scale Neighborhood  
 12 Commercial District. These districts are linear shopping streets which provide convenience  
 13 goods and services to the surrounding neighborhoods as well as limited comparison shopping  
 14 goods for a wider market. The range of comparison goods and services offered is varied and  
 15 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2  
 16 Districts are commonly located along both collector and arterial streets which have transit  
 17 routes.

18 These districts range in size from two or three blocks to many blocks, although the  
 19 commercial development in longer districts may be interspersed with housing or other land  
 20 uses. Buildings typically range in height from two to four stories with occasional one-story  
 21 commercial buildings.

22 The small-scale district controls provide for mixed-use buildings which approximate or  
 23 slightly exceed the standard development pattern. Rear yard requirements above the ground  
 24 story and at residential levels preserve open space corridors of interior blocks.

1 Most new commercial development is permitted at the ground and second stories.  
 2 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and  
 3 entertainment uses, however, are confined to the ground story. The second story may be  
 4 used by some retail stores, personal services, and medical, business and professional offices.  
 5 Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities,  
 6 and other automobile uses protect the livability within and around the district, and promote  
 7 continuous retail frontage.

8 Housing development in new buildings is encouraged above the ground story. Existing  
 9 residential units are protected by limitations on demolition and upper-story conversions.

10 **SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**  
 11 **NC-2 ZONING CONTROL TABLE**

			NC-2
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
711.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271	Generally, 40-X See Zoning Map: additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, see § 263.20.
711.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
711.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
711.13	Street Frontage		Required § 145.1

711.14	Awning	§ 790.20	P § 136.1(a)
711.15	Canopy	§ 790.26	P § 136.1(b)

1	711.16	Marquee	§ 790.58	P § 136.1(c)
2	711.17	Street Trees		Required § 143
3	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
4	711.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
5	711.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
6	711.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
7	711.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
8	711.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
9	711.25	Drive-Up Facility	§ 790.30	
10	711.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
11	711.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
12	711.30	General Advertising Sign	§§ 262, 602—604, 608, 609	P § 607.1(e)1
13	711.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
14	711.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

23	<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>NC-2</b>
24				<b>Controls by Story</b>
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		§ 790.118	1st	2nd	3rd+
711.38	Residential Conversion	§ 790.84	P	C	
711.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
711.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
711.41	Bar	§ 790.22	P		
711.42	Full-Service Restaurant	§ 790.92	P #		
711.43	Large Fast Food Restaurant	§ 790.90	C #		
711.44	Small Self-Service Restaurant	§ 790.91	P #		
711.45	Liquor Store	§ 790.55	P		
711.46	Movie Theater	§ 790.64	P		
711.47	Adult Entertainment	§ 790.36			
711.48	Other Entertainment	§ 790.38	P		
711.49	Financial Service	§ 790.110	P #	C #	
711.50	Limited Financial Service	§ 790.112	P #		
711.51	Medical Service	§ 790.114	P	P	
711.52	Personal Service	§ 790.116	P	P	
711.53	Business or Professional Service	§ 790.108	P	P	
711.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		

1	711.55	Tourist Hotel	§ 790.46	C	C	C
2	711.56	Automobile Parking	§§ 790.8, 156,	C	C	C
3			160			
4	711.57	Automotive Gas Station	§ 790.14	C		
5	711.58	Automotive Service Station	§ 790.17	C		
6	711.59	Automotive Repair	§ 790.15	C		
7	711.60	Automotive Wash	§ 790.18			
8	711.61	Automobile Sale or Rental	§ 790.12			
9	711.62	Animal Hospital	§ 790.6	C		
10	711.63	Ambulance Service	§ 790.2			
11	711.64	Mortuary	§ 790.62			
12	711.65	Trade Shop	§ 790.124	P #	C #	
13	711.66	Storage	§ 790.117			
14	711.67	Video Store	§ 790.135	C	C	
15	711.68	Fringe Financial Service	§ 790.111	P#		
16	711.69	Tobacco Paraphernalia	§ 790.123	C		
17		Establishments				
18	711.69A	Self-Service Specialty Food	§ 790.93	P#		
19	711.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
20	<u>711.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>711.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

**Institutions and Non-Retail Sales and Services**

711.70	Administrative Service	§ 790.106			
711.80	Hospital or Medical Center	§ 790.44			
711.81	Other Institutions, Large	§ 790.50	P	C	C
711.82	Other Institutions, Small	§ 790.51	P	P	P
711.83	Public Use	§ 790.80	C	C	C
711.84	Medical Cannabis Dispensary	§ 790.141	P #		

**RESIDENTIAL STANDARDS AND USES**

711.90	Residential Use	§ 790.88	P	P	P
711.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
711.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
711.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
711.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
711.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NC-2 DISTRICTS**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§ 711.42	§ 781.1	TARAVAL STREET RESTAURANT AND FAST-FOOD

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§ 711.43 § 711.44 § 711.69A		<p>SUBDISTRICT</p> <p><b>Boundaries:</b> Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU</p> <p><b>Controls:</b> Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP</p>
§ 711.42 § 711.43 § 711.44 § 711.69A	§ 781.2	<p>IRVING STREET RESTAURANT AND FAST-FOOD SUBDISTRICT</p> <p><b>Boundaries:</b> Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5 SU</p> <p><b>Controls:</b> Small self-service restaurants and self-service specialty food are C; full-service restaurants and large fast-food restaurants are NP</p>

Article 7 Code Section	Other Code Section	Zoning Controls
§ 711.49 § 711.50 § 711.68	§ 781.7	<p>CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT</p> <p><b>Boundaries:</b> Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU</p> <p><b>Controls:</b> Financial services, limited financial services, and fringe financial services are NP</p>
§ 711.65	§ 236	<p>GARMENT SHOP SPECIAL USE DISTRICT</p> <p><b>Boundaries:</b> Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SU<sup>a</sup></p> <p><b>Controls:</b> Garment shops are P at the 1st and 2nd stories</p>
§ 711.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p><b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol</p>

		<p>Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.</p> <p><b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
<p>§ 711.84 § 790.141</p>	<p>Health Code § 3308</p>	<p>Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

**SEC. 712.1. NC-3 — MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

NC-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels.

A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are

1 permitted with certain limitations at the first and second stories. Other retail businesses,  
 2 personal services and offices are permitted at all stories of new buildings. Limited storage and  
 3 administrative service activities are permitted with some restrictions.

4 Housing development in new buildings is encouraged above the second story. Existing  
 5 residential units are protected by limitations on demolitions and upper-story conversions.

6  
 7 **SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT  
 NC-3 ZONING CONTROL TABLE**

			<b>NC-3</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
712.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271	Generally, 40-X See Zoning Map; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, see § 263.20.
712.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
712.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
712.13	Street Frontage		Required § 145.1
712.14	Awning	§ 790.20	P § 136.1(a)
712.15	Canopy	§ 790.26	P § 136.1(b)
712.16	Marquee	§ 790.58	P § 136.1(c)
712.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
712.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)

1	712.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2		
2	712.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)		
3	712.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)		
4	712.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)		
5	712.25	Drive-Up Facility	§ 790.30	#		
6	712.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)		
7	712.27	Hours of Operation	§ 790.48	No Limit		
8	712.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	P # § 607.1(e)2		
9	712.31	Business Sign	§§ 262, 602— 604, 608, 609	P # § 607.1(f)3		
10	712.32	Other Signs	§§ 262, 602— 604, 608, 609	P # § 607.1(c) (d) (g)		
11	No.	Zoning Category	§ References	NC-3		
12				Controls by Story		
13			§ 790.118	1st	2nd	3rd+
14	712.38	Residential Conversion	§ 790.84	P	C	C #
15	712.39	Residential Demolition	§ 790.86	P	C	C
16	<b>Retail Sales and Services</b>					
17	712.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	P #
18	712.41	Bar	§ 790.22	P	P	
19	712.42	Full-Service Restaurant	§ 790.92	P	P	
20	712.43	Large Fast Food Restaurant	§ 790.90	C #	C #	

1	712.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
2	712.45	Liquor Store	§ 790.55			
3	712.46	Movie Theater	§ 790.64	P	P	
4	712.47	Adult Entertainment	§ 790.36	C	C	
5	712.48	Other Entertainment	§ 790.38	P	P	
6	712.49	Financial Service	§ 790.110	P	P	
7	712.50	Limited Financial Service	§ 790.112	P	P	
8	712.51	Medical Service	§ 790.114	P	P	P
9	712.52	Personal Service	§ 790.116	P	P	P
10	712.53	Business or Professional Service	§ 790.108	P	P	P
11	712.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
12	712.55	Tourist Hotel	§ 790.46	C	C	C
13	712.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
14	712.57	Automobile Gas Station	§ 790.14	C		
15	712.58	Automotive Service Station	§ 790.17	C		
16	712.59	Automotive Repair	§ 790.15	C	C	
17	712.60	Automotive Wash	§ 790.18	C		
18	712.61	Automobile Sale or Rental	§ 790.12	C		
19	712.62	Animal Hospital	§ 790.6	C	C	
20	712.63	Ambulance Service	§ 790.2	C		
21	712.64	Mortuary	§ 790.62	C	C	C
22	712.65	Trade Shop	§ 790.124	P	C	C
23	712.66	Storage	§ 790.117	C	C	C
24	712.67	Video Store	§ 790.135	C	C	C
25	712.68	Fringe Financial Service	§ 790.111	P#		
	712.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
	712.69A	Self-Service Specialty Food	§ 790.93	P#	P#	
	712.69B	Amusement Game Arcade	§ 790.04	C		

	(Mechanical Amusement Devices)				
712.69C	<i>Neighborhood Agriculture</i>	§ 102.34(a)	<u>P</u>	<u>P</u>	<u>P</u>
712.69D	<i>Urban Industrial Agriculture</i>	§ 102.34(b)	<u>C</u>	<u>C</u>	<u>C</u>
<b>Institutions and Non-Retail Sales and Services</b>					
712.70	Administrative Service	§ 790.106	C	C	C
712.80	Hospital or Medical Center	§ 790.44	C	C	C
712.81	Other Institutions, Large	§ 790.50	P	P	P
712.82	Other Institutions, Small	§ 790.51	P	P	P
712.83	Public Use	§ 790.80	C	C	C
712.84	Medical Cannabis Dispensary	§ 790.141	P #		
<b>RESIDENTIAL STANDARDS AND USES</b>					
712.90	Residential Use	§ 790.88	P	P	P
712.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
712.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
712.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
712.94	Off-Street Parking, Residential	§§ 150, 153-157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
712.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NC-3 DISTRICTS**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 712.25 § 712.40	§ 249.14	THIRD STREET SPECIAL USE DISTRICT  <b>Boundaries:</b> Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3

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		<p><b>Controls:</b> Off-sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants, small self-service restaurants and self-service specialty food are C</p>
<p>§ 712.10 § 207.4 § 712.22 § 712.12</p>	<p>§ 780.3</p>	<p>MISSION-HARRINGTON SPECIAL USE DISTRICT</p> <p><b>Boundaries:</b> Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11.</p> <p><b>Controls:</b> Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.</p>
<p>§ 712.30 § 712.31 § 712.32</p>	<p>§ 608.10</p>	<p>UPPER MARKET STREET SPECIAL SIGN DISTRICT</p> <p><b>Boundaries:</b> Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD</p> <p><b>Controls:</b> Special restrictions and limitations for signs</p>
<p>§ 712.38</p>	<p>§ 790.84</p>	<p>Boundaries: Applicable to NC-3 Districts</p> <p><b>Controls:</b> A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in Section 303, the Commission finds that:</p> <p>(1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;</p> <p>(2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and</p> <p>(3) No legally residing residential tenants will be displaced.</p>
<p>§ 712.43</p>	<p>§ 781.4</p>	<p>GEARY BOULEVARD FAST-FOOD SUBDISTRICT</p> <p><b>Boundaries:</b> Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps 3 SU and 4 SU</p> <p><b>Controls:</b> Large fast-food restaurants are NP</p>
<p>§ 712.43</p>	<p>§ 781.5</p>	<p>MISSION STREET FAST-FOOD SUBDISTRICT</p>

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<p>§ 712.44 § 712.69A</p>		<p><b>Boundaries:</b> Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map 7 SU</p> <p><b>Controls:</b> Small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP</p>
<p>§ 712.45</p>	<p>§ 781.10</p>	<p>17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.</p> <p><b>Boundaries:</b> Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 SU</p> <p><b>Controls:</b> One liquor store on the first or second story is C if operated as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.</p>
<p>§ 712.68</p>	<p>§ 249.35</p>	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p><b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Alcohol Restricted Use District; the North of Market Residential Special Use District and the Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12; and includes Moderate-Scale Neighborhood Commercial Districts within its boundaries.</p> <p><b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>
<p>§ 712.84 § 790.141</p>	<p>Health Code § 3308</p>	<p>Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.</p>

**SEC. 713.1. NC-S — NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.**

1 NC-S Districts are intended to serve as small shopping centers or supermarket sites  
 2 which provide retail goods and services for primarily car-oriented shoppers. They commonly  
 3 contain at least one anchor store or supermarket, and some districts also have small medical  
 4 office buildings. The range of services offered at their retail outlets usually is intended to serve  
 5 the immediate and nearby neighborhoods. These districts encompass some of the most  
 6 recent (post-1945) retail development in San Francisco's neighborhoods and serve as an  
 7 alternative to the linear shopping street.

8 Shopping centers and supermarket sites contain mostly one-story buildings which are  
 9 removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists  
 10 primarily of trips between the parking lot and the stores on-site. Ground and second stories  
 11 are devoted to retail sales and some personal services and offices.

12 The NC-S standards and use provisions allow for medium-size commercial uses in low-  
 13 scale buildings. Rear yards are not required for new development. Most neighborhood-serving  
 14 retail businesses are permitted at the first and second stories, but limitations apply to fast-food  
 15 restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited  
 16 storage and administrative service activities are permitted with some restrictions.

17 Housing development in new buildings is permitted. Existing residential units are  
 18 protected by limitations on demolitions and prohibitions of upper-story conversions.

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 20 **SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT  
 NC-S ZONING CONTROL TABLE**

			<b>NC-S</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
713.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Generally, 40-X # See Zoning Map
713.11	Lot Size	§§ 790.56, 121.1	Not Applicable

	<i>[Per Development]</i>		
1	713.12	Rear Yard	§§ 130, 134, 136
2	713.13	Street Frontage	Not Required
3			Required § 145.1
4	713.14	Awning	§ 790.20
5			P § 136.1(a)
6	713.15	Canopy	§ 790.26
7			P § 136.1(b)
8	713.16	Marquee	§ 790.58
9			P § 136.1(c)
10	713.17	Street Trees	Required § 143

<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
11	713.20	Floor Area Ratio	§§ 102.9, 102.12, 123
12			1.8 to 1 § 124(a)(b)
13	713.21	Use Size <i>[Non-Residential]</i>	§ 790.130
14			P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
15	713.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5
16			Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
17	713.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5
18			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
19	713.24	Outdoor Activity Area	§ 790.70
20			P/C § 145.2(a)
21	713.25	Drive-Up Facility	§ 790.30
22			C
23	713.26	Walk-Up Facility	§ 790.140
24			P if recessed 3 ft.; C if not recessed § 145.2(b)
25	713.27	Hours of Operation	§ 790.48
			P 6 a.m.—2 a.m.;# C 2 a.m. 6 a.m.#
	713.30	General Advertising Sign	§§ 262, 602—604, 608, 609
			P # § 607.1(e)1
	713.31	Business Sign	§§ 262, 602—604,
			P

		608, 609	§ 607.1(f)2
713.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	NC-S		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
713.38	Residential Conversion	§ 790.84	P		
713.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
713.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
713.41	Bar	§ 790.22	P #	P #	
713.42	Full-Service Restaurant	§ 790.92	P	P	
713.43	Large Fast-Food Restaurant	§ 790.90	C	C	
713.44	Small Self-Service Restaurant	§ 790.91	P #	P #	
713.45	Liquor Store	§ 790.55	P		
713.46	Movie Theater	§ 790.64	P #	#	
713.47	Adult Entertainment	§ 790.36			
713.48	Other Entertainment	§ 790.38	P #	P #	
713.49	Financial Service	§ 790.110	P	P	#
713.50	Limited Financial Service	§ 790.112	P	P	
713.51	Medical Service	§ 790.114	P	P	#
713.52	Personal Service	§ 790.116	P	P	#
713.53	Business or Professional Service	§ 790.108	P	P	#
713.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
713.55	Tourist Hotel	§ 790.46	C #	C #	C #
713.56	Automobile Parking	§§ 790.8, 156, 160	P	P	
713.57	Automotive Gas Station	§ 790.14	C		

1	713.58	Automotive Service Station	§ 790.17	P		
2	713.59	Automotive Repair	§ 790.15			
3	713.60	Automotive Wash	§ 790.18	C		
4	713.61	Automobile Sale or Rental	§ 790.12			
5	713.62	Animal Hospital	§ 790.6	C	C	
6	713.63	Ambulance Service	§ 790.2			
7	713.64	Mortuary	§ 790.62	C #	C #	
8	713.65	Trade Shop	§ 790.124	P	P	
9	713.66	Storage	§ 790.117	C	C	
10	713.67	Video Store	§ 790.135	C	C	
11	713.68	Fringe Financial Service	§ 790.111	P#		
12	713.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
13	713.69A	Self-Service Specialty Food	§ 790.93	P#	P#	
14	713.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C		
15	<u>713.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>713.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b>Institutions and Non-Retail Sales and Services</b>						
17	713.70	Administrative Service	§ 790.106	C #	C #	#
18	713.80	Hospital or Medical Center	§ 790.44			
19	713.81	Other Institutions, Large	§ 790.50	P #	P #	#
20	713.82	Other Institutions, Small	§ 790.51	P #	P #	P #
21	713.83	Public Use	§ 790.80	C	C	C
22	713.84	Medical Cannabis Dispensary	§ 790.141	P #		
<b>RESIDENTIAL STANDARDS AND USES</b>						
23	713.90	Residential Use	§ 790.88	P #	P #	P #
24	713.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area # § 207.4		
25	713.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area #		

			§ 208			
1	713.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common # § 135(d)		
2	713.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
3	713.95	Community Residential Parking	§ 790.10	C	C #	C #
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**SPECIFIC PROVISIONS FOR NC-S DISTRICTS**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 713.10 § 713.27 § 713.30 § 713.41 § 713.44 § 713.46 § 713.48 § 713.49 § 713.51 § 713.52 § 713.53 § 713.64 § 713.69A § 713.70 § 713.81 § 713.82 § 713.90 § 713.91 § 713.92 § 713.93 § 713.95	§ 253.3 § 780.1	<p>LAKESHORE PLAZA SPECIAL USE DISTRICT</p> <p><b>Boundaries:</b> Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H</p> <p><b>Controls:</b> Special controls on various features and uses, and residential standards</p>
§ 713.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

§ 713.55	§ 780.2	<p>BAYSHORE-HESTER SPECIAL USE DISTRICT</p> <p><b>Boundaries:</b> Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU</p> <p><b>Controls:</b> Tourist hotels (inclusive of motels) may be permitted as a conditional use.</p>
§ 713.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m.

**SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Broadway Neighborhood Commercial District, located in the northeast quadrant of San Francisco, extends along Broadway from west of Columbus Avenue to Osgood Place. It is part of a larger commercial area which includes North Beach to the north, Chinatown to the south and west, and Jackson Square to the southeast. Broadway's fame and popularity as a Citywide and regional entertainment district is derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street. These places attract locals and visitors alike, mainly in the evening and late-night hours. In addition to the entertainment and some retail businesses, Broadway contains many upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to develop upper-story offices.

The Broadway District controls are designed to encourage development that is compatible with the existing moderate building scale and mixed-use character, and maintain the district's balance of entertainment uses, restaurants, and small-scale retail stores. New buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential levels are protected. Most commercial uses in new buildings are permitted at the first two stories. Neighborhood-serving businesses are strongly encouraged. In order to protect the livability of the area, limitations apply to new fast-food restaurants and adult entertainment

uses at the first and second stories, as well as late-night activity. Financial services are allowed on the ground story subject to certain limitations. Nonretail offices are prohibited in order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent further traffic congestion. Parking garages are permitted if their ingress and egress do not disrupt the traffic flow on Broadway.

Housing development in new buildings is encouraged above the second story. Existing housing is protected by limitations on demolitions and upper-story conversions.

**SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>Broadway</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
714.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	P up to 40 ft. C 40 to 65 ft. § 253.1
714.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
714.12	Rear Yard	§§ 130, 134, 136	Required at residential level only § 134(a) (e)
714.13	Street Frontage		Required § 145.1
714.14	Awning	§ 790.20	P § 136.1(a)
714.15	Canopy	§ 790.26	P § 136.1(b)
714.16	Marquee	§ 790.58	P § 136.1(c)
714.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

714.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
714.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
714.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
714.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
714.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
714.25	Drive-Up Facility	§ 790.30	
714.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
714.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
714.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
714.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
714.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Broadway		
			Controls by Story		
		§ 790.118	1st	2 <sup>nd</sup>	3rd+
714.38	Residential Conversion	§ 790.84	P	C	
714.39	Residential Demolition	§ 790.86	P	C	C

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<b>Retail Sales and Services</b>					
714.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	
714.41	Bar	§ 790.22	P	P	
714.42	Full-Service Restaurant	§ 790.92	P	P	
714.43	Large Fast Food Restaurant	§ 790.90			
714.44	Small Self-Service Restaurant	§ 790.91	C	C	
714.45	Liquor Store	§ 790.55	C		
714.46	Movie Theater	§ 790.64	P	P	
714.47	Adult Entertainment	§ 790.36	C	C	
714.48	Other Entertainment	§ 790.38	P	P	
714.49	Financial Service	§ 790.110	C		
714.50	Limited Financial Service	§ 790.112	C		
714.51	Medical Service	§ 790.114	P	P	
714.52	Personal Service	§ 790.116	P	P	
714.53	Business or Professional Service	§ 790.108	P	P	
714.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
714.55	Tourist Hotel	§ 790.46	C	C	C
714.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
714.57	Automotive Gas Station	§ 790.14			
714.58	Automotive Service Station	§ 790.17			
714.59	Automotive Repair	§ 790.15			
714.60	Automotive Wash	§ 790.18			
714.61	Automobile Sale or Rental	§ 790.12			

1	714.62	Animal Hospital	§ 790.6	C		
2	714.63	Ambulance Service	§ 790.2			
3	714.64	Mortuary	§ 790.62			
4	714.65	Trade Shop	§ 790.124	P #	C #	
5	714.66	Storage	§ 790.117			
6	714.67	Video Store	§ 790.135	C	C	
7	714.68	Fringe Financial Service	§ 790.111			
8	714.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
9	714.69A	Self-Service Specialty Food	§ 790.93	C	C	
10	714.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04	C		
11	<u>714.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>714.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<b>Institutions and Non-Retail Sales and Services</b>					
14	714.70	Administrative Service	§ 790.106			
15	714.80	Hospital or Medical Center	§ 790.44			
16	714.81	Other Institutions, Large	§ 790.50	P	C	C
17	714.82	Other Institutions, Small	§ 790.51	P	P	P
18	714.83	Public Use	§ 790.80	C	C	C
19	714.84	Medical Cannabis Dispensary	§ 790.141	P		
20	<b>RESIDENTIAL STANDARDS AND USES</b>					
21	714.90	Residential Use	§ 790.88	P	P	P
22	714.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per400 sq. ft. lot area § 207.4		
23	714.92	Residential Density,	§§ 207.1,	Generally, 1 bedroom per140 sq. ft. lot		

	Group Housing	790.88(b)	area § 208		
714.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d)		
714.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g) # Mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.		
714.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE BROADWAY  
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 714.10	§ 253.1	65-A-1 HEIGHT AND BULK DISTRICT  <b>Boundaries:</b> Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H  <b>Controls:</b> Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet
§ 714.40	§ 790.102(n)	BROADWAY SPECIALTY RETAIL USES  <b>Boundaries:</b> Broadway NCD  <b>Controls:</b> Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)

§ 714.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT
§ 722.94	§§ 150, 153-157, 159-160, 204.5	(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SU <sup>a</sup> Controls: Garment shops are P at the 1st and 2nd stories

**SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Castro Street District is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports a number of offices in converted residential buildings.

The Castro Street District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special

controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls authorize some additional eating and drinking establishments with a conditional use, permit self-service specialty food establishments, and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

Housing development in new buildings is encouraged above the second story. Existing housing units are protected by limitations on demolitions and upper-story conversions.

**SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>Castro Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
715.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X, 65B See Zoning Map
715.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1
715.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
715.13	Street Frontage		Required § 145.1
715.14	Awning	§ 790.20	P § 136.1(a)
715.15	Canopy	§ 790.26	P § 136.1(b)
715.16	Marquee	§ 790.58	P § 136.1(c)

1	715.17	Street Trees		Required § 143
2	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
3	715.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
4	715.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P to 1,999 sq. ft.; C# 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
5				
6				
7	715.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
8				
9				
10	715.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11				
12	715.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
13				
14	715.25	Drive-Up Facility	§ 790.30	
15	715.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
16				
17	715.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
18	715.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
19				
20	715.31	Business Sign	§§ 262, 602—604, 608, 609	P # § 607.1(f)2
21	715.32	Other Signs	§§ 262, 602—604, 608, 609	P # § 607.1(c) (d) (g)
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No.	Zoning Category	§ References	Castro Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
715.38	Residential Conversion	§ 790.84	P	C	
715.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					
715.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
715.41	Bar	§ 790.22			
715.42	Full-Service Restaurant	§ 790.92			
715.43	Large Fast Food Restaurant	§ 790.90			
715.44	Small Self-Service Restaurant	§ 790.91			
715.45	Liquor Store	§ 790.55	C		
715.46	Movie Theater	§ 790.64	P		
715.47	Adult Entertainment	§ 790.36	C		
715.48	Other Entertainment	§ 790.38	C #		
715.49	Financial Service	§ 790.110	C	C	
715.50	Limited Financial Service	§ 790.112	C		
715.51	Medical Service	§ 790.114	P	P	C
715.52	Personal Service	§ 790.116	P	P	C
715.53	Business or Professional Service	§ 790.108	P	P	C
715.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
715.55	Tourist Hotel	§ 790.46	C	C	C
715.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
715.57	Automotive Gas Station	§ 790.14			
715.58	Automotive Service Station	§ 790.17			
715.59	Automotive Repair	§ 790.15			
715.60	Automotive Wash	§ 790.18			
715.61	Automobile Sale or Rental	§ 790.12			

1	715.62	Animal Hospital	§ 790.6	C		
2	715.63	Ambulance Service	§ 790.2			
3	715.64	Mortuary	§ 790.62			
4	715.65	Trade Shop	§ 790.124	P	C	
5	715.66	Storage	§ 790.117			
6	715.67	Video Store	§ 790.135	C	C	
7	715.68	Fringe Financial Service	§ 790.111			
8	715.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
9	715.69A	Self-Service Specialty Food	§ 790.93	P		
10	715.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
11	<u>715.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>715.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b>Institutions and Non-Retail Sales and Services</b>						
13	715.70	Administrative Service	§ 790.106			
14	715.80	Hospital or Medical Center	§ 790.44			
15	715.81	Other Institutions, Large	§ 790.50	P	C	C
16	715.82	Other Institutions, Small	§ 790.51	P	P	P
17	715.83	Public Use	§ 790.80	C	C	C
18	715.84	Medical Cannabis Dispensary	§ 790.141	P		
<b>RESIDENTIAL STANDARDS AND USES</b>						
19	715.90	Residential Use	§ 790.88	P	P	P
20	715.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
21	715.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
22	715.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
23	715.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit		

			§§ 151, 161(a) (g)		
715.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR CASTRO STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 715.31 § 715.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
		<b>Boundaries:</b> Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD  <b>Controls:</b> Special restrictions and limitations for signs
§ 715.48		<b>Boundaries:</b> Applicable for the Castro Street NCD.  <b>Controls:</b> Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.

**SEC. 716.1. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Inner Clement Street Commercial District is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District of northwest San Francisco. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the City and region. There are also a significant number

1 of professional, realty, and business offices as well as financial institutions. The pleasant  
 2 pedestrian character of the district is derived directly from the intensely active retail frontage  
 3 on Clement Street.

4 The Inner Clement Street District controls are designed to promote development that is  
 5 consistent with its existing land use patterns and to maintain a harmony of uses that supports  
 6 the district's vitality. The building standards allow small-scale buildings and uses, protecting  
 7 rear yards above the ground story and at residential levels. In new development, most  
 8 commercial uses are permitted at the first two stories, although certain limitations apply to  
 9 uses at the second story. Special controls are necessary to preserve the equilibrium of  
 10 neighborhood-serving convenience and comparison shopping businesses and protect  
 11 adjacent residential livability. These controls prohibit additional financial service and limit  
 12 additional eating and drinking establishments, late-night commercial uses and ground-story  
 13 entertainment uses. In order to maintain the street's active retail frontage, controls also  
 14 prohibit most new automobile and drive-up uses.

15 Housing development is encouraged in new buildings above the ground story. Existing  
 16 residential units are protected by prohibitions on upper-story conversions and limitations on  
 17 demolitions.

18 **SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 19 **ZONING CONTROL TABLE**

			Inner Clement Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
716.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
716.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1

1	716.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
2				
3	716.13	Street Frontage		Required § 145.1
4				
5	716.14	Awning	§ 790.20	P § 136.1(a)
6	716.15	Canopy	§ 790.26	P § 136.1(b)
7	716.16	Marquee	§ 790.58	P § 136.1(c)
8				
9	716.17	Street Trees		Required § 143
10	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
11	716.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
12	716.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2
13				
14	716.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
15				
16	716.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
17				
18	716.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
19				
20	716.25	Drive-Up Facility	§ 790.30	
21	716.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
22				
23	716.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
24				
25	716.30	General Advertising	§§ 262, 602—604, 608,	

	Sign	609	
716.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
716.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Inner Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
716.38	Residential Conversion	§ 790.84	P		
716.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
716.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
716.41	Bar	§ 790.22	C#		
716.42	Full-Service Restaurant	§ 790.92	C#		
716.43	Large Fast Food Restaurant	§ 790.90			
716.44	Small Self-Service Restaurant	§ 790.91			
716.45	Liquor Store	§ 790.55	C		
716.46	Movie Theater	§ 790.64	P		
716.47	Adult Entertainment	§ 790.36			
716.48	Other Entertainment	§ 790.38	C		
716.49	Financial Service	§ 790.110			
716.50	Limited Financial Service	§ 790.112	C		
716.51	Medical Service	§ 790.114	P	C	
716.52	Personal Service	§ 790.116	P	C	
716.53	Business or Professional Service	§ 790.108	P	C	
716.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
716.55	Tourist Hotel	§ 790.46	C	C	
716.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C

1	716.57	Automotive Gas Station	§ 790.14			
2	716.58	Automotive Service Station	§ 790.17			
3	716.59	Automotive Repair	§ 790.15			
4	716.60	Automotive Wash	§ 790.18			
5	716.61	Automobile Sale or Rental	§ 790.12			
6	716.62	Animal Hospital	§ 790.6	C		
7	716.63	Ambulance Service	§ 790.2			
8	716.64	Mortuary	§ 790.62			
9	716.65	Trade Shop	§ 790.124	P	C	
10	716.66	Storage	§ 790.117			
11	716.67	Video Store	§ 790.135	C	C	
12	716.68	Fringe Financial Service	§ 790.111			
13	716.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
14	716.69A	Self-Service Specialty Food	§ 790.93			
15	716.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
16	<u>716.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>716.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<b>Institutions and Non-Retail Sales and Services</b>					
19	716.70	Administrative Service	§ 790.106			
20	716.80	Hospital or Medical Center	§ 790.44			
21	716.81	Other Institutions, Large	§ 790.50	P	C	C
22	716.82	Other Institutions, Small	§ 790.51	P	P	P
23	716.83	Public Use	§ 790.80	C	C	C
24	716.84	Medical Cannabis Dispensary	§ 790.141	P		
25	<b>RESIDENTIAL STANDARDS AND USES</b>					
	716.90	Residential Use	§ 790.88	P	P	P
	716.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
	716.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		

1	716.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d)		
2	716.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
3	716.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT**

8	Article 7 Code Section	Other Code Section	Zoning Controls
9	§ 716.41	§ 790.22	INNER CLEMENT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in §790.92 and (B) a bona-fide restaurant as defined in §781.8(c); and (2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.  (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.
10	§ 716.41	§ 790.22	INNER CLEMENT STREET LIQUOR LICENSES FOR BARS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (a) In order to allow wine and/or beer bars to seek an ABC license type 42 so that wine and beer (but not hard spirits) may be served for drinking on the premises, a bar use, as defined in §790.22,

		<p>may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as a wine and beer bar with an ABC license type 42, which may include incidental food services; and</p> <p>(2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
<p>§716.41 and 716.42</p>	<p>§790.92 and 790.22</p>	<p><b>INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND BARS</b></p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls: A full-service restaurant or a bar may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of three (3) full-service restaurants or bars in accordance with this Section. Should a full-service restaurant or bar permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant or bar in accordance with the terms of this Section.</p>

**SEC. 717.1. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Outer Clement Street Neighborhood Commercial District is located on Clement Street between 19th Avenue and 27th Avenue in the western portion of the Richmond District. The shopping area contains small-scale convenience businesses, as well as many restaurants and a movie theater. The district's restaurants serve a neighborhood and Citywide clientele during the evening hours, while convenience shopping uses cater for the most part to

1 daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings  
 2 with some fully commercial and fully residential buildings interspersed between them.

3 The Outer Clement Street District controls are designed to promote development that is  
 4 in keeping with the district's existing small-scale, mixed-use character. The building standards  
 5 monitor large-scale development and protect rear yards at all levels. Future commercial  
 6 growth is directed to the ground story in order to promote more continuous and active retail  
 7 frontage. Additional eating and drinking establishments are prohibited, while ground-story  
 8 entertainment and financial service uses are monitored in order to limit the problems of traffic,  
 9 congestion, noise and late-night activity associated with such uses and to protect existing  
 10 neighborhood-serving businesses. Other controls restricting late-night activity, hotels,  
 11 automobile uses, and drive-up facilities are designed to preserve the low-intensity character of  
 12 the district.

13 Housing development in new buildings is encouraged above the ground story. Existing  
 14 residential units are protected by prohibitions of upper-story conversions and limitations on  
 15 demolitions.

16 **SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 17 **ZONING CONTROL TABLE**

			Outer Clement Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
717.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
717.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
717.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)

1	717.13	Street Frontage		Required § 145.1
2	717.14	Awning	§ 790.20	P § 136.1(a)
3	717.15	Canopy	§ 790.26	P § 136.1(b)
4	717.16	Marquee	§ 790.58	P § 136.1(c)
5	717.17	Street Trees		Required § 143
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
7	717.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
8	717.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
9	717.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	717.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	717.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	717.25	Drive-Up Facility	§ 790.30	
13	717.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
14	717.27	Hours of Operation	§ 790.48	P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m.
15	717.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
16	717.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
17	717.32	Other Signs	§§ 262, 602—604, 608,	P

		609	§ 607.1(c) (d) (g)
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No.	Zoning Category	§ References	Outer Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
717.38	Residential Conversion	§ 790.84	P		
717.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
717.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
717.41	Bar	§ 790.22			
717.42	Full-Service Restaurant	§ 790.92			
717.43	Large Fast Food Restaurant	§ 790.90			
717.44	Small Self-Service Restaurant	§ 790.91			
717.45	Liquor Store	§ 790.55	C		
717.46	Movie Theater	§ 790.64	P		
717.47	Adult Entertainment	§ 790.36			
717.48	Other Entertainment	§ 790.38	C		
717.49	Financial Service	§ 790.110	C		
717.50	Limited Financial Service	§ 790.112	C		
717.51	Medical Service	§ 790.114	P		
717.52	Personal Service	§ 790.116	P		
717.53	Business or Professional Service	§ 790.108	P		
717.54	Massage Establishment	§ 790.60, § 1900 Health Code			
717.55	Tourist Hotel	§ 790.46			
717.56	Automobile Parking	§§ 790.8, 156, 160	C	C	
717.57	Automotive Gas Station	§ 790.14			
717.58	Automotive Service Station	§ 790.17			
717.59	Automotive Repair	§ 790.15			
717.60	Automotive Wash	§ 790.18			

1	717.61	Automobile Sale or Rental	§ 790.12			
2	717.62	Animal Hospital	§ 790.6	C		
3	717.63	Ambulance Service	§ 790.2			
4	717.64	Mortuary	§ 790.62			
5	717.65	Trade Shop	§ 790.124	P		
6	717.66	Storage	§ 790.117			
7	717.67	Video Store	§ 790.135	C	C	
8	717.68	Fringe Financial Service	§ 790.111			
9	717.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
10	717.69A	Self-Service Specialty Food	§ 790.93			
11	717.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
12	<u>717.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>717.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	<b>Institutions and Non-Retail Sales and Services</b>					
15	717.70	Administrative Service	§ 790.106			
16	717.80	Hospital or Medical Center	§ 790.44			
17	717.81	Other Institutions, Large	§ 790.50	P	C	C
18	717.82	Other Institutions, Small	§ 790.51	P	P	P
19	717.83	Public Use	§ 790.80	C	C	C
20	717.84	Medical Cannabis Dispensary	§ 790.141	P		
21	<b>RESIDENTIAL STANDARDS AND USES</b>					
22	717.90	Residential Use	§ 790.88	P	P	P
23	717.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
24	717.92	Residential Density, Group Housing	§§ 207.1, 790.88 (b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
25	717.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		

1	717.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
2	717.95	Community Residential Parking	§ 790.10	C	C	C
3						
4						

5                   **SEC. 718.1. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL**  
6 **DISTRICT.**

7                   The Upper Fillmore Street Neighborhood Commercial District is situated in the south-  
8 central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to  
9 Bush and extends west one block along California and Pine Streets. This medium-scaled,  
10 multi-purpose commercial district provides convenience goods to its immediate neighborhood  
11 as well as comparison shopping goods and services on a specialized basis to a wider trade  
12 area. Commercial businesses are active during both day and evening and include a number  
13 of bars, restaurants, specialty groceries, and specialty clothing stores.

14                  The Upper Fillmore District controls are designed to protect the existing building scale  
15 and promote new mixed-use development which is in character with adjacent buildings.  
16 Building standards regulate large lot and use development and protect rear yards above the  
17 ground story and at residential levels. Most commercial uses are permitted at the first two  
18 stories of new buildings. Special controls are designed to preserve the existing equilibrium of  
19 neighborhood-serving convenience and specialty commercial uses. In order to maintain  
20 convenience stores and protect adjacent livability, additional eating and drinking  
21 establishments are prohibited and ground-story entertainment and financial service uses are  
22 limited. In order to promote continuous retail frontage, drive-up and most automobile uses are  
23 prohibited.

24                  Housing development in new buildings is encouraged above the second story. Existing  
25 residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>Upper Fillmore Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
718.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
718.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
718.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
718.13	Street Frontage		Required § 145.1
718.14	Awning	§ 790.20	P § 136.1(a)
718.15	Canopy	§ 790.26	P § 136.1(b)
718.16	Marquee	§ 790.58	P § 136.1(c)
718.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
718.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a) (b)
718.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
718.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
718.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.

			§§ 152, 161(b)
1	718.24	Outdoor Activity Area	§ 790.70
2			P if located in front; C if located elsewhere § 145.2(a)
3	718.25	Drive-Up Facility	§ 790.30
4	718.26	Walk-Up Facility	§ 790.140
5			P if recessed 3 ft.; C if not recessed § 145.2(b)
6	718.27	Hours of Operation	§ 790.48
7			P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
8	718.30	General Advertising Sign	§§ 262, 602—604, 608, 609
9	718.31	Business Sign	§§ 262, 602—604, 608, 609
10			P § 607.1(f) 2
11	718.32	Other Signs	§§ 262, 602—604, 608, 609
			P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Fillmore Street			
			Controls by Story			
		§ 790.118	1st	2nd	3rd+	
15	718.38	Residential Conversion	§ 790.84	P	C	
16	718.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>						
18	718.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
19	718.41	Bar	§ 790.22			
20	718.42	Full-Service Restaurant	§ 790.92			
21	718.43	Large Fast Food Restaurant	§ 790.90			
22	718.44	Small Self-Service Restaurant	§ 790.91			
23	718.45	Liquor Store	§ 790.55	C		
24	718.46	Movie Theater	§ 790.64	P		
25	718.47	Adult Entertainment	§ 790.36			
	718.48	Other Entertainment	§ 790.38	C		
	718.49	Financial Service	§ 790.110	C		

1	718.50	Limited Financial Service	§ 790.112	C		
2	718.51	Medical Service	§ 790.114	P	P	
3	718.52	Personal Service	§ 790.116	P	P	
4	718.53	Business or Professional Service	§ 790.108	P	P	
5	718.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
6	718.55	Tourist Hotel	§ 790.46	C	C	C
7	718.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
8	718.57	Automotive Gas Station	§ 790.14			
9	718.58	Automotive Service Station	§ 790.17			
10	718.59	Automotive Repair	§ 790.15			
11	718.60	Automotive Wash	§ 790.18			
12	718.61	Automobile Sale or Rental	§ 790.12			
13	718.62	Animal Hospital	§ 790.6	C		
14	718.63	Ambulance Service	§ 790.2			
15	718.64	Mortuary	§ 790.62			
16	718.65	Trade Shop	§ 790.124	P		
17	718.66	Storage	§ 790.117			
18	718.67	Video Store	§ 790.135	C	C	
19	718.68	Fringe Financial Service	§ 790.111			
20	718.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
21	718.69A	Self-Service Specialty Food	§ 790.93			
22	718.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
23	<u>718.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>718.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	<b>Institutions and Non-Retail Sales and Services</b>					
	718.70	Administrative Service	§ 790.106			
	718.80	Hospital or Medical Center	§ 790.44			
	718.81	Other Institutions, Large	§ 790.50	P	C	C

1	718.82	Other Institutions, Small	§ 790.51	P	P	P
2	718.83	Public Use	§ 790.80	C	C	C
3	718.84	Medical Cannabis Dispensary	§ 790.141	P		
4	718.85	Philanthropic Administrative Services	§ 790.107	P	P	P
5	<b>RESIDENTIAL STANDARDS AND USES</b>					
6	718.90	Residential Use	§ 790.88	P	P	P
7	718.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
8	718.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
9	718.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
10	718.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
11	718.95	Community Residential Parking	§ 790.10	C	C	C

**SEC. 719.1. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

Northwest of the City's geographical center, the Haight Street Neighborhood Commercial District is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah. The shopping area provides convenience goods and services to local Haight-Ashbury residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.

1 The Haight Street District controls are designed to protect the existing building scale  
 2 and promote new mixed-use development which is in character with adjacent buildings. The  
 3 building standards regulate large-lot and use development and protect rear yards above the  
 4 ground story and at residential levels. To promote the prevailing mixed-use character, most  
 5 commercial uses are directed primarily to the ground story with some upper-story restrictions  
 6 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving  
 7 commercial uses and regulate the more intensive commercial uses which can generate  
 8 congestion and nuisance problems, special controls prohibit additional drinking uses, limit  
 9 additional eating establishments, restrict expansion and intensification of existing eating and  
 10 drinking establishments, and limit entertainment and tourist hotels. Prohibitions of most  
 11 automobile and drive-up uses protect the district's continuous retail frontage.

12 Housing development in new buildings is encouraged above the ground story. Existing  
 13 residential units are protected by prohibition of upper-story conversions and limitations on  
 14 demolitions.

15  
 16 **SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
 ZONING CONTROL TABLE**

			Haight Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
719.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
719.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
719.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
719.13	Street Frontage		Required

1			§ 145.1
2	719.14	Awning	§ 790.20 P § 136.1(a)
3	719.15	Canopy	§ 790.26 P § 136.1(b)
4	719.16	Marquee	§ 790.58 P § 136.1(c)
5	719.17	Street Trees	Required § 143
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
7	719.20	Floor Area Ratio	§§ 102.9, 102.11, 123 1.8 to 1 § 124(a) (b)
8	719.21	Use Size <i>[Non-Residential]</i>	§ 790.130 P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
9	719.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5 Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
10	719.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5 Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	719.24	Outdoor Activity Area	§ 790.70 P if located in front; C if located elsewhere § 145.2(a)
12	719.25	Drive-Up Facility	§ 790.30
13	719.26	Walk-Up Facility	§ 790.140 P if recessed 3 ft.; C if not recessed § 145.2(b)
14	719.27	Hours of Operation	§ 790.48 P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
15	719.30	General Advertising Sign	§§ 262, 602—604, 608, 609
16	719.31	Business Sign	§§ 262, 602—604, 608, 609 P § 607.1(f)2
17	719.32	Other Signs	§§ 262, 602—604, 608, 609 P § 607.1(c) (d) (g)
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No.	Zoning Category	§ References	Haight Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
719.38	Residential Conversion	§ 790.84	P		
719.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
719.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	C#	#
719.41	Bar	§ 790.22	#	#	#
719.42	Full-Service Restaurant	§ 790.92	C#	#	#
719.43	Large Fast Food Restaurant	§ 790.90	#	#	#
719.44	Small Self-Service Restaurant	§ 790.91	#	#	#
719.45	Liquor Store	§ 790.55			
719.46	Movie Theater	§ 790.64	P		
719.47	Adult Entertainment	§ 790.36			
719.48	Other Entertainment	§ 790.38	C		
719.49	Financial Service	§ 790.110	P		
719.50	Limited Financial Service	§ 790.112	P		
719.51	Medical Service	§ 790.114		C	
719.52	Personal Service	§ 790.116	P	C	
719.53	Business or Professional Service	§ 790.108	P	C	
719.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
719.55	Tourist Hotel	§ 790.46	C	C	
719.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
719.57	Automotive Gas Station	§ 790.14			
719.58	Automotive Service Station	§ 790.17			
719.59	Automotive Repair	§ 790.15	C		
719.60	Automotive Wash	§ 790.18			
719.61	Automobile Sale or Rental	§ 790.12			
719.62	Animal Hospital	§ 790.6	C		

1	719.63	Ambulance Service	§ 790.2			
2	719.64	Mortuary	§ 790.62			
3	719.65	Trade Shop	§ 790.124	P		
4	719.66	Storage	§ 790.117			
5	719.67	Video Store	§ 790.135	C	C	
6	719.68	Fringe Financial Service	§ 790.111	#	#	#
7	719.69	Tobacco Paraphernalia Establishments	§ 790.123	#	#	#
8	719.69A	Self-Service Specialty Food	§ 790.93	#	#	#

9	719.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
10	<i>719.69C</i>	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
11	<i>719.69D</i>	<i>Urban Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>

**Institutions and Non-Retail Sales and Services**

12	719.70	Administrative Service	§ 790.106			
13	719.80	Hospital or Medical Center	§ 790.44			
14	719.81	Other Institutions, Large	§ 790.50	P	C	C
15	719.82	Other Institutions, Small	§ 790.51	P	P	P
16	719.83	Public Use	§ 790.80	C	C	C
17	719.84	Medical Cannabis Dispensary	§ 790.141	P		

**RESIDENTIAL STANDARDS AND USES**

18	719.90	Residential Use	§ 790.88	P	P	P
19	719.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area — § 207.4		
20	719.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area — § 208		
21	719.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common		

			§ 135(d)		
719.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
719.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 719.40 § 719.41 § 719.43 § 719.44 § 719.69A	§ 781.9	Boundaries: The entire Haight Street Neighborhood Commercial District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9.
§ 719.42	§ 781.9 790.22 790.92	<b>HAIGHT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS</b> <b>Boundaries:</b> Applicable to the Height Street Neighborhood Commercial District and Height Street Alcohol Restricted Use Subdistrict. <b>Controls:</b> (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 202, the Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.22, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with an of the above criteria for any length of time.
§ 725.42	§ 790.92 § 790.22	<b>HAIGHT STREET FULL-SERVICE RESTAURANTS</b> <b>Boundaries:</b> Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use

		<p>Subdivision.</p> <p><b>Controls:</b> A full-service restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of 3 full-service restaurants in accordance with this Section. Should a full-service restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant in accordance with the terms of this Section.</p>
§ 719.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p><b>Boundaries:</b> The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District.</p> <p><b>Controls:</b> Fringe financial services are NP pursuant to Section 249.35.</p>
§ 719.69	§ 790.123 § 186.1	<p>Tobacco Paraphernalia Establishments — the special definition of "Tobacco Paraphernalia Establishments" applicable to the Haight Street Neighborhood Commercial District shall be repealed three years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it.</p> <p>In the Haight Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.</p>

**SEC. 720.1. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

The Hayes-Gough Neighborhood Commercial Transit District is located within walking distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern edge generally at Lily Street, with an extension south along both sides of Octavia Boulevard to Market Street. This mixed-use commercial district contains a limited range of retail commercial activity, which primarily caters to the immediate need of the neighborhood. The few comparison goods that it does provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.

1           The Hayes-Gough District controls are designed to allow for growth and expansion that  
 2 is compatible with the existing building and use scales. Building standards protect the  
 3 moderate building and use size and require rear yards at residential levels. To maintain the  
 4 mixed-use character of the district, most commercial uses are permitted at the first and  
 5 second stories and housing is strongly encouraged at the third story and above. In order to  
 6 encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and  
 7 problematic uses, eating and drinking, and entertainment uses are directed to the ground  
 8 story. Retail sales activity, especially neighborhood-serving businesses, is further promoted  
 9 by restricting new ground-story medical, business and professional offices. To protect  
 10 continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking  
 11 is required to be setback or below ground, and active, pedestrian-oriented ground floor uses  
 12 are required on Hayes Street and portions of Octavia Boulevard.

13           Housing development in new buildings is encouraged above the second story, and is  
 14 controlled not by lot area but by physical envelope controls. Existing residential units are  
 15 protected by limitations on demolitions, mergers, subdivisions, and upper-story conversions.  
 16 Given the area's central location and accessibility to the downtown and to the City's transit  
 17 network, accessory parking for residential uses is not required. The code controls for this  
 18 district are supported and augmented by design guidelines and policies in the Market and  
 19 Octavia Area Plan of the General Plan.

20  
 21           **SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
 ZONING CONTROL TABLE**

			Hayes-Gough
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
720.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252,	Varies See Zoning Map

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		260, 261.1, 263.18, 270, 271	Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
720.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
720.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a), (e)
720.13	Street Frontage		Required § 145.1
720.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
720.13b	Street Frontage, Required Ground Floor Commercial		Hayes Street; Octavia Street, from Fell to Hayes Streets § 145.1(d), (e)
720.13c	Street Frontage, Parking and Loading Access Restrictions		NP: Hayes Street; Octavia Street, § 155(r)
720.14	Awning	§ 790.20	P § 136.1(a)
720.15	Canopy	§ 790.26	P § 136.1(b)
720.16	Marquee	§ 790.58	P § 136.1(c)
720.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
720.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
720.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
720.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 166, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1

1			space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1
2	720.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5 Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b)
3	720.24	Outdoor Activity Area	§ 790.70 P if located in front; C if located elsewhere § 145.2(a)
4	720.25	Drive-Up Facility	§ 790.30 NP
5	720.26	Walk-Up Facility	§ 790.140 P if recessed 3 ft.; C if not recessed § 145.2(b)
6	720.27	Hours of Operation	§ 790.48 P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
7	720.30	General Advertising Sign	§§ 262, 602—604, 608, 609
8	720.31	Business Sign	§§ 262, 602—604, 608, 609 P § 607.1(f)2
9	720.32	Other Signs	§§ 262, 602—604, 608, 609 P # § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Hayes-Gough		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
720.38	Residential	§§ 790.84,	C	C	

1		Conversion	207.7			
2	720.39	Residential Demolition	§§ 790.86, 207.7	C	C	C
3	720.39a	Residential Division	§ 207.6	P	P	P
4	<b>Retail Sales and Services</b>					
5	720.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
6						
7	720.41	Bar	§ 790.22	P		
8	720.42	Full-Service Restaurant	§ 790.92	P		
9	720.43	Large Fast Food Restaurant	§ 790.90	C		
10	720.44	Small Self-Service Restaurant	§ 790.91	P		
11						
12	720.45	Liquor Store	§ 790.55	C		
13	720.46	Movie Theater	§ 790.64	P		
14	720.47	Adult Entertainment	§ 790.36			
15	720.48	Other Entertainment	§ 790.38	C		
16	720.49	Financial Service	§ 790.110	P	C	
17	720.50	Limited Financial Service	§ 790.112	P		
18	720.51	Medical Service	§ 790.114	C	P	C
19	720.52	Personal Service	§ 790.116	P	P	C
20	720.53	Business or Professional Service	§ 790.108	C	P	C
21						
22	720.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
23	720.55	Tourist Hotel	§ 790.46	C	C	C
24	720.56	Automobile Parking	§§ 790.8, 156, 158.1, 160, 166	C	C	C
25						

1	720.57	Automotive Gas Station	§ 790.14			
2	720.58	Automotive Service Station	§ 790.17			
3	720.59	Automotive Repair	§ 790.15			
4	720.60	Automotive Wash	§ 790.18			
5	720.61	Automobile Sale or Rental	§ 790.12			
6	720.62	Animal Hospital	§ 790.6	C		
7	720.63	Ambulance Service	§ 790.2			
8	720.64	Mortuary	§ 790.62			
9	720.65	Trade Shop	§ 790.124	P	C	
10	720.66	Storage	§ 790.117			
11	720.67	Video Store	§ 790.135	C	C	
12	720.68	Fringe Financial Service	§ 790.111	P#		
13	720.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
14	720.69A	Self-Service Specialty Food	§ 790.93	P		
15	720.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
16	<u>720.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>720.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<b>Institutions and Non-Retail Sales and Services</b>					
19	720.70	Administrative Service	§ 790.106			
20	720.80	Hospital or Medical Center	§ 790.44			
21	720.81	Other Institutions,	§ 790.50	P	C	C

1		Large				
2	720.82	Other Institutions, Small	§ 790.51	P	P	P
3	720.83	Public Use	§ 790.80	C	C	C
4	720.84	Medical Cannabis Dispensary	§ 790.141	P		
5	<b>RESIDENTIAL STANDARDS AND USES</b>					
6	720.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
7	720.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207.4, 207.6		
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13	720.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
14						
15						
16						
17						
18						
19	720.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
20						
21						
22	720.94	Off-Street Parking, Residential	§§ 150, 153— 157, 159— 160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cares for each dwelling unit. §§ 151.1, 166, 167, 145.1		
23						
24	720.95	Community Residential Parking	§ 790.10, 145.1, 151.1(f),	C	C	C
25						

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**SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
720.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

**SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Upper Market Street Neighborhood Commercial District, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets.

The Upper Market Street district controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings, most commercial uses are permitted with some

1 limitations above the second story. In order to maintain continuous retail frontage and  
 2 preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are  
 3 encouraged, and eating and drinking, entertainment, and financial service uses are limited.  
 4 Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

5 Housing development in new buildings is encouraged above the second story. Existing  
 6 upper-story residential units are protected by limitations on demolitions and upper-story  
 7 conversions.

8  
 9 **SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
 ZONING CONTROL TABLE**

			Upper Market Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
721.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X, 50-X, 65-B, 80-B See Zoning Map
721.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
721.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a) (e)
721.13	Street Frontage		Required § 145.1
721.14	Awning	§ 790.20	P § 136.1(a)
721.15	Canopy	§ 790.26	P § 136.1(b)
721.16	Marquee	§ 790.58	P § 136.1(c)
721.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			

1	721.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
2	721.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
3				
4	721.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
5				
6	721.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
7				
8				
9	721.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
10				
11	721.25	Drive-Up Facility	§ 790.30	
12	721.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
13				
14	721.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
15	721.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
16	721.31	Business Sign	§§ 262, 602—604, 608, 609	P # § 607.1(f)2
17				
18	721.32	Other Signs	§§ 262, 602—604, 608, 609	P # § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Market Street		
			Controls by Story		
			1 <sup>st</sup>	2nd	3rd+
		§ 790.118			
721.38	Residential Conversion	§ 790.84	P	C	
721.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
721.40	Other Retail Sales and	§ 790.102	P	P	

1		Services [Not Listed Below]				
2	721.41	Bar	§ 790.22	C		
3	721.42	Full-Service Restaurant	§ 790.92	C		
4	721.43	Large Fast Food Restaurant	§ 790.90			
5	721.44	Small Self-Service Restaurant	§ 790.91	C		
6	721.45	Liquor Store	§ 790.55	C		
7	721.46	Movie Theater	§ 790.64	P		
8	721.47	Adult Entertainment	§ 790.36			
9	721.48	Other Entertainment	§ 790.38	C#		
10	721.49	Financial Service	§ 790.110	C	C	
11	721.50	Limited Financial Service	§ 790.112	P		
12	721.51	Medical Service	§ 790.114	P	P	C
13	721.52	Personal Service	§ 790.116	P	P	C
14	721.53	Business or Professional Service	§ 790.108	P	P	C
15	721.54	Massage Establishment	§ 790.60, § 1900 Health Code	C	C	
16	721.55	Tourist Hotel	§ 790.46	C	C	C
17	721.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
18	721.57	Automotive Gas Station	§ 790.14			
19	721.58	Automotive Service Station	§ 790.17			
20	721.59	Automotive Repair	§ 790.15	C		
21	721.60	Automotive Wash	§ 790.18			
22	721.61	Automobile Sale or Rental	§ 790.12			
23	721.62	Animal Hospital	§ 790.6	C		
24	721.63	Ambulance Service	§ 790.2			
25	721.64	Mortuary	§ 790.62			
	721.65	Trade Shop	§ 790.124	P	C	
	721.66	Storage	§ 790.117			
	721.67	Video Store	§ 790.135	C	C	
	721.68	Fringe Financial Service	§ 790.111			

1	721.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
2	721.69A	Self-Service Specialty Food	§ 790.93	C		
3	721.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
4						
5	<u>721.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>721.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<b>Institutions and Non-Retail Sales and Services</b>					
8	721.70	Administrative Service	§ 790.106			
9	721.80	Hospital or Medical Center	§ 790.44			
10	721.81	Other Institutions, Large	§ 790.50	P	C	C
11	721.82	Other Institutions, Small	§ 790.51	P	P	P
12	721.83	Public Use	§ 790.80	C	C	C
13	721.84	Medical Cannabis Dispensary	§ 790.141	P		
14	<b>RESIDENTIAL STANDARDS AND USES</b>					
15	721.90	Residential Use	§ 790.88	P	P	P
16	721.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
17	721.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
18	721.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d)		
19	721.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
20	721.95	Community Residential Parking	§ 790.10	C	C	C
21						
22						
23						
24						
25						

**SPECIFIC PROVISIONS FOR UPPER MARKET STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 721.31 § 721.32	§ 608.10	<p>UPPER MARKET STREET SPECIAL SIGN DISTRICT</p> <p><b>Boundaries:</b> Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD</p> <p><b>Controls:</b> Special restrictions and limitations for signs</p>
§ 721.48		<p><b>Boundaries:</b> Applicable for the Upper Market Street NCD.</p> <p><b>Controls:</b> Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.</p>

**SEC. 722.1. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

The North Beach Neighborhood Commercial District is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district, and a tourist attraction, as well as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, drinking, and entertainment establishments remain open into the evening to serve a much wider trade area and attract many tourists. The balance between neighborhood-serving convenience stores and Citywide specialty businesses has shifted , as convenience stores have been replaced by restaurants and bars The proliferation of financial services, limited

1 financial services, and business and professional services has also upset the district's  
2 balance of uses. The relocation of business and professional offices from downtown to North  
3 Beach threatens the loss of upper-story residential units.

4 The North Beach District controls are designed to ensure the livability and  
5 attractiveness of North Beach. Building standards limit new development to a small to  
6 moderate scale. Rear yards are protected above the ground story and at residential levels.  
7 Most new commercial development is permitted at the first two stories. Small-scale,  
8 neighborhood-serving businesses are strongly encouraged and formula retail uses are  
9 prohibited. Use sizes are controlled to limit future consolidation of spaces and to encourage  
10 conversion back to the traditional small-scale commercial spaces. Special controls are  
11 necessary because an over-concentration of food and beverage service establishments limits  
12 neighborhood-serving retail sales and personal services in an area that needs them to thrive  
13 as a neighborhood. In order to maintain neighborhood-serving retail sales and personal  
14 services and to protect residential livability, additional eating and drinking establishments are  
15 prohibited in spaces that have been occupied by neighborhood-serving retail sales and  
16 personal services. Special controls limit additional ground-story entertainment uses and  
17 prohibit new walk-up automated bank teller machines (ATMs). Financial services, limited  
18 financial services, and ground-story business and professional office uses are prohibited from  
19 locating in the portion of the district south of Greenwich Street, while new financial services  
20 locating in the portion of the district north of Greenwich Street are limited. Restrictions on  
21 automobile and drive-up uses are intended to promote continuous retail frontage and maintain  
22 residential livability.

23 In keeping with the district's existing mixed-use character, housing development in new  
24 buildings is encouraged above the second story. Existing residential units are protected by  
25 prohibitions of upper-story conversions and limitations on demolitions.

**SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>North Beach</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
722.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	P up to 40 ft.
722.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
722.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
722.13	Street Frontage		Required § 145.1
722.14	Awning	§ 790.20	P § 136.1(a)
722.15	Canopy	§ 790.26	P § 136.1(b)
722.16	Marquee	§ 790.58	P § 136.1(c)
722.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
722.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
722.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 1,999 sq. ft.; C# 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2
722.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
722.23	Off-Street Freight	§§ 150, 153—155,	Generally, none required if

	Loading	204.5	gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
722.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
722.25	Drive-Up Facility	§ 790.30	
722.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
722.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
722.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
722.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
722.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	North Beach		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
722.38	Residential Conversion	§ 790.84	P		
722.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
722.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P #	P #	
722.41	Bar	§ 790.22 § 780.3	C#		
722.42	Full-Service Restaurant	§ 790.92 § 780.3	C#	C #	
722.43	Large Fast Food Restaurant	§ 790.90			

1	722.44	Small Self-Service Restaurant	§ 790.91 § 780.3	C#		
2	722.45	Liquor Store	§ 790.55	C		
3	722.46	Movie Theater	§ 790.64	P		
4	722.47	Adult Entertainment	§ 790.36			
5	722.48	Other Entertainment	§ 790.38	C		
6	722.49	Financial Service	§ 790.110	C/NP #		
7	722.50	Limited Financial Service	§ 790.112	C/NP#		
8	722.51	Medical Service	§ 790.114	P	P	
9	722.52	Personal Service	§ 790.116	P	P	
10	722.53	Business or Professional Service	§ 790.108	C/NP#	P	
11	722.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
12	722.55	Tourist Hotel	§ 790.46	C	C	C
13	722.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
14	722.57	Automotive Gas Station	§ 790.14			
15	722.58	Automotive Service Station	§ 790.17			
16	722.59	Automotive Repair	§ 790.15	C		
17	722.60	Automotive Wash	§ 790.18			
18	722.61	Automobile Sale or Rental	§ 790.12			
19	722.62	Animal Hospital	§ 790.6	C		
20	722.63	Ambulance Service	§ 790.2			
21	722.64	Mortuary	§ 790.62			
22	722.65	Trade Shop	§ 790.124	P#	C #	
23	722.66	Storage	§ 790.117			
24	722.67	Video Store	§ 790.135	C	C	
25	722.68	Fringe Financial Service	§ 790.111			

1	722.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
2	722.69A	Self-Service Specialty Food	§ 790.93	C		
3	722.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
4	<u>722.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>722.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	<b>Institutions and Non-Retail Sales and Services</b>					
7	722.70	Administrative Service	§ 790.106			
8	722.80	Hospital or Medical Center	§ 790.44			
9	722.81	Other Institutions, Large	§ 790.50	P	C	C
10	722.82	Other Institutions, Small	§ 790.51	P	P	P
11	722.83	Public Use	§ 790.80	C	C	C
12	722.84	Medical Cannabis Dispensary	§ 790.141	P		
13	<b>RESIDENTIAL STANDARDS AND USES</b>					
14	722.90	Residential Use	§ 790.88	P	P	P
15	722.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
16	722.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
17	722.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
18	722.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157,	P up to one car for each two dwelling units; C up to .75 cars for each dwelling		

		159—160, 204.5	unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g) # if installing a garage in an existing residential building		
722.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE NORTH BEACH  
NEIGHBORHOOD COMMERCIAL DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§ 722.26	§ 790.140	<b>NORTH BEACH WALK UP FACILITIES</b> <b>Boundaries:</b> North Beach NCD <b>Controls:</b> Walk-up automated bank teller machines (ATMs) are not permitted.
§ 722.40	§ 790.102(n)	<b>NORTH BEACH SPECIALTY RETAIL USES</b> <b>Boundaries:</b> North Beach NCD <b>Controls:</b> Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§§ 722.42, 722.44, 722.41	§ 780.3	<b>NORTH BEACH SPECIAL USE DISTRICT</b> <b>Boundaries:</b> North Beach NCD <b>Controls:</b> Full-service restaurants and small self-service restaurants as defined in Sections 790.92 and 790.91 of this Code and bars as defined in Section 780.22 may be permitted as a conditional use on the first story if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the full-service restaurant, small self-service restaurant, or bar does not occupy:
		(1) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or
		(2) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code.

1	§§ 722.42, 722.44	§§ 790.92, 790.91	NORTH BEACH LIQUOR LICENSES FOR FULL-SERVICE AND SMALL SELF-SERVICE RESTAURANTS <b>Boundaries:</b> North Beach NCD <b>Controls:</b> (a) In order to allow full-service restaurants, as defined in § 790.92, and small self-service restaurants, as defined in § 790.91 to seek or maintain an ABC license type 41, so that they may provide on-site beer and/or wine sales for drinking on the premises, the restaurant shall be required to operate as a 'bona- fide eating place' as defined in § 790.142.
6			(b) In order to allow full service restaurants, as defined in § 790.91, to seek and maintain an ABC license type 47, so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:
10			(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a 'bona-fide eating place' as defined in § 790.142; and
12			(2) (2) The establishment maintains only an ABC license type 47, 40, 41 or 60.
14			(c) The Commission may consider immediate revocation of a previous conditional use authorization should an establishment no longer comply with any of the criteria set forth above in (a) or (b) of this Section for any length of time.
16			(d) A small self-service restaurant use as defined in § 790.91 may not provide liquor for drinking on the premises (with ABC licenses 42, 47, 48, or 61).
18	§§ 722.49, 722.50 722.53	§ 781.6	NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT <b>Boundaries:</b> Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01 <b>Controls:</b> Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story
23	§ 722.65	§ 236	GARMENT SHOP SPECIAL USE DISTRICT
24	§ 722.94	§§ 150, 153- 157, 159-160, 204.5	NORTH BEACH OFF-STREET PARKING, RESIDENTIAL <b>Boundaries:</b> North Beach NCD A. <b>Controls:</b> Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review by
25			

		<p>the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>(1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>B. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) and (5) above.</p> <p><b>Boundaries:</b> Applicable only for the portion of North Beach NCD as mapped on Sectional Map SU01a</p> <p><b>Controls:</b> Garment shops are P at the 1st and 2nd stories</p>
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**SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street Neighborhood Commercial District extends for a mile as a north-south linear strip, and includes a portion of Larkin Street between Post and California Streets. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial use. The district has an active and continuous commercial frontage along Polk Street for almost all of its length. Larkin Street and side streets in the district have a greater proportion of residences than Polk Street itself. The district provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well

1 as some automobile uses, which serve a broader trade area. Commercial uses also include  
 2 offices, as well as movie theaters, restaurants, and bars which keep the district active into the  
 3 evening.

4 The Polk Street District controls are designed to encourage and promote development  
 5 which is compatible with the surrounding neighborhood. The building standards monitor large-  
 6 scale development and protect rear yards at residential levels. Consistent with Polk Street's  
 7 existing mixed-use character, new buildings may contain most commercial uses at the first  
 8 two stories. The controls encourage neighborhood-serving businesses, but limit new eating,  
 9 drinking, other entertainment, and financial service uses, which can produce parking  
 10 congestion, noise and other nuisances or displace other types of local-serving convenience  
 11 goods and services. They also prohibit new adult entertainment uses. Restrictions on drive-up  
 12 and most automobile uses protect the district's continuous retail frontage and prevent further  
 13 traffic congestion.

14 Housing developed in new buildings is encouraged above the second story, especially  
 15 in the less intensely developed portions of the district along Larkin Street. Existing housing  
 16 units are protected by limitations on demolitions and upper-story conversions.

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 18 **SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
 ZONING CONTROL TABLE**

			<b>Polk Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
723.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	65-A, 80-A, 130-E See Zoning Map
723.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
723.12	Rear Yard	§§ 130, 134, 136	Required at residential

1			levels only § 134(a) (e)
2	723.13	Street Frontage	Required § 145.1
3	723.14	Awning	§ 790.20 P § 136.1(a)
4	723.15	Canopy	§ 790.26 P § 136.1(b)
5	723.16	Marquee	§ 790.58 P § 136.1(c)
6	723.17	Street Trees	Required § 143
7	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
8	723.20	Floor Area Ratio	§§ 102.9, 102.11, 123 2.5 to 1 § 124(a) (b)
9	723.21	Use Size <i>[Non-Residential]</i>	§ 790.130 P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2
10	723.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5 Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
11	723.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5 Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
12	723.24	Outdoor Activity Area	§ 790.70 P if located in front; C if located elsewhere § 145.2(a)
13	723.25	Drive-Up Facility	§ 790.30
14	723.26	Walk-Up Facility	§ 790.140 P if recessed 3 ft.; C if not recessed § 145.2(b)
15	723.27	Hours of Operation	§ 790.48 P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
16	723.30	General Advertising Sign	§§ 262, 602—604, 608, 609
17	723.31	Business Sign	§§ 262, 602—604, 608, P

		609	§ 607.1(f)2
723.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Polk Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
723.38	Residential Conversion	§ 790.84	P	C	
723.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
723.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
723.41	Bar	§ 790.22	C		
723.42	Full-Service Restaurant	§ 790.92	C		
723.43	Large Fast Food Restaurant	§ 790.90			
723.44	Small Self-Service Restaurant	§ 790.91	C		
723.45	Liquor Store	§ 790.55	C		
723.46	Movie Theater	§ 790.64	P		
723.47	Adult Entertainment	§ 790.36			
723.48	Other Entertainment	§ 790.38	C		
723.49	Financial Service	§ 790.110	C	C	
723.50	Limited Financial Service	§ 790.112	P		
723.51	Medical Service	§ 790.114	P	P	
723.52	Personal Service	§ 790.116	P	P	
723.53	Business or Professional Service	§ 790.108	P	P	
723.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
723.55	Tourist Hotel	§ 790.46	C	C	C
723.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
723.57	Automotive Gas Station	§ 790.14			
723.58	Automotive Service Station	§ 790.17			

1	723.59	Automotive Repair	§ 790.15	C		
2	723.60	Automotive Wash	§ 790.18			
3	723.61	Automobile Sale or Rental	§ 790.12			
4	723.62	Animal Hospital	§ 790.6	C		
5	723.63	Ambulance Service	§ 790.2			
6	723.64	Mortuary	§ 790.62			
7	723.65	Trade Shop	§ 790.124	P	C	
8	723.66	Storage	§ 790.117			
9	723.67	Video Store	§ 790.135	C	C	
10	723.68	Fringe Financial Service	§ 790.111	#	#	#
11	723.69	Tobacco Paraphernalia Establishments	§ 790.123	NP#	NP#	NP#
12	723.69A	Self-Service Specialty Food	§ 790.93	C		
13	723.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
14	<u>723.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
15	<u>723.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<b>Institutions and Non-Retail Sales and Services</b>					
17	723.70	Administrative Service	§ 790.106			
18	723.80	Hospital or Medical Center	§ 790.44			
19	723.81	Other Institutions, Large	§ 790.50	P	C	C
20	723.82	Other Institutions, Small	§ 790.51	P	P	P
21	723.83	Public Use	§ 790.80	C	C	C
22	723.84	Medical Cannabis Dispensary	§ 790.141	P		
23	<b>RESIDENTIAL STANDARDS AND USES</b>					
24	723.90	Residential Use	§ 790.88	P	P	P
25	723.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 400 sq. ft. lot area § 207.4		
26	723.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 140 sq. ft. lot area § 208		
27	723.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or		

			80 sq. ft. if common § 135(d)
723.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
723.95	Community Residential Parking	§ 790.10	C      C      C

**SPECIFIC PROVISIONS FOR THE POLK STREET DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
723.68	§249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) <b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within the North of Market Residential Special Use District; and includes some properties within the Polk Street Neighborhood Commercial District. <b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 723.69	§ 790.123 § 186.1	Tobacco Paraphernalia Establishments — Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District shall be repealed three years after its initial effective date, unless the Board of Supervisors, on or before that date, extends or re-enacts it. In the Polk Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.

**SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

Located in the Presidio Heights neighborhood in north-central San Francisco, the Sacramento Street Neighborhood Commercial District functions as a small-scale linear shopping area. It extends along Sacramento Street between Lyon and Spruce. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a

1 limited array of convenience goods to the immediate neighborhood. Sacramento Street also  
2 has many elegant clothing, accessory, and antique stores and services, such as hair salons,  
3 which attract customers from a wider trade area. Its numerous medical and business offices  
4 draw clients from throughout the City. Evening activity in the district is limited to one movie  
5 theater, a few restaurants, and some stores near Presidio Avenue.

6 The Sacramento Street District controls are designed to promote adequate growth  
7 opportunities for development that is compatible with the surrounding low-density residential  
8 neighborhood. The building standards monitor large-scale development and protect rear yards  
9 at the grade level and above. Most new commercial development is permitted at the first  
10 story; general retail uses are permitted at the second story only if such use would not involve  
11 conversion of any existing housing units. Special controls are designed to protect existing  
12 neighborhood-serving ground-story retail uses. New medical service offices are prohibited at  
13 all stories. Personal and business services are restricted at the ground story and prohibited on  
14 upper stories. Limits on new ground-story eating and drinking uses, as well as new  
15 entertainment and financial service uses, are intended to minimize the environmental impacts  
16 generated by the growth of such uses. The daytime orientation of the district is encouraged by  
17 prohibiting bars and restricting late-night commercial activity. New hotels and parking facilities  
18 are limited in scale and operation to minimize disruption to the neighborhood. Most new  
19 automobile and drive-up uses are prohibited to promote continuous retail frontage.

20 Housing development in new buildings is encouraged above the second story. Existing  
21 residential units are protected by limitations on demolitions and prohibitions of upper-story  
22 conversions.

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**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>Sacramento Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
724.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
724.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
724.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
724.13	Street Frontage		Required § 145.1
724.14	Awning	§ 790.20	P § 136.1(a)
724.15	Canopy	§ 790.26	P § 136.1(b)
724.16	Marquee	§ 790.58	P § 136.1(c)
724.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
724.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
724.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
724.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
724.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)

1	724.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
2	724.25	Drive-Up Facility	§ 790.30	
3	724.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
4	724.27	Hours of Operation	§ 790.48	P 6 a.m.—12 a.m.; C 12 a.m.—6 a.m.
5	724.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
6	724.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2
7	724.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Sacramento Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
724.38	Residential Conversion	§ 790.84	P		
724.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
724.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
724.41	Bar	§ 790.22			
724.42	Full-Service Restaurant	§ 790.92	C		
724.43	Large Fast Food Restaurant	§ 790.90			
724.44	Small Self-Service Restaurant	§ 790.91	C		
724.45	Liquor Store	§ 790.55	P		
724.46	Movie Theater	§ 790.64	P		
724.47	Adult Entertainment	§ 790.36			
724.48	Other Entertainment	§ 790.38	C		
724.49	Financial Service	§ 790.110	C		
724.50	Limited Financial Service	§ 790.112	C		

1	724.51	Medical Service	§ 790.114			
2	724.52	Personal Service	§ 790.116	C		
3	724.53	Business or Professional Service	§ 790.108	C		
4	724.54	Massage Establishment	§ 790.60, § 1900 Health Code			
5	724.55	Tourist Hotel	§ 790.46	C	C	
6	724.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
7	724.57	Automotive Gas Station	§ 790.14			
8	724.58	Automotive Service Station	§ 790.17			
9	724.59	Automotive Repair	§ 790.15			
10	724.60	Automotive Wash	§ 790.18			
11	724.61	Automobile Sale or Rental	§ 790.12			
12	724.62	Animal Hospital	§ 790.6	C		
13	724.63	Ambulance Service	§ 790.2			
14	724.64	Mortuary	§ 790.62			
15	724.65	Trade Shop	§ 790.124	P	C	
16	724.66	Storage	§ 790.117			
17	724.67	Video Store	§ 790.135	C	C	
18	724.68	Fringe Financial Service	§ 790.111			
19	724.69	Tobacco Paraphernalia Establishments	§ 790.123			
20	724.69A	Self-Service Specialty Food	§ 790.93	C		
21	724.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
22	<u>724.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
23	<u>724.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<b>Institutions and Non-Retail Sales and Services</b>					
25	724.70	Administrative Service	§ 790.106			
	724.80	Hospital or Medical Center	§ 790.44			
	724.81	Other Institutions, Large	§ 790.50	P	C	C
	724.82	Other Institutions, Small	§ 790.51	P	P	P

1	724.83	Public Use	§ 790.80	C	C	C
2	724.84	Medical Cannabis Dispensary	§ 790.141	P		
3	<b>RESIDENTIAL STANDARDS AND USES</b>					
4	724.90	Residential Use	§ 790.88	P	P	P
5	724.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
6	724.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
7	724.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
8	724.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
9	724.95	Community Residential Parking	§ 790.10	C	C	C

14	Article 7 Code Section	Other Code Section	Zoning Controls
15	724.38	790.84	<b>Boundaries:</b> Sacramento Street Neighborhood Commercial District <b>Controls:</b> A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:
16			1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and
17			2) No legally residing residential tenant will be displaced.

21

22 **SEC. 725.1. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

23 The Union Street Commercial District is located in northern San Francisco between the

24 Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van

25 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.

1 The shopping area provides limited convenience goods for the residents of sections of the  
2 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately  
3 surrounding the street. Important aspects of Union Street's business activity are eating and  
4 drinking establishments and specialty shops whose clientele comes from a wide trade area.  
5 There are also a significant number of professional, realty, and business offices. Many  
6 restaurants and bars as well as the district's two movie theaters are open into the evening  
7 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous  
8 business.

9 The Union Street District controls are designed to provide sufficient growth  
10 opportunities for commercial development that is in keeping with the existing scale and  
11 character, promote continuous retail frontage, and protect adjacent residential livability. Small-  
12 scale buildings and neighborhood-serving uses are promoted, and rear yards above the  
13 ground story and at all residential levels are protected. Most commercial development is  
14 permitted at the first two stories of new buildings, while retail service uses are monitored at  
15 the third story and above. Controls are necessary to preserve the remaining convenience  
16 businesses and to reduce the cumulative impacts which the growth of certain uses have on  
17 neighborhood residents. Such controls prohibit additional drinking establishments and limit  
18 additional eating establishments, entertainment, and financial service uses. Most automobile  
19 and drive-up uses are prohibited in order to maintain continuous retail frontage and minimize  
20 further traffic congestion.

21 Housing development in new buildings is encouraged above the second story. Existing  
22 residential units are protected by limitations on demolitions and upper-story conversions.

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24  
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**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

			Union Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
725.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
725.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
725.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)
725.13	Street Frontage		Required § 145.1
725.14	Awning	§ 790.20	P § 136.1(a)
725.15	Canopy	§ 790.26	P § 136.1(b)
725.16	Marquee	§ 790.58	P § 136.1(c)
725.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
725.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
725.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
725.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
725.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft.

			§§ 152, 161(b)
1	725.24	Outdoor Activity Area	§ 790.70
2			P if located in front; C if located elsewhere § 145.2(a)
3	725.25	Drive-Up Facility	§ 790.30
4	725.26	Walk-Up Facility	§ 790.140
5			P if recessed 3 ft.; C if not recessed § 145.2(b)
6	725.27	Hours of Operation	§ 790.48
7			P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
8	725.30	General Advertising Sign	§§ 262, 602—604, 608, 609
9	725.31	Business Sign	§§ 262, 602—604, 608, 609
10			P § 607.1(f) 2
11	725.32	Other Signs	§§ 262, 602—604, 608, 609
			P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Union Street			
			Controls by Story			
		§ 790.118	1st	2nd	3rd+	
12	725.38	Residential Conversion	§ 790.84	P	C	C
13	725.39	Residential Demolition	§ 790.86	P	C	C
14	<b>Retail Sales and Services</b>					
15	725.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	P	
16	725.41	Bar	§ 790.22			
17	725.42	Full-Service Restaurant	§ 790.92	C		
18	725.43	Large Fast Food Restaurant	§ 790.90			
19	725.44	Small Self-Service Restaurant	§ 790.91	C#		
20	725.45	Liquor Store	§ 790.55	C		
21	725.46	Movie Theater	§ 790.64	P		
22	725.47	Adult Entertainment	§ 790.36			
23	725.48	Other Entertainment	§ 790.38	C		
24	725.49	Financial Service	§ 790.110	C	C	
25						

1	725.50	Limited Financial Service	§ 790.112	P		
2	725.51	Medical Service	§ 790.114	P	P	C
3	725.52	Personal Service	§ 790.116	P	P	C
4	725.53	Business or Professional Service	§ 790.108	P	P	C
5	725.54	Massage Establishment	§ 790.60, § 1900 Health Code			
6	725.55	Tourist Hotel	§ 790.46	C	C	C
7	725.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
8	725.57	Automotive Gas Station	§ 790.14			
9	725.58	Automotive Service Station	§ 790.17			
10	725.59	Automotive Repair	§ 790.15			
11	725.60	Automotive Wash	§ 790.18			
12	725.61	Automobile Sale or Rental	§ 790.12			
13	725.62	Animal Hospital	§ 790.6	C		
14	725.63	Ambulance Service	§ 790.2			
15	725.64	Mortuary	§ 790.62			
16	725.65	Trade Shop	§ 790.124	P	C	
17	725.66	Storage	§ 790.117			
18	725.67	Video Store	§ 790.135	C	C	
19	725.68	Fringe Financial Service	§ 790.111			
20	725.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
21	725.69A	Self-Service Specialty Food	§ 790.93	C#		
22	724.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
23	<u>725.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>725.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b>Institutions and Non-Retail Sales and Services</b>						
25	725.70	Administrative Service	§ 790.106			
	725.80	Hospital or Medical Center	§ 790.44			
	725.81	Other Institutions, Large	§ 790.50	P	C	C

1	725.82	Other Institutions, Small	§ 790.51	P	P	P
2	725.83	Public Use	§ 790.80	C	C	C
3	725.84	Medical Cannabis Dispensary	§ 790.141	P		
4	<b>RESIDENTIAL STANDARDS AND USES</b>					
5	725.90	Residential Use	§ 790.88	P	P	P
6	725.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
7	725.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
8	725.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
9	725.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
10	725.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§725.42	§790.92	<p><b>UNION STREET FULL-SERVICE RESTAURANTS</b></p> <p><b>Boundaries:</b> Applicable to the Union Street Neighborhood Commercial District</p> <p><b>Applicability:</b> The following controls apply to new uses as well to significant alterations, modifications, and intensifications of existing uses pursuant to § 178(c) of the Planning Code.</p> <p><b>Controls:</b> The Planning Commission may approve a full-service restaurant providing on-site beer and/or wine sales (with ABC license 40, 41 or 60) if, in addition to meeting the criteria set forth in Section 303, the use (1) is located on the ground floor, and (2) the Planning Commission finds that an additional full-service restaurant would not result in a net total of more than 32 full-service restaurants in the Union Street Neighborhood Commercial District. The Planning Department</p>

		shall apply Article 7 zoning controls for Union Street Full-Service Restaurants to conditional use authorizations required by Planning Code § 178, including but not limited to significant alterations, modifications, and intensifications of use.
§ 725.44 and 725.69B	§ 790.91 790.93	<p><b>SMALL SELF-SERVICE RESTAURANTS AND SELF-SERVICE SPECIALTY FOOD USES</b></p> <p><b>Boundaries:</b> Applicable to the Union Street Neighborhood Commercial District</p> <p><b>Controls:</b> The Planning Commission may approve a Small Self-Service Restaurants or Self-Service Specialty Food use if, in addition to meeting the criteria set forth in Section 303, the Planning Commission finds that an additional such use would not result in a net total of more than 12 combined Small Self-Service Restaurants and Self-Service Specialty Food uses in the Union Street Neighborhood Commercial District.</p>

**SEC. 726.1. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

The Valencia Street Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street.

The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. Valencia Street also serves a wider trade area with its retail and wholesale home furnishings and appliance outlets. The commercial district also has several automobile-related businesses. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-

1 scale buildings and uses, protecting rear yards above the ground story and at residential  
 2 levels. New neighborhood-serving commercial development is encouraged mainly at the  
 3 ground story. While offices and general retail sales uses may locate at the second story of  
 4 new buildings under certain circumstances, most commercial uses are prohibited above the  
 5 second story. In order to protect the balance and variety of retail uses and the livability of  
 6 adjacent uses and areas, most eating and drinking and entertainment uses at the ground  
 7 story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some  
 8 automobile uses, and new nonretail commercial uses. Parking is not required, and any new  
 9 parking is required to be set back or below ground. Active, pedestrian-oriented ground floor  
 10 uses are required.

11 Housing development in new buildings is encouraged above the ground story. Housing  
 12 density is not controlled by the size of the lot but by requirements to supply a high percentage  
 13 of larger units and by physical envelope controls. Existing residential units are protected by  
 14 prohibitions on upper-story conversions and limitations on demolitions, mergers, and  
 15 subdivisions. Given the area's central location and accessibility to the City's transit network,  
 16 accessory parking for residential uses is not required.

17 **SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT**  
 18 **ZONING CONTROL TABLE**

			Valencia Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
726.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271	40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X
726.11	Lot Size [ <i>Per Development</i> ]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
726.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all

1			residential levels § 134(a)(e)
2	726.13 a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1 Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
3	726.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4 Requirements apply. See § 145.4
4	726.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r) Requirements apply. See § 155(r)
5	726.14	Awning	§ 790.20 P § 136.1(a)
6	726.15	Canopy	§ 790.26 P § 136.1(b)
7	726.16	Marquee	§ 790.58 P § 136.1(c)
8	726.17	Street Trees	Required § 143
9	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>		
10	726.20	Floor Area Ratio	§§ 102.9, 102.11, 123 2.5 to 1 § 124(a)(b)
11	726.21	Use Size [Non-Residential]	§ 790.130 P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
12	726.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153—157, 159— 160, 166, 204.5 None required. Limits set forth in Section 151.1 §§
13	726.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5 Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
14	726.24	Outdoor Activity Area	§ 790.70 P if located in front; C if located elsewhere § 145.2(a)
15	726.25	Drive-Up Facility	§ 790.30
16	726.26	Walk-Up Facility	§ 790.140 P if recessed 3 ft.; C if not recessed § 145.2(b)
17	726.27	Hours of Operation	§ 790.48 P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
18	726.30	General Advertising Sign	§§ 262, 602—604, 608, 609
19	726.31	Business Sign	§§ 262, 602—604, 608, 609 P § 607.1(f) 2
20	726.32	Other Signs	§§ 262, 602—604, P

		608, 609	§ 607.1(c) (d) (g)
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No.	Zoning Category	§ References	Valencia Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
726.37	Residential Conversion	§§ 790.84, 207.7	C		
726.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
726.39	Residential Division	§ 207.8	P	P	P
<b>Retail Sales and Services</b>					
726.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
726.41	Bar	§ 790.22	C		
726.42	Full-Service Restaurant	§ 790.92	P		
726.43	Large Fast Food Restaurant	§ 790.90	C		
726.44	Small Self-Service Restaurant	§ 790.91	P		
726.45	Liquor Store	§ 790.55			
726.46	Movie Theater	§ 790.64	P		
726.47	Adult Entertainment	§ 790.36			
726.48	Other Entertainment	§ 790.38	C		
726.49	Financial Service	§ 790.110	P		
726.50	Limited Financial Service	§ 790.112	P		
726.51	Medical Service	§ 790.114	P	C	
726.52	Personal Service	§ 790.116	P	C	
726.53	Business or Professional Service	§ 790.108	P	C	
726.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
726.55	Tourist Hotel	§ 790.46	C	C	
726.56	Automobile Parking	§§ 790.8, 156,	C	C	C

1		158.1, 160, 166			
2	726.57	Automotive Gas Station	§ 790.14		
3	726.58	Automotive Service Station	§ 790.17		
4	726.59	Automotive Repair	§ 790.15	C	
5	726.60	Automotive Wash	§ 790.18		
6	726.61	Automobile Sale or Rental	§ 790.12		
7	726.62	Animal Hospital	§ 790.6	C	
8	726.63	Ambulance Service	§ 790.2		
9	726.64	Mortuary	§ 790.62	C	C
10	726.65	Trade Shop	§ 790.124	P	C
11	726.66	Storage	§ 790.117		
12	726.67	Video Store	§ 790.135	C	C
13	726.68	Fringe Financial Service	§ 790.111	#	# #
14	726.69	Tobacco Paraphernalia Establishments	§ 790.123	C	
15	726.69A	Self-Service Specialty Food	§ 790.93	P	
16	726.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04		
17	<u>726.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P P</u>
18	<u>726.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C C</u>
19	<b>Institutions and Non-Retail Sales and Services</b>				
20	726.70	Administrative Service	§ 790.106		
21	726.80	Hospital or Medical Center	§ 790.44		
22	726.81	Other Institutions, Large	§ 790.50	P	C C
23	726.82	Other Institutions, Small	§ 790.51	P	P P
24	726.83	Public Use	§ 790.80	C	C C
25					

1	726.84	Medical Cannabis Dispensary	§ 790.141	P		
2	<b>RESIDENTIAL STANDARDS AND USES</b>					
3	726.90	Residential Use	§§ 145.4, 790.88	P, except NP for frontages listed in 145.4	P	P
4						
5	726.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 207.6, 790.88(a)	No density limit § 207.4		
6						
7	726.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit		
8						
9	726.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
10						
11	726.94	Off-Street Parking, Residential	§§ 145.1, 150, 151.1, 153—157, 159—160, 166, 167, 204.5	Non required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1		
12						
13	726.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	C	C	C
14						

**SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT**

15	Article 7 Code Section	Other Code Section	Zoning Controls
16	§ 726.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) <b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial District. <b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
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**SEC. 727.1. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

1           The 24th Street — Mission Neighborhood Commercial Transit District is situated in the  
2 Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This  
3 mixed-use district provides convenience goods to its immediate neighborhood as well as  
4 comparison shopping goods and services to a wider trade area. The street has a great  
5 number of Latin American restaurants, grocery stores, and bakeries as well as other gift and  
6 secondhand stores. Most commercial businesses are open during the day while the district's  
7 bars and restaurants are also active in the evening. Dwelling units are frequently located  
8 above the ground-story commercial uses.

9           The 24th Street — Mission Neighborhood Commercial Transit District controls are  
10 designed to provide potential for new development consistent with the existing scale and  
11 character. Small-scale buildings and neighborhood-serving uses are encouraged, and rear  
12 yard corridors above the ground story and at residential levels are protected. Most commercial  
13 uses are encouraged at the ground story, while service uses are permitted with some  
14 limitations at the second story. Special controls are necessary to preserve the unique mix of  
15 convenience and specialty commercial uses. In order to maintain convenience stores and  
16 protect adjacent livability, new bars and fast-food restaurants are prohibited, and limitations  
17 apply to the development and operation of ground-story full-service restaurants, take-out food  
18 and entertainment uses. Continuous retail frontage is maintained and encouraged by  
19 prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active,  
20 pedestrian-oriented ground floor uses. Parking is not required, and any new parking required  
21 to be set back or below ground.

22           Housing development in new buildings is encouraged above the ground story. Housing  
23 density is not controlled by the size of the lot but by requirements to supply a high percentage  
24 of larger units and by physical envelope controls. Existing housing units are protected by  
25 prohibitions on upper-story conversions and limitations on demolitions, mergers, and

1 subdivisions. Given the area's central location and accessibility to the City's transit network,  
 2 accessory parking for residential uses is not required.

3 **SEC. 727. 24TH STREET — MISSION NEIGHBORHOOD COMMERCIAL TRANSIT**  
 4 **DISTRICT**  
 5 **ZONING CONTROL TABLE**

			24th Street — Mission
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
727.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X, 50-X, 105-E See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X.
727.11	Lot Size [ <i>Per Development</i> ]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
727.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
727.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
727.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply. See § 145.4
727.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply. See § 155(r)
727.14	Awning	§ 790.20	P § 136.1(a)
727.15	Canopy	§ 790.26	P § 136.1(b)
727.16	Marquee	§ 790.58	P § 136.1(c)
727.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
727.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
727.21	Use Size [ <i>Non-Residential</i> ]	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
727.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153—157, 159—	None required. Limits set forth in Section 151.1 §§

		160, 166, 204.5	
727.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
727.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
727.25	Drive-Up Facility	§ 790.30	
727.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2 (b)
727.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
727.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	
727.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f)2
727.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c)(d)(g)

No.	Zoning Category	§ References	24th Street— Mission		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
727.37	Residential Conversion	§§ 790.84, 207.7	C		
727.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
726.39	Residential Division	§ 207.8	P	P	P
<b>Retail Sales and Services</b>					
727.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P		
727.41	Bar	§ 790.22			
727.42	Full-Service Restaurant	§ 790.92	C		
727.43	Large Fast Food Restaurant	§ 790.90			
727.44	Small Self-Service Restaurant	§ 790.91	C		
727.45	Liquor Store	§ 790.55			
727.46	Movie Theater	§ 790.64	P		

1	727.47	Adult Entertainment	§ 790.36			
2	727.48	Other Entertainment	§ 790.38	C		
3	727.49	Financial Service	§ 790.110	P		
4	727.50	Limited Financial Service	§ 790.112	P		
5	727.51	Medical Service	§ 790.114	P	C	
6	727.52	Personal Service	§ 790.116	P	C	
7	727.53	Business or Professional Service	§ 790.108	P	C	
8	727.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
9	727.55	Tourist Hotel	§ 790.46	C	C	
10	727.56	Automobile Parking	§§ 790.8, 156, 158.1, 160, 166	C	C	C
11	727.57	Automotive Gas Station	§ 790.14			
12	727.58	Automotive Service Station	§ 790.17			
13	727.59	Automotive Repair	§ 790.15	C		
14	727.60	Automotive Wash	§ 790.18			
15	727.61	Automobile Sale or Rental	§ 790.12			
16	727.62	Animal Hospital	§ 790.6	C		
17	727.63	Ambulance Service	§ 790.2			
18	727.64	Mortuary	§ 790.62			
19	727.65	Trade Shop	§ 790.124	P		
20	727.66	Storage	§ 790.117			
21	727.67	Video Store	§ 790.135	C		
22	727.68	Fringe Financial Service	§ 790.111	#	#	#
23	727.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
24	727.69A	Self-Service Specialty Food	§ 790.93	C		
25	727.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			

23	<u>727.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
24	<u>727.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>

**Institutions and Non-Retail Sales and Services**

727.70	Administrative Service	§ 790.106			
727.80	Hospital or Medical Center	§ 790.44			
727.81	Other Institutions, Large	§ 790.50	P	C	C
727.82	Other Institutions, Small	§ 790.51	P	P	P
727.83	Public Use	§ 790.80	C	C	C
727.84	Medical Cannabis Dispensary	§ 790.141	P		

**RESIDENTIAL STANDARDS AND USES**

727.90	Residential Use	§§ 145.4, 790.88	P, except NP for frontages listed in § 145.4	P	P
727.91	Residential Density, Dwelling Units	§§ 207, 207.1, 207.4, 207.6, 790.88(a)	No density limit		
727.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit		
727.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
727.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit §§ 151, 161(a) (g), 166, 167, 145.1		
727.95	Community Residential Parking	§§ 145.1, 151.1(f), 155(r), 166, 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 727.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) <b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial Transit District.</p> <p><b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).</p>

**SEC. 728.1. 24TH STREET — NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT.**

The 24th Street — Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

The 24th Street — Noe Valley District controls are designed to allow for development that is compatible with the existing small-scale, mixed-use neighborhood commercial character and surrounding residential area. The small scale of new buildings and neighborhood-serving uses is encouraged and rear yard open space corridors at all levels are protected. Most commercial uses are directed to the ground story and limited at the second story of new buildings. In order to maintain the variety and mix of retail sales and services along the commercial strip and to control the problems of traffic, congestion, noise and late-

1 night activity, certain potentially troublesome commercial uses are regulated. Additional large  
 2 fast food restaurants are prohibited, other eating and drinking establishments require  
 3 conditional use authorization, and ground-story entertainment and financial service uses are  
 4 restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help  
 5 prevent additional traffic and parking congestion.

6 Housing development in new buildings is encouraged above the ground story. Existing  
 7 housing units are protected by prohibitions on upper-story conversions and limitations on  
 8 demolitions.

9  
 10 **SEC. 728. 24TH STREET — NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT  
 ZONING CONTROL TABLE**

			24th Street — Noe Valley
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
728.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	40-X
728.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1
728.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
728.13	Street Frontage		Required § 145.1
728.14	Awning	§ 790.20	P § 136.1(a)
728.15	Canopy	§ 790.26	P § 136.1(b)
728.16	Marquee	§ 790.58	P § 136.1(c)
728.17	Street Trees		Required § 143

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES			
728.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
728.21	Use Size <i>[Non-Residential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
728.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
728.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
728.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
728.25	Drive-Up Facility	§ 790.30	
728.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
728.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
728.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
728.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
728.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	24th Street— Noe Valley		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
728.38	Residential Conversion	§ 790.84	P		
728.39	Residential Demolition	§ 790.86	P	C	C
Retail Sales and Services					

1	728.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	C#	
2	728.41	Bar	§ 790.22	C#		
3	728.42	Full-Service Restaurant	§ 790.92	C		
4	728.43	Large Fast Food Restaurant	§ 790.90			
5	728.44	Small Self-Service Restaurant	§ 790.91	C		
6	728.45	Liquor Store	§ 790.55	C		
7	728.46	Movie Theater	§ 790.64	P		
8	728.47	Adult Entertainment	§ 790.36			
9	728.48	Other Entertainment	§ 790.38	C		
10	728.49	Financial Service	§ 790.110	C		
11	728.50	Limited Financial Service	§ 790.112	C		
12	728.51	Medical Service	§ 790.114	P	C	
13	728.52	Personal Service	§ 790.116	P	C	
14	728.53	Business or Professional Service	§ 790.108	P	C	
15	728.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
16	728.55	Tourist Hotel	§ 790.46	C	C	
17	728.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
18	728.57	Automotive Gas Station	§ 790.14			
19	728.58	Automotive Service Station	§ 790.17			
20	728.59	Automotive Repair	§ 790.15			
21	728.60	Automotive Wash	§ 790.18			
22	728.61	Automobile Sale or Rental	§ 790.12			
23	728.62	Animal Hospital	§ 790.6	C		
24	728.63	Ambulance Service	§ 790.2			
25	728.64	Mortuary	§ 790.62			
	728.65	Trade Shop	§ 790.124	P	C	
	728.66	Storage	§ 790.117			
	728.67	Video Store	§ 790.135	C	C	
	728.68	Fringe Financial Service	§ 790.111	#	#	#
	728.69	Tobacco Paraphernalia Establishments	§ 790.123	C		

1	728.69A	Self-Service Specialty Food	§ 790.93	C		
2	728.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
3	<i>728.69C</i>	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
4	<i>728.69D</i>	<i>Urban Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>
5	<b>Institutions and Non-Retail Sales and Services</b>					
6	728.70	Administrative Service	§ 790.106			
7	728.80	Hospital or Medical Center	§ 790.44			
8	728.81	Other Institutions, Large	§ 790.50	P	C	C
9	728.82	Other Institutions, Small	§ 790.51	P	P	P
10	728.83	Public Use	§ 790.80	C	C	C
11	728.84	Medical Cannabis Dispensary	§ 790.141	P		
12	<b>RESIDENTIAL STANDARDS AND USES</b>					
13	728.90	Residential Use	§ 790.88	P	P	P
14	728.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 600 sq. ft. lot area § 207.4		
15	728.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 210 sq. ft. lot area § 208		
16	728.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d)		
17	728.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
18	728.95	Community Residential Parking	§ 790.10	C	C	C
19						
20						
21						
22						
23						
24						
25						

**SPECIFIC PROVISIONS FOR THE 24TH STREET—NOE VALLEY  
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 728.40	§ 790.102(b) and (n) § 703.2(b)(1)(C)	<p>24TH STREET — NOE VALLEY SPECIALTY RETAIL USES</p> <p><b>Boundaries:</b> Only the area within the 24th Street — Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within ¼ mile of this District asset forth in Code §§ 710.10 and 186.</p> <p><b>Controls:</b> Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in Code § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).</p>
§ 728.41	§ 790.22	<p>24th STREET—NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS</p> <p><b>Boundaries:</b> Applicable to the 24th Street - Noe Valley Neighborhood Commercial District</p> <p><b>Controls:</b> (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and</p> <p>(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.</p>
§ 728.68	§ 249.35	<p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p><b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley</p>

		Neighborhood Commercial District. <b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
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**SEC. 729.1. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

Located in the southwestern part of the City, the West Portal Avenue Neighborhood Commercial District stretches for three long blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. More than half of the number of medical, professional and business offices are located at the ground level. Except for one three-movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented.

The West Portal Avenue District controls are designed to preserve the existing family-oriented, village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level and above. The height, bulk and design of new development, especially on large lots, should respect the small-scale character of the district and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform with the existing small use sizes in the district.

1 Special controls on commercial uses are designed to protect the existing mix of  
 2 ground-story retail uses and prevent further intensification and congestion in the district. No  
 3 new financial services are permitted. Because the district and surrounding neighborhoods are  
 4 well served by the existing number of eating and drinking establishments, new bars,  
 5 restaurants and take-out food generally are discouraged: any proposed new establishment  
 6 should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented,  
 7 and will not involve high-volume take-out food or generate traffic, parking, or litter problems.  
 8 Large fast-food restaurants and small self-service restaurants are prohibited. Medical,  
 9 business or professional services are permitted at the first two stories, but additional ground-  
 10 story locations are to be closely monitored to ensure that the current balance between retail  
 11 and office uses is maintained. Existing service stations are encouraged to continue operating,  
 12 but changes in their size, operation, or location are subject to review. Other automotive uses  
 13 are prohibited. The neighborhood-oriented, retail character of the district is further protected  
 14 by prohibiting hotels and nonretail uses. The daytime orientation of the district is maintained  
 15 by prohibitions of entertainment uses and late-night commercial operating hours.

16 Housing development is limited. Existing residential units are protected by limitations  
 17 on demolition and prohibition of upper-story conversions; new construction is to be carefully  
 18 reviewed to ensure appropriate scale, design and compatibility with adjacent development.

19  
 20 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT  
 ZONING CONTROL TABLE**

			West Portal Avenue
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
729.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	26-X
729.11	Lot Size	§§ 790.56, 121.1	P up to 4,999 sq. ft.;

1		<i>[Per Development]</i>		C 5,000 sq. ft. & above § 121.1
2	729.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
3				
4	729.13	Street Frontage		Required § 145.1
5	729.14	Awning	§ 790.20	P § 136.1(a)
6				
7	729.15	Canopy	§ 790.26	P § 136.1(b)
8	729.16	Marquee	§ 790.58	P § 136.1(c)
9				
10	729.17	Street Trees		Required § 143
11	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
12	729.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
13	729.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2
14				
15	729.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
16				
17	729.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
18				
19	729.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
20				
21	729.25	Drive-Up Facility	§ 790.30	
22				
23	729.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
24				
25	729.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.

1	729.30	General Advertising Sign	§§ 262, 602—604, 608, 609	
2	729.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)2
3	729.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)

6	No.	Zoning Category	§ References	West Portal Avenue		
				Controls by Story		
7			§ 790.118	1st	2nd	3rd+
8	729.38	Residential Conversion	§ 790.84	P		
9	729.39	Residential Demolition	§ 790.86	P	C	C
10	<b>Retail Sales and Services</b>					
11	729.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P#	P	
12	729.41	Bar	§ 790.22	C		
13	729.42	Full-Service Restaurant	§ 790.92	C		
14	729.43	Large Fast Food Restaurant	§ 790.90			
15	729.44	Small Self-Service Restaurant	§ 790.91			
16	729.45	Liquor Store	§ 790.55	P		
17	729.46	Movie Theater	§ 790.64			
18	729.47	Adult Entertainment	§ 790.36			
19	729.48	Other Entertainment	§ 790.38			
20	729.49	Financial Service	§ 790.110			
21	729.50	Limited Financial Service	§ 790.112	C		
22	729.51	Medical Service	§ 790.114	C	P	
23	729.52	Personal Service	§ 790.116	P	P	
24	729.53	Business or Professional Service	§ 790.108	C #	P	
25	729.54	Massage Establishment	§ 790.60, § 1900 Health Code			
	729.55	Tourist Hotel	§ 790.46			
	729.56	Automobile Parking	§§ 790.8, 156, 160			

1	729.57	Automotive Gas Station	§ 790.14			
2	729.58	Automotive Service Station	§ 790.17	C		
3	729.59	Automotive Repair	§ 790.15			
4	729.60	Automotive Wash	§ 790.18			
5	729.61	Automobile Sale or Rental	§ 790.12			
6	729.62	Animal Hospital	§ 790.6	C		
7	729.63	Ambulance Service	§ 790.2			
8	729.64	Mortuary	§ 790.62			
9	729.65	Trade Shop	§ 790.124	P		
10	729.66	Storage	§ 790.117			
11	729.67	Video Store	§ 790.135	C	C	
12	729.68	Fringe Financial Service	§ 790.111			
13	729.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
14	729.69A	Self-Service Specialty Food	§ 790.93			
15	729.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
16	<u>729.69C</u>	<i>Neighborhood Agriculture</i>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
17	<u>729.69D</u>	<i>Urban Industrial Agriculture</i>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b>Institutions and Non-Retail Sales and Services</b>						
18	729.70	Administrative Service	§ 790.106			
19	729.80	Hospital or Medical Center	§ 790.44			
20	729.81	Other Institutions, Large	§ 790.50	C	C	
21	729.82	Other Institutions, Small	§ 790.51	P	P	
22	729.83	Public Use	§ 790.80	C	C	
23	729.84	Medical Cannabis Dispensary	§ 790.141	C		
<b>RESIDENTIAL STANDARDS AND USES</b>						
24	729.90	Residential Use	§ 790.88	P	P	
25	729.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area § 207.4		
	729.92	Residential Density, Group	§§ 207.1, 790.88(b)	Generally, 1 bedroom		

	Housing		per 275 sq. ft. lot area § 208
729.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)
729.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)
729.95	Community Residential Parking	§ 790.10	C    C

**SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE  
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 729.40	§ 790.102	<b>Boundaries:</b> The entire West Portal Neighborhood Commercial District <b>Controls:</b> A retail coffee store or other non-alcoholic beverage store as defined by Subsection 790.102(n) may be granted a conditional use to be exempt from the prohibition described in that subsection of cooking devices and on-site food preparation not connected with beverage preparation, provided that the cooking device allowed shall be limited to one small device for warming sandwich ingredients and provided that all other provisions of Subsection 790.102(n) are met.
§ 729.53		<b>Boundaries:</b> The entire West Portal Neighborhood Commercial District <b>Controls:</b> Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial services and/or stock brokerages in the district, stock brokerages shall not be permitted.

**SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset neighborhood, consisting of the NC-2 district bounded by Lincoln Way on the north, Fifth Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The

1 shopping area provides convenience goods and services to local Inner Sunset residents, as  
 2 well as comparison shopping goods and services to a larger market area. The commercial  
 3 district is also frequented by users of Golden Gate Park on weekends and by City residents  
 4 for its eating, drinking, and entertainment places. Numerous housing units establish the  
 5 district's mixed residential-commercial character.

6 The Inner Sunset District controls are designed to protect the existing building scale  
 7 and promote new mixed-use development which is in character with adjacent buildings. The  
 8 building standards regulate large-lot and use development and protect rear yards above the  
 9 ground story and at residential levels. To promote the prevailing mixed use character, most  
 10 commercial uses are directed primarily to the ground story with some upper-story restrictions  
 11 in new buildings. In order to maintain the balanced mix and variety of neighborhood-serving  
 12 commercial uses and regulate the more intensive commercial uses which can generate  
 13 congestion and nuisance problems, special controls prohibit additional eating and drinking  
 14 uses, restrict expansion and intensification of existing eating and drinking establishments, and  
 15 limit entertainment and tourist hotels. Prohibitions of most automobile and drive-up uses  
 16 protect the district's continuous retail frontage.

17 Housing development in new buildings is encouraged above the ground story. Existing  
 18 residential units are protected by prohibition of upper-story conversions and limitations on  
 19 demolitions.

20  
 21 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT  
 ZONING CONTROL TABLE**

			Inner Sunset
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
730.1	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270,	40-X

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730.11	Lot Size <i>[Per Development]</i>	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
730.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)
730.13	Street Frontage		Required § 145.1
730.14	Awning	§ 790.20	P § 136.1(a)
730.15	Canopy	§ 790.26	P § 136.1(b)
730.16	Marquee	§ 790.58	P § 136.1(c)
730.17	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
730.2	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)
730.21	Use Size <i>[Nonresidential]</i>	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
730.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
730.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
730.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
730.25	Drive-Up Facility	§ 790.30	
730.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)

1	730.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m. C 2 a.m.—6 a.m.
2	730.30	General Advertising Sign	§§ 262, 602, 604, 608, 609	
3	730.31	Business Sign	§§ 262, 602, 604, 608, 609	P § 607.1(f)2
4	730.32	Other Signs	§§ 262, 602, 604, 608, 609	P § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Inner Sunset		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
730.38	Residential Conversion	§ 790.84	P		
730.39	Residential Demolition	§ 790.86	P	C	C
<b>Retail Sales and Services</b>					
730.40	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 790.102	P	C	
730.41	Bar	§ 790.22	C		
730.42	Full-Service Restaurant	§ 790.92	C		
730.43	Large Fast Food Restaurant	§ 790.90			
730.44	Small Self-Service Restaurant	§ 790.91	C		
730.45	Liquor Store	§ 790.55			
730.46	Movie Theater	§ 790.64	P		
730.47	Adult Entertainment	§ 790.36			
730.48	Other Entertainment	§ 790.38	C		
730.49	Financial Service	§ 790.110	P		
730.50	Limited Financial Service	§ 790.112	P		
730.51	Medical Service	§ 790.114	C	C	
730.52	Personal Service	§ 790.116	P	C	
730.53	Business or Professional Service	§ 790.108	P	C	
730.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		

1	730.55	Tourist Hotel	§ 790.46	C	C	
2	730.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
3	730.57	Automotive Gas Station	§ 790.14			
4	730.58	Automotive Service Station	§ 790.17			
5	730.59	Automotive Repair	§ 790.15	C		
6	730.60	Automotive Wash	§ 790.18			
7	730.61	Automobile Sale or Rental	§ 790.12			
8	730.62	Animal Hospital	§ 790.6	C		
9	730.63	Ambulance Service	§ 790.2			
10	730.64	Mortuary	§ 790.62			
11	730.65	Trade Shop	§ 790.124	P		
12	730.66	Storage	§ 790.117			
13	730.67	Video Store	§ 790.135	C		
14	730.68	Fringe Financial Service	§ 790.111	P		
15	730.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
16	730.69A	Self-Service Specialty Food	§ 790.93	C		
17	730.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
18	<i>730.69C</i>	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
19	<i>730.69D</i>	<i>Urban Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>
20	<b>Institutions and Non-Retail Sales and Services</b>					
21	730.7	Administrative Service	§ 790.106			
22	730.8	Hospital or Medical Center	§ 790.44			
23	730.81	Other Institutions, Large	§ 790.50	P	C	C
24	730.82	Other Institutions, Small	§ 790.51	P	P	P
25	730.83	Public Use	§ 790.80	C	C	
26	730.84	Medical Cannabis Dispensary	§ 790.141	P		
27	<b>RESIDENTIAL STANDARDS AND USES</b>					
28	730.9	Residential Use	§ 790.88	P	P	P
29	730.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 800 sq. ft. lot area		

			§ 207.4		
730.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
730.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
730.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
730.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE INNER SUNSET  
NEIGHBORHOOD COMMERCIAL DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 730.68	§ 249.35	Fringe financial services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

**SEC. 731.1. NCT-3 — MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and

1 exposure, and urban design guidelines. Residential parking is not required and generally  
2 limited. Commercial establishments are discouraged or prohibited from building accessory off-  
3 street parking in order to preserve the pedestrian-oriented character of the district and prevent  
4 attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-  
5 street parking and loading on critical stretches of NC and transit streets to preserve and  
6 enhance the pedestrian-oriented character and transit function.

7 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and  
8 specialty goods and services to a population greater than the immediate neighborhood,  
9 additionally providing convenience goods and services to the surrounding neighborhoods.  
10 NCT-3 Districts include some of the longest linear commercial streets in the City, some of  
11 which have continuous retail development for many blocks. Large-scale lots and buildings and  
12 wide streets distinguish the districts from smaller-scaled commercial streets, although the  
13 districts may include small as well as moderately scaled lots. Buildings may range in height,  
14 with height limits varying from four to eight stories.

15 NCT-3 building standards permit moderately large commercial uses and buildings.  
16 Rear yards are protected at residential levels.

17 A diversified commercial environment is encouraged for the NCT-3 District, and a wide  
18 variety of uses are permitted with special emphasis on neighborhood-serving businesses.  
19 Eating and drinking, entertainment, and financial service uses generally are permitted with  
20 certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted.  
21 Other retail businesses, personal services and offices are permitted at all stories of new  
22 buildings. Limited storage and administrative service activities are permitted with some  
23 restrictions.

24 Housing development in new buildings is encouraged above the second story. Existing  
25 residential units are protected by limitations on demolitions and upper-story conversions.

**SEC. 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
NCT-3 ZONING CONTROL TABLE**

			<b>NC-3</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
731.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1, 263.20, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.20
731.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
731.12	Rear Yard	§§ 130, 134, 136	Required at residential levels only § 134(a)(e)
731.13	Street Frontage		Required § 145.1
731.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
731.13b	Street Frontage, Required Ground Floor Commercial		Market Street, Church Street § 145.1(d)
731.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street
731.14	Awning	§ 790.20	P § 136.1(a)
731.15	Canopy	§ 790.26	P § 136.1(b)
731.16	Marquee	§ 790.58	P § 136.1(c)
731.17	Street Trees	-	Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
731.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124 (a) (b)
731.21	Use Size [Non-Residential]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2

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731.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1		
731.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)		
731.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)		
731.25	Drive-Up Facility	§ 790.30			
731.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)		
731.27	Hours of Operation	§ 790.48	No Limit		
731.30	General Advertising Sign	§§ 262, 602—604, 608, 609	P # § 607.1(e)2		
731.31	Business Sign	§§ 262, 602—604, 608, 609	P # § 607.1(f)3		
731.32	Other Signs	§§ 262, 602—604, 608, 609	P # § 607.1(c) (d) (g)		
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>NCT-3</b>		
			<b>Controls by Story</b>		
		§ 790.118	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
731.38	Residential Conversion	§ 790.84, 207.7	C	C	C

1	731.39	Residential Demolition	§ 790.86, 207.7	C	C	C
2	731.39a	Residential Division	§ 207.6	P	P	P
3	<b>Retail Sales and Services</b>					
4	731.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #	P #	P #
5	731.41	Bar	§ 790.22	P	P	-
6	731.42	Full-Service Restaurant	§ 790.92	P	P	-
7	731.43	Large Fast Food Restaurant	§ 790.90	C #	C #	-
8	731.44	Small Self-Service Restaurant	§ 790.91	P #	P #	-
9	731.45	Liquor Store	§ 790.55	-	-	-
10	731.46	Movie Theater	§ 790.64	P	P	-
11	731.47	Adult Entertainment	§ 790.36	C	C	-
12	731.48	Other Entertainment	§ 790.38	P	P	-
13	731.49	Financial Service	§ 790.110	P	P	-
14	731.50	Limited Financial Service	§ 790.112	P	P	-
15	731.51	Medical Service	§ 790.114	P	P	P
16	731.52	Personal Service	§ 790.116	P	P	P
17	731.53	Business or Professional Service	§ 790.108	P	P	P
18	731.54	Massage Establishment	§ 790.60, § 2700 Police Code	C	C	-
19	731.55	Tourist Hotel	§ 790.46	C	C	C
20	731.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	C	C	C
21	731.57	Automobile Gas Station	§ 790.14	C	-	-
22	731.58	Automotive Service Station	§ 790.17	C	-	-
23	731.59	Automotive Repair	§ 790.15	C	C	-
24	731.60	Automotive Wash	§ 790.18	C	-	-
25	731.61	Automobile Sale or	§ 790.12	C	-	-

1		Rental				
2	731.62	Animal Hospital	§ 790.6	C	C	-
3	731.63	Ambulance Service	§ 790.2	C	-	-
4	731.64	Mortuary	§ 790.62	C	C	C
5	731.65	Trade Shop	§ 790.124	P	C	C
6	731.66	Storage	§ 790.117	C	C	C
7	731.67	Video Store	§ 790.135	C	C	C
8	731.68	Fringe Financial Services	§ 790.11	P	P	P
9	731.69A	Self-Service Specialty Food	§ 790.93	P#	P#	
10	731.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
11	<u>731.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>731.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<b>Institutions and Non-Retail Sales and Services</b>					
14	731.70	Administrative Service	§ 790.106	C	C	C
15	731.80	Hospital or Medical Center	§ 790.44	C	C	C
16	731.81	Other Institutions, Large	§ 790.50	P	P	P
17	731.82	Other Institutions, Small	§ 790.51	P	P	P
18	731.83	Public Use	§ 790.80	C	C	C
19	731.84	Medical Cannabis Dispensary	§ 790.141	P #	-	-
20	<b>RESIDENTIAL STANDARDS AND USES</b>					
21	731.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
22	731.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and		

			other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
731.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
731.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
731.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. § 151.1, 166, 167, 145.1		
731.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

Article 7 Code Section	Other Code Section	Zoning Controls
§ 731.30 § 731.31 § 731.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT
		<b>Boundaries:</b> Applicable only for the portion of the Market Street NCT-3 District from Octavia to Church Streets as mapped on Sectional Map SSD
		<b>Controls:</b> Special restrictions and limitations for signs
§ 731.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am and 10 pm.

**SEC. 732.1. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience goods to the adjacent neighborhoods.

The Pacific Avenue Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way and protect residential rear yard patterns at the ground floor.

**SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

			Pacific Avenue NCD
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
732.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X See Zoning Map
732.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
732.12	Rear Yard	§§ 130, 134, 136	45% required at the first story and above and at all residential levels § 134(c)
732.13	Street Frontage		Required § 145.1
732.14	Awning	§ 790.20	P § 136.1(a)

1	732.15	Canopy	§ 790.26	P § 136.1(b)
2	732.16	Marquee	§ 790.58	P § 136.1(c)
3	732.17	Street Trees		Required § 143
4	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
5	732.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.5 to 1 § 124(a) (b)
6	732.21	Use Size [Non-Residential]	§ 790.130	P up to 1,999 sq. ft.; C# 2,000 sq. ft. & above § 121.2
7	732.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g)
8	732.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
9	732.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
10	732.25	Drive-Up Facility	§ 790.30	
11	732.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
12	732.27	Hours of Operation	§ 790.48	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.
13	732.30	General Advertising Sign	§§ 262, 602-604, 608, 609	
14	732.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f) 2
15	732.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)
16	732.38	Residential Conversion	§ 790.84	C
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1	732.39	Residential Demolition	§ 790.86	C		
2	<b>Retail Sales and Services</b>					
3	732.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	C	
4	732.41	Bar	§ 790.22			
5	732.42	Full-Service Restaurant	§ 790.92	C		
6	732.43	Large Fast Food Restaurant	§ 790.90			
7	732.44	Small Self-Service Restaurant	§ 790.91			
8	732.45	Liquor Store	§ 790.55			
9	732.46	Movie Theater	§ 790.64			
10	732.47	Adult Entertainment	§ 790.36			
11	732.48	Other Entertainment	§ 790.38			
12	732.49	Financial Service	§ 790.110	C		
13	732.50	Limited Financial Service	§ 790.112	P		
14	732.51	Medical Service	§ 790.114	C	C	
15	732.52	Personal Service	§ 790.116	P	C	
16	732.53	Business or Professional Service	§ 790.108	P	C	
17	732.54	Massage Establishment	§ 790.60, § 2700 Police Code			
18	732.55	Tourist Hotel	§ 790.46			
19	732.56	Automobile Parking	§§ 790.8, 156, 160	C		
20	732.57	Automotive Gas Station	§ 790.14			
21	732.58	Automotive Service Station	§ 790.17			
22	732.59	Automotive Repair	§ 790.15	C		
23	732.60	Automotive Wash	§ 790.18			
24	732.61	Automobile Sale or Rental	§ 790.12			
25	732.62	Animal Hospital	§ 790.6			
	732.63	Ambulance Service	§ 790.2			
	732.64	Mortuary	§ 790.62			
	732.65	Trade Shop	§ 790.124	C		
	732.66	Storage	§ 790.117			

1	732.67	Video Store	§ 790.135	C		
2	732.68	Fringe Financial Service	§ 790.111	P		
3	732.69	Tobacco Paraphernalia Establishments	§ 790.123	C		
4	732.69A	Self-Service Specialty Food	§ 790.93			
5	732.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
6						
7	<u>732.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	<u>732.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<b>Institutions and Non-Retail Sales and Services</b>					
10	732.70	Administrative Service	§ 790.106			
11	732.80	Hospital or Medical Center	§ 790.44			
12	732.81	Other Institutions, Large	§ 790.50			
13	732.82	Other Institutions, Small	§ 790.51	C		
14	732.83	Public Use	§ 790.80	C		
15	<b>RESIDENTIAL STANDARDS AND USES</b>					
16	732.90	Residential Use	§ 790.88	P	P	P
17	732.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit per 1,000 sq. ft. lot area § 207.4		
18	732.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	Generally, 1 bedroom per 275 sq. ft. lot area § 208		
19	732.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d)		
20	732.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space for each dwelling unit §§ 151, 161(a) (g)		
21	732.95	Community Residential Parking	§ 790.10	C		
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1           **SEC. 733.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT**  
2 **DISTRICT.**

3           The Upper Market Street Neighborhood Commercial Transit District is located on  
4 Market Street from Church to Noe Streets, and on side streets off Market. Upper Market  
5 Street is a multi-purpose commercial district that provides limited convenience goods to  
6 adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A  
7 large number of offices are located on Market Street within easy transit access to downtown.  
8 The width of Market Street and its use as a major arterial diminish the perception of the Upper  
9 Market Street Transit District as a single commercial district. The street appears as a  
10 collection of dispersed centers of commercial activity, concentrated at the intersections of  
11 Market Street with secondary streets.

12           This district is well served by transit and is anchored by the Market Street subway (with  
13 stations Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail  
14 lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key  
15 cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally,  
16 Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by  
17 the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot  
18 coverage, and standards for residential uses, including open space and exposure, and urban  
19 design guidelines. Residential parking is not required and generally limited. Commercial  
20 establishments are discouraged or prohibited from building accessory off-street parking in  
21 order to preserve the pedestrian-oriented character of the district and prevent attracting auto  
22 traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking  
23 and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented  
24 character and transit function.

1           The Upper Market Street district controls are designed to promote moderate-scale  
 2 development which contributes to the definition of Market Street's design and character. They  
 3 are also intended to preserve the existing mix of commercial uses and maintain the livability of  
 4 the district and its surrounding residential areas. Large-lot and use development is reviewed  
 5 for consistency with existing development patterns. Rear yards are protected at all levels. To  
 6 promote mixed-use buildings, most commercial uses are permitted with some limitations  
 7 above the second story. In order to maintain continuous retail frontage and preserve a  
 8 balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged,  
 9 and eating and drinking, entertainment, and financial service uses are limited. Ground floor-  
 10 commercial space is required along Market and Church Streets. Most automobile and drive-  
 11 up uses are prohibited or conditional.

12           Housing development in new buildings is encouraged above the second story. Existing  
 13 upper-story residential units are protected by limitations on demolitions and upper-story  
 14 conversions.

15  
 16           **SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT  
 DISTRICT ZONING CONTROL TABLE**

			Upper Market Street
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
733.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map: Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
733.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1
733.12	Rear Yard	§§ 130, 134, 136	Required from grade level and above § 134(a) (e)

1	733.13	Street Frontage	-	Required § 145.1
2	733.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e)
3				
4	733.13b	Street Frontage, Required Ground Floor Commercial		Market Street; Church Street § 145.1(d)
5				
6	733.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Market Street, Church Street
7				
8	733.14	Awning	§ 790.20	P § 136.1(a)
9	733.15	Canopy	§ 790.26	P § 136.1(b)
10				
11	733.16	Marquee	§ 790.58	P § 136.1(c)
12	733.17	Street Trees	-	Required § 143
13	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
14	733.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)
15	733.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
16				
17	733.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159—160, 204.5	None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above.
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			§§ 151.1, 166, 145.1
1	733.23	Off-Street Fright Loading	§§ 150, 153— 155, 204.5
2			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152.161(b)
3	733.24	Outdoor Activity Area	§ 790.70
4			P if located in front; C if located elsewhere § 145.2(a)
5	733.25	Drive-Up Facility	§ 790.30
6	733.26	Walk-Up Facility	§ 790.140
7			P if recessed 3 ft.; C if not recessed § 145.2(b)
8	733.27	Hours of Operation	§ 790.48
9	733.30	General Advertising Sign	§§ 262, 602— 604, 608, 609
10	733.31	Business Sign	§§ 262, 602— 604, 608, 609
11	733.32	Other Signs	§§ 262, 602— 604, 608, 609
12			P # § 607.1(f)(2)
			P # § 607.1(c) (d) (g)

No.	Zoning Category	§ References	Upper Market Street			
			Controls by Story			
		§ 790.118	1 <sup>st</sup>	2nd	3rd+	
13	733.38	Residential Conversion	§§ 790.84, 207.7	C	C	-
14	733.39	Residential Demolition	§§ 790.86, 207.7	C	C	C
15	733.39a	Residential Division	§ 207.6	P	P	P
<b>Retail Sales and Services</b>						
16	733.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	-
17	733.41	Bar	§ 790.22	C	-	-
18	733.42	Full-Service Restaurant	§ 790.92	C	-	-
19	733.43	Large Fast Food Restaurant	§ 790.90	-	-	-

1	733.44	Small Self-Service Restaurant	§ 790.91	C	-	-
2	733.45	Liquor Store	§ 790.55	C	-	-
3	733.46	Movie Theater	§ 790.64	P	-	-
4	733.47	Adult Entertainment	§ 790.36	-	-	-
5	733.48	Other Entertainment	§ 790.38	C#	-	-
6	733.49	Financial Service	§ 790.110	C	C	-
7	733.50	Limited Financial Service	§ 790.112	P	-	-
8	733.51	Medical Service	§ 790.114	P	P	C
9	733.52	Personal Service	§ 790.116	P	P	C
10	733.53	Business or Professional Service	§ 790.108	P	P	C
11	733.54	Massage Establishment	§ 790.60, Police Code § 2700	C	C	-
12	733.55	Tourist Hotel	§ 790.46	C	C	C
13	733.56	Automobile Parking	§§ 790.8, 145.1, 156, 158.1, 160, 166	C	C	C
14	733.57	Automotive Gas Station	§ 790.14	-	-	-
15	733.58	Automotive Service Station	§ 790.17	-	-	-
16	733.59	Automotive Repair	§ 790.15	C	-	-
17	733.60	Automotive Wash	§ 790.18	-	-	-
18	733.61	Automobile Sale or Rental	§ 790.12	-	-	-
19	733.62	Animal Hospital	§ 790.6	C	-	-
20	733.63	Ambulance Service	§ 790.2	-	-	-
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1	733.64	Mortuary	§ 790.62	-	-	-
2	733.65	Trade Shop	§ 790.124	P	C	-
3	733.66	Storage	§ 790.117	-	-	-
4	733.67	Video Store	§ 790.135	C	C	-
5	733.68	Fringe Financial Service	§ 790.111	P		
6	733.69A	Self-Service Specialty Food	§ 790.93	C		
7	733.69B	Amusement Game Arcade (Mechanical Amusement Devices)	§ 790.04			
8						
9						
10	<u>733.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>733.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<b>Institutions and Non-Retail Sales and Services</b>					
13	733.70	Administrative Service	§ 790.106	-	-	-
14	733.80	Hospital or Medical Center	§ 790.44	-	-	-
15	733.81	Other Institutions, Large	§ 790.50	P	C	C
16	733.82	Other Institutions, Small	§ 790.51	P	P	P
17	733.83	Public Use	§ 790.80	C	C	C
18	733.84	Medical Cannabis Dispensary	§ 790.141	P	-	-
19	<b>RESIDENTIAL STANDARDS AND USES</b>					
20	733.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.1(d)	P	P
21	733.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design		
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			guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
733.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
733.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d)		
733.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit. § 151.1		
733.95	Community Residential Parking	§§ 790.10, 145.1, 166	C	C	C

**SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 733.31 § 733.32	§ 608.10	UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs
§ 733.48	-	<b>Boundaries:</b> Applicable for the Upper Market Street NCT;. <b>Controls:</b> Existing bars in the Upper Market Street Neighborhood Commercial Transit District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for

		the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.
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**SEC. 733A.1. NCT-1 — NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.**

NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NCT-1 Districts are located near major transit services. They are small mixed-use clusters, generally surrounded by residential districts, with small-scale neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian-oriented character and transit function. Residential parking is not required and generally limited. Commercial establishments are discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. Building controls for the NCT-1 District promote low-intensity development which is compatible with the existing scale and character of these

1 neighborhood areas. Commercial development is limited to one story. Rear yard requirements  
 2 at all levels preserve existing backyard space.

3 NCT-1 commercial use provisions encourage the full range of neighborhood-serving  
 4 convenience retail sales and services at the first story provided that the use size generally is  
 5 limited to 3,000 square feet. However, commercial uses and features which could impact  
 6 residential livability are prohibited, such as auto uses, financial services, general advertising  
 7 signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are  
 8 restricted, depending upon the intensity of such uses in nearby commercial districts.

9 Existing residential units are protected by prohibitions of conversions above the ground  
 10 story and limitations on demolitions.

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 12 **SEC. 733A NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1  
 ZONING CONTROL TABLE**

			NCT-1
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
733A.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Varies See Zoning Map.
733A.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
733A.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)
733A.13	Street Frontage		Required § 145.1
733.13a	Street Frontage, Above- Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
733A.13b	Street Frontage, Required Ground Floor Commercial		Geneva Avenue, § 145.4
733A.13c	Street Frontage, Parking and Loading access		§ 155(r) NP: Geneva Avenue

1		restrictions		
2	733A.14	Awning	§ 790.20	P § 136.1(a)
3	733A.15	Canopy	§ 790.26	
4	733A.16	Marquee	§ 790.58	
5	733A.17	Street Trees		Required § 143
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
7	733A.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a)(b)
8	733A.21	Use Size [Non-Residential]	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
9	733A.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153— 157, 159— 160, 204.5	§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
10	733A.23	Off-Street Freight Loading	§§ 150, 153— 155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	733A.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	733A.25	Drive-Up Facility	§ 790.30	
13	733.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
14	733A.27	Hours of Operation	§ 790.48	P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m.
15	733A.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	
16	733A.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f)1
17	733A.32	Other Signs	§§ 262, 602—	P § 607.1(c)(d)(g)

		604, 608, 609	
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No.	Zoning Category	§ References	NCT-1		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
733A.38	Residential Conversion	§ 790.84	P		
733A.39	Residential Demolition	§ 790.86	C	C	C
733A.39a	Residential Division	§ 207.6	P	P	P
<b>Non-Retail Sales and Services</b>					
733A.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P #		
733A.41	Bar	§ 790.22	P #		
733A.42	Full-Service Restaurant	§ 790.92	P #		
733A.43	Large Fast Food Restaurant	§ 790.90			
733A.44	Small Self-Service Restaurant	§ 790.91	C #		
733A.45	Liquor Store	§ 790.55	P		
733A.46	Movie Theater	§ 790.64			
733A.47	Adult Entertainment	§ 790.36			
733A.48	Other Entertainment	§ 790.38	C		
733A.49	Financial Service	§ 790.110			
733A.50	Limited Financial Service	§ 790.112	P		
733A.51	Medical Service	§ 790.114	P		
733A.52	Personal Service	§ 790.116	P		

1	733A.53	Business or Professional Service	§ 790.108	P		
2						
3	733A.54	Massage Establishment	§ 790.60, § 1900 Health Code			
4						
5	733A.55	Tourist Hotel	§ 790.46			
6	733A.56	Automobile Parking	§§ 790.8, 156, 160	C		
7	733A.57	Automotive Gas Station	§ 790.14			
8	733A.58	Automotive Service Station	§ 790.17			
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10	733A.59	Automotive Repair	§ 790.15			
11	733A.60	Automotive Wash	§ 790.18			
12	733A.61	Automobile Sale or Rental	§ 790.12			
13						
14	733A.62	Animal Hospital	§ 790.6			
15	733A.63	Ambulance Service	§ 790.2			
16	733A.64	Mortuary	§ 790.62			
17	733A.65	Trade Shop	§ 790.124	P		
18	733A.66	Storage	§ 790.117			
19	733A.67	Video Store	§ 790.135	C		
20	<u>733A.69C</u>	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	<u>733A.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<b>Institutions and Non-Retail Sales and Services</b>					
23	733A.70	Administrative Service	§ 790.106			
24	733A.80	Hospital or Medical Center	§ 790.44			
25	733A.81	Other Institutions,	§ 790.50	P	C	

1		Large				
2	733A.82	Other Institutions, Small	§ 790.51	P	P	P
3	733A.83	Public Use	§ 790.80	C	C	C
4	733A.84	Medical Cannabis Dispensary	§ 790.141	P#		
5	<b>RESIDENTIAL STANDARDS AND USES</b>					
6	733A.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
7	733A.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.  § 207.4, 207.6		
8	733A.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.  § 208		
9	733A.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
10	733A.94	Off-Street Parking, Residential	§§ 150, 153— 157, 159— 160, 204.5	P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit.		
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			§ 151.1, 166, 167, 145.1		
733A.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS**

Article 7 Code Section	Other Code Section	Zoning Controls
§ 733A.40 § 733A.41 § 733A.42		Boundaries: All NCT-1 Districts Controls: P if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control
§ 733A.44		Boundaries: All NCT-1 Districts Controls: C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control

**SEC. 734.1. NCT-2 — SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These Districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The District's form is generally linear along transit-priority corridors, though may be concentric around transit stations or in broader areas where multiple transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. There are prohibitions on access (e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit

1 street frontages to preserve and enhance the pedestrian-oriented character and transit  
 2 function. Residential parking is not required and generally limited. Commercial establishments  
 3 are discouraged from building excessive accessory off-street parking in order to preserve the  
 4 pedestrian-oriented character of the district and prevent attracting auto traffic.

5 NCT-2 Districts are intended to provide convenience goods and services to the  
 6 surrounding neighborhoods as well as limited comparison shopping goods for a wider market.  
 7 The range of comparison goods and services offered is varied and often includes specialty  
 8 retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls  
 9 provide for mixed-use buildings, which approximate or slightly exceed the standard  
 10 development pattern. Rear yard requirements above the ground story and at residential levels  
 11 preserve open space corridors of interior blocks.

12 Most new commercial development is permitted at the ground and second stories.  
 13 Neighborhood-serving businesses are strongly encouraged. Eating and drinking and  
 14 entertainment uses, however, are confined to the ground story. The second story may be  
 15 used by some retail stores, personal services, and medical, business and professional offices.  
 16 Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities,  
 17 and other automobile uses protect the livability within and around the district, and promote  
 18 continuous retail frontage.

19 Housing development in new buildings is encouraged above the ground story. Existing  
 20 residential units are protected by limitations on demolition and upper-story conversions.

21  
 22 **SEC. 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NCT-2  
 ZONING CONTROL TABLE**

			<b>NCT-2</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
734.10	Height and Bulk Limit	§§ 102.12, 105,	See Zoning Map. Additional

1		106, 250—252, 260, 263.18, 270, 271	5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X	
2	734.11	Lot Size [ <i>Per Development</i> ]	§§ 790.56, 121.1	
3			P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	
4	734.12	Rear Yard	§§ 130, 134, 136	
5			Required at the second story and above and at all residential levels § 134(a)(e)	
6	734.13	Street Frontage	§§ 145.1, 145.4	
7	734.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§ 145.1	
8			Minimum 25 feet on ground floor, 15 feet on floors above § 145.1	
9	734.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	
10			Requirements apply Geneva Avenue	
11	734.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	
12			Requirements apply NP: Geneva Avenue	
13	734.14	Awning	§ 790.20	
14	734.15	Canopy	§ 790.26	
15	734.16	Marquee	§ 790.58	
16	734.17	Street Trees		
17			P § 136.1(a)	
18			P § 136.1(b)	
19			P § 136.1(c)	
20			Required § 143	
21	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
22	734.20	Floor Area Ratio	§§ 102.9, 102.11, 123	
23			2.5 to 1 § 124(a) and (b)	
24	734.21	Use Size [ <i>Non-Residential</i> ]	§ 790.130	
25			P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2	
26	734.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153- 157, 159-160, 204.5	
27			None required. Limits set forth in Section 151.1.	
28	734.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	
29			Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	
30	734.24	Outdoor Activity Area	§ 790.70	
31			P if located in front; C if located elsewhere § 145.2(a)	
32	734.25	Drive-Up Facility	§ 790.30	

1	734.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
2	734.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
3	734.30	General Advertising Sign	§§ 262, 602—604, 608, 609	NP § 607.1(e)(1)
4	734.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)(2)
5	734.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	NCT-2		
			Controls by Story		
		§ 790.118	1 <sup>st</sup>	2nd	3rd+
734.37	Residential Conversion	§§ 790.84, 207.7	C	C	
734.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
731.39	Residential Division	§ 207.8	P	P	P
<b>Non-Retail Sales and Services</b>					
734.40	Other Retail Sales and Services [ <i>Not Listed Below</i> ]	§ 790.102	P	P	
734.41	Bar	§ 790.22	P		
734.42	Full-Service Restaurant	§ 790.92	P		
734.43	Large Fast Food Restaurant	§ 790.90	C		
734.44	Small Self-Service Restaurant	§ 790.91	P		
734.45	Liquor Store	§ 790.55	P		
734.46	Movie Theater	§ 790.64	P		
734.47	Adult	§ 790.36			

1		Entertainment				
2	734.48	Other Entertainment	§ 790.38	P		
3	734.49	Financial Service	§ 790.110	P	C	
4	734.50	Limited Financial Service	§ 790.112	P		
5	734.51	Medical Service	§ 790.114	P	P	
6	734.52	Personal Service	§ 790.116	P	P	
7	734.53	Business or Professional Service	§ 790.108	P	P	
8						
9	734.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
10	734.55	Tourist Hotel	§ 790.46	C	C	C
11	734.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
12						
13	734.57	Automotive Gas Station	§ 790.14	C		
14	734.58	Automotive Service Station	§ 790.17	C		
15	734.59	Automotive Repair	§ 790.15	C		
16						
17	734.60	Automotive Wash	§ 790.18			
18	734.61	Automobile Sale or Rental	§ 790.12			
19	734.62	Animal Hospital	§ 790.6	C		
20	734.63	Ambulance Service	§ 790.2			
21	734.64	Mortuary	§ 790.62			
22	734.65	Trade Shop	§ 790.124	P	C	
23	734.66	Storage	§ 790.117			
24	734.67	Video Store	§ 790.135	C	C	
	<i>734.69C</i>	<i>Neighborhood Agriculture</i>	<i>§102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
25	<i>734.69D</i>	<i>Urban Industrial</i>	<i>§102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>

	<i>Agriculture</i>				
<b>Institutions and Non-Retail Sales and Services</b>					
734.70	Administrative Service	§ 790.106			
734.80	Hospital or Medical Center	§ 790.44			
734.81	Other Institutions, Large	§ 790.50	P	C	C
734.82	Other Institutions, Small	§ 790.51	P	P	P
734.83	Public Use	§ 790.80	C	C	C
734.84	Medical Cannabis Dispensary	§ 790.141	P #		
<b>RESIDENTIAL STANDARDS AND USES</b>					
734.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
734.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207.4, 207.6		
734.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
734.93	Usable Open Space [ <i>Per Residential Unit</i> ]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
734.94	Off-Street	§§ 150, 153—	None required. P up to 0.5 parking spaces per		

	Parking, Residential	157, 159— 160, 204.5	unit; C up to 0.75 parking spaces per unit., §§ 151.1, 166, 167, 145.1		
734.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§§ 734.84, 790.141	Health Code § 3308	Medical cannabis dispensaries in NCT-2 District may only operate between the hours of 8 a.m. and 10 p.m.

**SEC. 735.1. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

The SoMa Neighborhood Commercial Transit District (SoMa NCT) is located along the 6th Street and Folsom Street corridors in the South of Market. The commercial area provides a limited selection of convenience goods for the residents of the South of Market. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. A number of upper-story professional and business offices are located in the district, some in converted residential units.

The SoMa NCT has a pattern of ground floor commercial and upper story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. Active, neighborhood-serving commercial development is required at the ground story, curb cuts are prohibited and ground floor transparency and fenestration adds to the activation of the ground story. While offices and general retail sales uses may locate on the second story or above of new buildings, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail use, bars and liquor stores are allowed with a conditional use. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new

1 non-retail commercial uses. Above-ground parking is required to be setback or below ground.  
 2 Active, pedestrian-oriented ground floor uses are required.

3 Housing development in new buildings is encouraged above the ground story. Housing  
 4 density is not controlled by the size of the lot or by density controls, but by bedroom counts.  
 5 Given the area's central location and accessibility to the City's transit network, parking for  
 6 residential and commercial uses is not required.

7  
 8 **SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**  
**ZONING CONTROL TABLE**

			<b>SoMa</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
735.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	See Zoning Map.
735.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
735.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
735.13	Street Frontage	§§ 145.1, 145.4	Required §§ 145.1, 145.4
735.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1
735.13b	Street Frontage, Required Ground Floor Commercial	§ 145.4	Requirements apply
735.13c	Street Frontage, Parking and Loading access restrictions	§ 155(r)	Requirements apply
735.14	Awning	§ 790.20	P § 136.1(a)
735.15	Canopy	§ 790.26	P § 136.1(b)
735.16	Marquee	§ 790.58	P § 136.1(c)
735.17	Street Trees		Required § 143

**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**

735.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a), (b);
735.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
735.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1.
735.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
735.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
735.25	Drive-Up Facility	§ 790.30	
735.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
735.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
735.30	General Advertising Sign	§§ 262, 602—604, 608, 609	NP § 607.1(e)(1)
735.31	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f)(2)
735.32	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	SoMa		
			Controls by Story		
		§ 790.118	1 <sup>st</sup>	2nd	3rd+
735.37	Residential Conversion	§§ 790.84, 207.7	C	C	-
735.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
731.39	Residential Division	§ 207.8	P	P	P
<b>Retail Sales and Services</b>					
735.40	Other Retail Sales and	§ 790.102	P	P	

1		Services [Not Listed Below]				
2	735.41	Bar	§ 790.22	C		
3	735.42	Full-Service Restaurant	§ 790.92	P		
4	735.43	Large Fast Food Restaurant	§ 790.90	C		
5	735.44	Small Self-Service Restaurant	§ 790.91	P		
6	735.45	Liquor Store	§ 790.55	C		
7	735.46	Movie Theater	§ 790.64	P		
8	735.47	Adult Entertainment	§ 790.36			
9	735.48	Other Entertainment	§ 790.38	NP		
10	735.49	Financial Service	§ 790.110	P	C	
11	735.50	Limited Financial Service	§ 790.112	P		
12	735.51	Medical Service	§ 790.114	P	P	
13	735.52	Personal Service	§ 790.116	P	P	
14	735.53	Business or Professional Service	§ 790.108	P	P	
15	735.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
16	735.55	Tourist Hotel	§ 790.46	C	C	C
17	735.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
18	735.57	Automotive Gas Station	§ 790.14	C		
19	735.58	Automotive Service Station	§ 790.17	C		
20	735.59	Automotive Repair	§ 790.15	C		
21	735.60	Automotive Wash	§ 790.18			
22	735.61	Automobile Sale or Rental	§ 790.12			
23	735.62	Animal Hospital	§ 790.6	C		
24	735.63	Ambulance Service	§ 790.2			

1	735.64	Mortuary	§ 790.62			
2	735.65	Trade Shop	§ 790.124	P	C	
3	735.66	Storage	§ 790.117			
4	735.67	Video Store	§ 790.135	P	P	
5	<u>735.69C</u>	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	<u>735.69D</u>	<u>Urban Industrial Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<b>Institutions and Non-Retail Sales and Services</b>					
8	735.70	Administrative Service	§ 790.106			
9	735.80	Hospital or Medical Center	§ 790.44			
10	735.81	Assembly and Social Service	§ 790.50(a)	P	P	P
11	735.82	Other Institutions, Large, except Assembly and Social Service	§ 790.50(b) — (e)	C	C	C
12	735.83	Other Institutions, Small	§ 790.51	P	P	P
13	735.84	Public Use	§ 790.80	P	P	P
14	735.85	Medical Cannabis Dispensary	§ 790.141	P #		
15	<b>RESIDENTIAL STANDARDS AND USES</b>					
16	735.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
17	735.90A	Single-Room Occupancy (SRO) Unit	§ 890.88	P	P	P
18	735.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No density limit.		
19	735.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No density limit		
20	735.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
21	735.94	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167,		
22						
23						
24						
25						

			145.1		
735.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE SOMA NCT DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§§ 735.84, 790.141	Health Code § 3308	Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m.

**SEC. 736.1. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

The Mission Street Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Mission Street between 15th and Cesar Chavez (Army) Street, and includes adjacent portions of 17th Street, 21st Street, 22nd Street, and Cesar Chavez Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours.

The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission along the length of this district. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. Any new parking is required to be set back or be below ground.

This District has a mixed pattern of larger and smaller lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-

scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions.

**SEC. 736. MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
ZONING CONTROL TABLE**

			<b>Mission Street</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
736.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271	Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18
736.11	Lot Size [ <i>Per Development</i> ]	§§790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1
736.12	Rear Yard	§§130, 134, 136	Required at residential levels only § 134(a)(e)
736.13	Street Frontage		Required § 145.1
736.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floor above § 145.1(c), (e)
736.13b	Street Frontage, Required Ground Floor Commercial		Required along Mission St. § 145.1 (d)

1	736.13c	Street Frontage, Parking and Loading access restrictions		NP along Mission St. § 155(r)
2	736.14	Awning	§ 790.20	P § 136.1(a)
3	736.15	Canopy	§ 790.26	P § 136.1(b)
4	736.16	Marquee	§ 790.58	P § 136.1(c)
5	736.17	Street Trees		Required § 143
6	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
7	736.20	Floor Area Ratio	§§ 102.9, 102.11, 123	3.6 to 1 § 124(a) (b)
8	736.21	Use Size [ <i>Non-Residential</i> ]	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
9	736.22	Off-Street Parking, Commercial/Institutional	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1
10	736.23	Off-Street Freight Loading	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
11	736.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
12	736.25	Drive-Up Facility	§ 790.30	NP
13	736.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)
14	736.27	Hours of Operation	§ 790.48	No Limit
15	736.30	General Advertising Sign	§§ 262, 602-604, 608, 609	P § 607.1(e)2
16	736.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)3
17	736.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c), (d), (g)

No.	Zoning Category	§ References	Mission Street		
			Controls by Story		
		§ 790.118	1 <sup>st</sup>	2nd	3rd+
736.37	Residential Conversion	§§ 790.84, 207.7	C	C	C

1	736.38	Residential Demolition	§§ 790.86, 207.7	C	C	C
2	731.39	Residential Division	§ 207.8	P	P	P
3	<b>Retail Sales and Services</b>					
4	736.40	Other Retail Sales and Services [ <i>Not Listed Below</i> ]	§ 790.102	P	P	P
5						
6						
7	736.41	Bar	§ 790.22	P	P	
8	736.42	Full-Service Restaurant	§ 790.92	P	P	
9	736.43	Large Fast Food Restaurant	§ 790.90			
10	736.44	Small Self-Service Restaurant	§ 790.91	C		
11						
12	736.45	Liquor Store	§ 790.55			
13	736.46	Movie Theater	§ 790.64	P	P	
14	736.47	Adult Entertainment	§ 790.36	C	C	
15	736.48	Other Entertainment	§ 790.38	P	P	
16	736.49	Financial Service	§ 790.110	P	P	
17	736.50	Limited Financial Service	§ 790.112	P	P	
18						
19	736.51	Medical Service	§ 790.114	P	P	P
20	736.52	Personal Service	§ 790.116	P	P	P
21	736.53	Business or Professional Service	§ 790.108	P	P	P
22	736.54	Massage Establishment	§ 790.60, § 2700 Police Code	C	C	
23						
24	736.55	Tourist Hotel	§ 790.46	C	C	C
25	736.56	Automobile Parking	§§ 790.8, 156, 158.1, 160	NP	NP	NP

1	736.57	Automotive Gas Station	§ 790.14	C		
2	736.58	Automotive Service Station	§ 790.17	C		
3	736.59	Automotive Repair	§ 790.15	C	C	
4	736.60	Automotive Wash	§ 790.18	C		
5	736.61	Automobile Sale or Rental	§ 790.12	C		
6	736.62	Animal Hospital	§ 790.6	C	C	
7	736.63	Ambulance Service	§ 790.2	C		
8	736.64	Mortuary	§ 790.62	C	C	C
9	736.65	Trade Shop	§ 790.124	P	C	C
10	736.66	Storage	§ 790.117	NP	NP	NP
11	736.67	Video Store	§ 790.135	C	C	C
12	736.68	Fringe Financial	§ 790.111	#	#	#
13	<u>736.69C</u>	<u>Neighborhood</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14		<u>Agriculture</u>				
15	<u>736.69D</u>	<u>Urban Industrial</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
16		<u>Agriculture</u>				
16	<b>Institutions and Non-Retail Sales and Services</b>					
17	736.70	Administrative Service	§ 790.106	C	C	C
18	736.80	Hospital or Medical Center	§ 790.44	C	C	C
19	736.81	Other Institutions, Large	§ 790.50	P	P	P
20	736.82	Other Institutions, Small	§ 790.51	P	P	P
21	736.83	Public Use	§ 790.80	C	C	C
22	736.84	Medical Cannabis	§ 790.141	P #		
23						
24						
25						

	Dispensary				
<b>RESIDENTIAL STANDARDS AND USES</b>					
736.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
736.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
736.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
736.93	Usable Open Space [ <i>Per Residential Unit</i> ]	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
736.94	Off-Street Parking, Residential	§§ 150, 151.1, 153-157, 159-160, 204.5	None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1		
736.95	Community Residential Parking	§ 790.10, 145.1, 166	C	C	C

**SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§736.68	§ 249.35	FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) <b>Boundaries:</b> The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District. <b>Controls:</b> Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its ¼ mile buffer, fringe financial

		services are P subject to the restrictions set forth in Subsection 249.35(c)(3).
§ 736.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm.

**SEC. 737.1. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean Avenue from Phelan to Manor Avenues. Ocean Avenue is a multi-purpose transit-oriented small-scale commercial district that is modeled on the NCT-2 District. Ocean Avenue was developed as a streetcar-oriented commercial district in the 1920s and continues to serve this function, with the K-line streetcar on Ocean Avenue. Numerous other bus lines serve the area, especially the eastern end, where the Phelan Loop serves as a major bus terminus. The eastern end of the district is anchored by the main City College campus at Phelan and direct linkages to the Balboa Park BART/MUNI rail station a couple blocks to the east, which serves as the southernmost San Francisco station for BART and the terminus of the J, K, and M streetcar lines. Because of the immediate proximity of the BART/MUNI station the district has quick and easy transit access to downtown.

The Ocean Avenue NCT District is mixed use, transitioning from a predominantly one- and two-story retail district to include neighborhood-serving commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Access (i.e. driveways, garage entries) to off-street parking and loading is generally prohibited on Ocean Avenue to preserve and enhance the pedestrian-oriented character and transit function of the street. Residential and commercial parking are not required.

The Ocean Avenue NCT District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. Buildings may range in height, with height limits generally allowing up to four or five stories. Lots are generally small to medium in size and lot consolidation is prohibited to preserve the fine grain character of the district, unless the consolidation creates a corner parcel that enables off-street parking to be accessed from a side street.

Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

Commercial uses are required at the ground level and permitted at the second story. Large Fast Food uses are not permitted.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

**SEC. 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE**

			Ocean Ave.
No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
737.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Generally, 45-X See Zoning Map
737.11	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
737.11b	Lot Consolidation	§ 121.6	Not Permitted except to create corner lots per § 121.6
737.12	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)

1	737.13	Street Frontage		Required § 145.1
2	737.13a	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c)
3	737.13b	Street Frontage, Required Ground Floor Commercial		Ocean Avenue § 145.4
4	737.13c	Street Frontage, Parking and Loading access restrictions		§ 155(r) NP: Ocean Avenue
5	737.14	Awning	§ 790.20	P § 136.1(a)
6	737.15	Canopy	§ 790.26	P § 136.1(b)
7	737.16	Marquee	§ 790.58	P § 136.1(c)
8	737.17	Street Trees		Required § 143
9	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
10	737.20	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
11	737.21	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
12	737.22	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159-160, 204.5	§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
13	737.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
14	737.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
15	737.25	Drive-Up Facility	§ 790.30	
16	737.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed

			§ 145.2(b)
737.27	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.
737.30	General Advertising Sign	§§ 262, 602— 604, 608, 609	P § 607.1(e)1
737.31	Business Sign	§§ 262, 602— 604, 608, 609	P § 607.1(f) 2
737.32	Other Signs	§§ 262, 602— 604, 608, 609	P § 607.1(c)(d)(g)

No.	Zoning Category	§ References	Ocean Ave		
			Controls by Story		
		§ 790.118	1 <sup>st</sup>	2nd	3rd+
711.38	Residential Conversion	§ 790.84	C	C	
737.39	Residential Demolition	§ 790.86	C	C	C
737.39a	Residential Division	§ 207.6	P	P	P
<b>Non-Retail Sales and Services</b>					
737.40	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	
737.41	Bar	§ 790.22	P		
737.42	Full-Service Restaurant	§ 790.92	P		
737.43	Large Fast Food Restaurant	§ 790.90			
737.44	Small Self-Service Restaurant	§ 790.91	P		
737.45	Liquor Store	§ 790.55	P		
737.46	Movie Theater	§ 790.64	P		
737.47	Adult Entertainment	§ 790.36			
737.48	Other	§ 790.38	P		

1		Entertainment				
2	737.49	Financial Service	§ 790.110	P	C	
3	737.50	Limited Financial Service	§ 790.112	P		
4	737.51	Medical Service	§ 790.114	P	P	
5	737.52	Personal Service	§ 790.116	P	P	
6	737.53	Business or Professional Service	§ 790.108	P	P	
7	737.54	Massage Establishment	§ 790.60, § 1900 Health Code	C		
8						
9	737.55	Tourist Hotel	§ 790.46	C	C	C
10	737.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C
11	737.57	Automotive Gas Station	§ 790.14	C		
12						
13	737.58	Automotive Service Station	§ 790.17	C		
14	737.59	Automotive Repair	§ 790.15	C		
15	737.60	Automotive Wash	§ 790.18			
16						
17	737.61	Automobile Sale or Rental	§ 790.12			
18	737.62	Animal Hospital	§ 790.6	C		
19	737.63	Ambulance Service	§ 790.2			
20	737.64	Mortuary	§ 790.62			
21	737.65	Trade Shop	§ 790.124	P	C	
22	737.66	Storage	§ 790.117			
23	737.67	Video Store	§ 790.135	C	C	
24	<u>737.68</u>	<u>Neighborhood Agriculture</u>	<u>§102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
25	<u>737.68A</u>	<u>Urban Industrial Agriculture</u>	<u>§102.34(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<b>Institutions and Non-Retail Sales and Services</b>						

1	737.70	Administrative Service	§ 790.106			
2	737.80	Hospital or Medical Center	§ 790.44			
3	737.81	Other Institutions, Large	§ 790.50	P	C	C
4	737.82	Other Institutions, Small	§ 790.51	P	P	P
5	737.83	Public Use	§ 790.80	C	C	C
6	737.84	Medical Cannabis Dispensary	§ 790.141	P #		
7	<b>RESIDENTIAL STANDARDS AND USES</b>					
8	737.90	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
9	737.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6		
10	737.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
11	737.93	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
12	737.94	Off-Street Parking,	§§ 150, 153—157, 159—	P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1		

	Residential	160, 204.5			
737.95	Community Residential Parking	§ 790.10	C	C	C

**SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT**

<b>Article 7 Code Section</b>	<b>Other Code Section</b>	<b>Zoning Controls</b>
§ 737.84 § 790.141	Health Code § 3308	Medical cannabis dispensaries in the Ocean Avenue NCT District may only operate between the hours of 8 a.m. and 10 p.m.

**SEC. 790.50. INSTITUTIONS, OTHER LARGE.**

A public or private, nonprofit or profit-making use, excluding hospitals and medical centers, which provides services to the community and meets the applicable provisions of Section 304.5 of this Code concerning institutional master plans, including but not limited to the following:

(a) Assembly and Social Service. A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial club house, lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area ~~or noncommercial horticulture area not publicly owned.~~

(b) Child Care. A use which provides less than 24-hour care for 13 or more children by licensed personnel and which meets the requirements of the State of California and other authorities.

(c) Educational Service. A use certified by the Western Association of Schools and Colleges which provides educational services, such as a school, college or university. It may

1 include, on the same premises, employee or student dormitories and other housing operated  
2 by and affiliated with the institution.

3 (d) Religious Facility. A use which provides religious services to the community, such  
4 as a church, temple or synagogue. It may include on the same lot, the housing of persons  
5 who engage in supportive activity for the institution.

6 (e) Residential Care. A medical use which provides lodging, board, and care 24 hours  
7 or more to seven or more persons in need of specialized aid by personnel licensed by the  
8 State of California and which provides no outpatient services; including but not limited to, a  
9 board and care home, rest home, or home for the treatment of the addictive, contagious, or  
10 other diseases or physiological disorders

11 **SEC. 803.2. USES PERMITTED IN CHINATOWN MIXED USE DISTRICTS.**

12 A use is the specific purpose for which a property or building is used, occupied,  
13 maintained, or leased. Whether or not a use is permitted in a specific Chinatown Mixed Use  
14 District is set forth, summarized or cross-referenced in Sections 810.1 through 812.96 of this  
15 Code for each district class.

16 (a) **Use Categories.** The uses, functions, or activities, which are permitted in each  
17 Chinatown Mixed Use District class include those listed in Table 803.2 below by zoning  
18 control category and numbered and cross-referenced to the Code Section containing the  
19 definition.

20 **TABLE 803.2 USE CATEGORIES PERMITTED IN THE**  
21 **CHINATOWN MIXED USE DISTRICTS**

<b>No.</b>	<b>Zoning Control Categories for Uses</b>	<b>Section Number of Use Definition</b>
803.2 .24	Outdoor Activity Area	§ 890.71

1	.25	803.2	Drive-Up Facility	§ 890.30
2				
3	.26	803.2	Walk-Up Facility	§ 890.140
4				
5	.27	803.2	Hours of Operation	§ 890.48
6				
7	.38a	803.2	Residential Conversion, Residential Hotels	§ 890.84
8				
9	.38b	803.2	Residential Demolition, Residential Hotels	§ 890.86
10				
11	.39a	803.2	Residential Conversion, Apartments	§ 890.84
12				
13	.39b	803.2	Residential Demolition, Apartments	§ 890.86
14				
15	.40a	803.2	Other Retail Sales and Services	§ 890.102
16				
17	.40b	803.2	Gift Store—Tourist-Oriented	§ 890.39
18				
19	.40c	803.2	Jewelry	§ 890.51
20				
21	.41	803.2	Bar	§ 890.22
22				
23	.42	803.2	Full-Service Restaurant	§ 890.92
24				
25	.43	803.2	Fast-Food Restaurant—Small	§ 890.90
		803.2	Fast-Food Restaurant—Large	§ 890.91

1	.44		
2	.45	803.2	Take-Out Food § 890.122
3			
4	.46	803.2	Movie Theater § 890.64
5			
6	.47	803.2	Adult Entertainment § 890.36
7			
8	.48	803.2	Other Entertainment § 890.37
9			
10	.49	803.2	Financial Service § 890.110
11			
12	.50	803.2	Limited Financial Service § 890.112
13			
14	.51	803.2	Medical Service § 890.114
15			
16	.52	803.2	Personal Service § 890.116
17			
18	.53	803.2	Professional Service § 890.108
19			
20	.54	803.2	Massage Establishment § 890.60
21			
22	.55	803.2	Tourist Hotel § 890.46
23			
24	.56	803.2	Automobile Parking Lot, Community Commercial § 890.9
25	.57	803.2	Automobile Parking Garage, Community Commercial § 890.10

1	.58	803.2	Automobile Parking Lot, Public	§ 890.11
2				
3	.59	803.2	Automobile Parking Garage, Public	§ 890.12
4				
5	.60	803.2	Automotive Gas Station	§ 890.14
6				
7	.61	803.2	Automotive Service Station	§ 890.18
8				
9	.62	803.2	Automotive Repair	§ 890.15
10				
11	.63	803.2	Automotive Wash	§ 890.20
12				
13	.64	803.2	Automobile Sale or Rental	§ 890.13
14				
15	.65	803.2	Animal Hospital	§ 890.6
16				
17	.66	803.2	Ambulance Service	§ 890.2
18				
19	.67	803.2	Mortuary	§ 890.62
20				
21	.68	803.2	Trade Shop	§ 890.124
22				
23	.70	803.2	Administrative Service	§ 890.106
24				
25	.71	803.2	Light Manufacturing, Wholesale Sales or Storage	§ 890.54
		803.2	Fringe Financial Service	§ 890.113

1	.72		
2	.73	803.2	Business Services
3			§ 890.111
4	<u>74A</u>	<u>803.2.</u>	<u>Neighborhood Agriculture</u>
5			§ 102.34(a)
6	<u>74B</u>	<u>803.2.</u>	<u>Urban Industrial Agriculture</u>
7			§ 102.34(b)
8	.80	803.2	Hospital or Medical Center
9			§ 890.44
10	.81	803.2	Other Institutions
11			§ 890.50
12	.82	803.2	Public Use
13			§ 890.80
14	.90	803.2	Residential Use
15			§ 890.88
16	.95	803.2	Automobile Parking Lot, Community Residential
17			§ 890.7
18	.96	803.2	Automobile Parking Garage, Community Residential
19			§ 890.8
20	.97	803.2	Tobacco Paraphernalia Establishments
21			§ 890.123

(b) **Use Limitations.** Uses in Chinatown Mixed Use Districts are either permitted, conditional, accessory, temporary, or are not permitted.

(1) **Permitted Uses.** All permitted uses in Chinatown Mixed Use Districts shall be conducted within an enclosed building, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: accessory off-street parking and loading; uses which,

1 when located outside of a building, qualify as an outdoor activity area, as defined in Section  
2 890.71 of this Code; as Neighborhood Agriculture, as defined in Section 102.34; and uses which  
3 by their nature are to be conducted in an open lot or outside a building, as described in  
4 Sections 890 through 890.140 of this Code.

5 If there are two or more uses in a structure and none is classified under Section  
6 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered  
7 separately as an independent permitted, conditional, temporary or not permitted use.

8 (A) **Principal Uses.** Principal uses are permitted as of right in a Chinatown  
9 Mixed Use District, when so indicated in Sections 810.1 through 812.96 of this Code for each  
10 district class.

11 (B) **Conditional Uses.** Conditional uses are permitted in a Chinatown Mixed  
12 Use District when authorized by the Planning Commission; whether a use is conditional in a  
13 given district is indicated in Sections 810 through 812. Conditional uses are subject to the  
14 provisions set forth in Section 303 of this Code.

15 (i) An establishment which sells beer and wine with motor vehicle fuel is a  
16 conditional use, and shall be governed by Section 229.

17 (ii) Any use or feature which lawfully existed and was permitted as a principal or  
18 conditional use on the effective date of these controls which is not otherwise nonconforming  
19 or noncomplying as defined in Section 180 of this Code, and which use or feature is not  
20 permitted under this Article is deemed to be a permitted conditional use subject to the  
21 provisions of this Code.

22 (iii) Notwithstanding any other provision of this Article, a change in use or  
23 demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use  
24 authorization. This Subsection shall not authorize a change in use if the new use or uses are  
25 otherwise prohibited.

1 (iv) Notwithstanding any other provision of this Article, a change in use or  
2 demolition of a general grocery store use, as set forth in Section 890.102(a) and as further  
3 defined in Section 790.102(a), which use exceeds 5,000 gross square feet shall require  
4 conditional use authorization. This Subsection shall not authorize a change in use if the new  
5 use or uses are otherwise prohibited.

6 (v) Urban Industrial Agriculture, as defined in Section 102.34(b), shall require  
7 conditional use authorization.

8 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections  
9 204.1 (Accessory Uses for Dwelling Units in R Districts) and 204.5 (Parking and Loading as  
10 Accessory Uses) of this Code, a related minor use which is either necessary to the operation  
11 or enjoyment of a lawful principal use or conditional use or is appropriate, incidental and  
12 subordinate to any such use, shall be permitted in Chinatown Mixed Use Districts as an  
13 accessory use when located on the same lot. Any use not qualified as an accessory use shall  
14 only be allowed as a principal or conditional use, unless it qualifies as a temporary use under  
15 Sections 205 through 205.2 of this Code.

16 No use in a Chinatown Mixed Use District will be considered accessory to a principal  
17 use which involves or requires any of the following:

18 (i) The use of more than 1/3 of the total floor area occupied by both the  
19 accessory use and the principal use to which it is accessory, combined, except in the case of  
20 accessory off-street parking;

21 (ii) Any bar, restaurant, other entertainment, or any retail establishment which  
22 serves liquor for consumption on-site;

23 (iii) Any take-out food use, except for a take-out food use which occupies 100  
24 square feet or less (including the area devoted to food preparation and service and excluding  
25 storage and waiting areas) in a retail grocery or specialty food store;

1 (iv) The wholesaling, manufacturing or processing of foods, goods, or  
2 commodities on the premises of an establishment which does not also provide for primarily  
3 retail sale of such foods, goods or commodities at the same location where such wholesaling,  
4 manufacturing or processing takes place.

5 The above shall not prohibit take-out food activity which operates in conjunction with a fast-  
6 food restaurant. A fast-food restaurant, by definition, includes take-out food as an accessory  
7 and necessary part of its operation.

8 (D) **Temporary Uses.** Uses not otherwise permitted are permitted in Chinatown  
9 Mixed Use Districts to the extent authorized by Sections 205, 205.1 or 205.2 of this Code.

10 (2) **Not Permitted Uses.**

11 (A) Uses which are not listed in this Article are not permitted in a Chinatown  
12 Mixed Use District unless determined by the Zoning Administrator to be permitted uses in  
13 accordance with Section 307(a) of this Code.

14 (B) No use, even though listed as a permitted use or otherwise allowed, shall be  
15 permitted in a Chinatown Mixed Use District which, by reason of its nature or manner of  
16 operation, creates conditions that are hazardous, noxious, or offensive through the emission  
17 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or  
18 excessive noise.

19 (C) The establishment of a use that sells alcoholic beverages, other than beer  
20 and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section  
21 229.

22 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**  
23 **DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.**

24 (a) **Use Categories.** A use is the specified purpose for which a property or building is  
25 used, occupied, maintained, or leased. Whether or not a use is permitted in a specific Eastern

1 Neighborhood Mixed Use District and South of Market Mixed Use District is generally set  
2 forth, summarized or cross-referenced in Sections 813.3 through 818 and 840 through 843 of  
3 this Code for each district class.

4 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South of  
5 Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are not  
6 permitted.

7 (1) **Permitted Uses.** If there are two or more uses in a structure, any use not classified  
8 below under Section 803.3(b)(1)(C) of this Code as accessory will be considered separately  
9 as an independent permitted, conditional, temporary or not permitted use.

10 (A) **Principal Uses.** Principal uses are permitted as of right in an Eastern  
11 Neighborhood Mixed Use District and South of Market Mixed Use District, when so indicated  
12 in Sections 813 through 818 and 840 through 843 of this Code for the district. Additional  
13 requirements and conditions may be placed on particular uses as provided pursuant to  
14 Section 803.5 through 803.9 and other applicable provisions of this Code.

15 (B) **Conditional Uses.** Conditional uses are permitted in an Eastern  
16 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by  
17 the Planning Commission; whether a use is conditional in a given district is generally indicated  
18 in Sections 813 through 818 and 840 through 843 of this Code. Conditional uses are subject  
19 to the applicable provisions set forth in Sections 178, 179, 263.11, 303, 316.8, and 803.5  
20 through 803.9 of this Code.

21 (i) An establishment which sells beer or wine with motor vehicle fuel is a  
22 conditional use, and shall be governed by Section 229.

23 (ii) Notwithstanding any other provision of this Article, a change in use or  
24 demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use  
25

1 authorization. This Section shall not authorize a change in use if the new use or uses are  
2 otherwise prohibited.

3 (iii) Notwithstanding any other provision of this Article, a change in use or  
4 demolition of a general grocery store use, as set forth in Section 890.102(a) and as further  
5 defined in Section 790.102(a), shall require conditional use authorization. This Subsection  
6 shall not authorize a change in use if the new use or uses are otherwise prohibited.

7 (iv) Urban Industrial Agriculture, as defined in Section 102.34(b), shall require  
8 conditional use authorization.

9 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections  
10 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.2 (Accessory Uses for  
11 Uses Other Than Dwellings in R Districts); 204.4 (Dwelling Units Accessory to Other Uses),  
12 and 204.5 (Parking and Loading as Accessory Uses) of this Code, an accessory use is a  
13 related minor use which is either necessary to the operation or enjoyment of a lawful principal  
14 use or conditional use, or is appropriate, incidental and subordinate to any such use, and shall  
15 be permitted as an accessory use in an Eastern Neighborhoods Mixed Use District and South  
16 of Market Mixed Use District. In order to accommodate a principal use which is carried out by  
17 one business in multiple locations within the same general area, such accessory use need not  
18 be located in the same structure or lot as its principal use provided that (1) the accessory use  
19 is located within 1,000 feet of the principal use; and (2) the multiple locations existed on April  
20 6, 1990 (the effective date of this amendment). Accessory uses to non-office uses (as defined  
21 in Section 890.70) may occupy space which is non-contiguous or on a different story as the  
22 principal use so long as the accessory use is located in the same building as the principal use  
23 and complies with all other restrictions applicable to such accessory uses. Any use which  
24 does not qualify as an accessory use shall be classified as a principal use.

1 No use will be considered accessory to a principal use which involves or requires any of the  
2 following:

3 (i) The use of more than one-third of the total occupied floor area which is  
4 occupied by both the accessory use and principal use to which it is accessory, combined,  
5 except in the case of accessory off-street parking or loading which shall be subject to the  
6 provisions of Sections 151, 156 and 157 of this Code;

7 (ii) A hotel, motel, inn, hostel, nighttime entertainment, adult entertainment,  
8 massage establishment, large fast food restaurant, or movie theater use in a RED, SPD,  
9 RSD, SLR, SLI, SSO, DTR, MUG, MUR, MUO, or UMU District;

10 (iii) Any take-out food use, except for a take-out food use which occupies 100  
11 square feet or less (including the area devoted to food preparation and service and excluding  
12 storage and waiting areas) in a restaurant, bar, catering establishment, bakery, retail grocery  
13 or specialty food store.

14 (iv) Any sign not conforming to the limitations of Section 607.2(f)(3).

15 (D) **Temporary Uses.** Temporary uses not otherwise permitted are permitted in  
16 Eastern Neighborhoods Mixed Use Districts and South of Market Mixed Use Districts to the  
17 extent authorized by Sections 205 through 205.3 of this Code.

18 **SEC. 810.1. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

19 The Chinatown Community Business District, located in the northeast quadrant of San  
20 Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to  
21 Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district  
22 also includes portions of Commercial Street between Montgomery Street and Grant Avenue  
23 and portions of Grant Avenue between Bush and California Streets. It is part of the larger core  
24 area of Chinatown.

1 The portions of Broadway, Kearny and Commercial Streets and Grant Avenue in this  
 2 district are transitional edges or entries to Chinatown. North and east of the two blocks of  
 3 Broadway contained in this district are North Beach and the Broadway Entertainment Districts.  
 4 Kearny and Columbus Streets are close to intensive office development in the Downtown  
 5 Financial District. Both Grant Avenue and Commercial Street provide important pedestrian  
 6 entries to Chinatown. Generally, this district has more potential for added retail and  
 7 commercial development than other parts of Chinatown.

8 This zoning district is intended to protect existing housing, encourage new housing and  
 9 to accommodate modest expansion of Chinatown business activities as well as street-level  
 10 retail uses. The size of individual professional or business office use is limited in order to  
 11 prevent these areas from being used to accommodate larger office uses spilling over from the  
 12 financial district.

13 Housing development in new buildings is encouraged at upper stories. Existing housing  
 14 is protected by limitations on demolitions and upper-story conversions.

15  
 16 **Table 810**  
**CHINATOWN COMMUNITY BUSINESS**  
**DISTRICT ZONING CONTROL TABLE**  
 17

			<b>Chinatown Community Business District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4, §§ 250—252, 260, 270, 271	P up to 35 feet # C to 65 ft. C to 50 ft. (along Commercial Street) See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270

1	.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121	P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3
2				
3	.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified / 75% coverage § 134.1
4				
5	.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
6	.14	Maximum Street Frontage <i>[Per Building]</i>		P to 50 feet C more than 50 feet § 145.3
7				
8	.15	Awning	§ 890.21	P § 136.2(a)
9	.16	Canopy	§ 890.24	P § 136.2(b)
10				
11	17	Marquee	§ 890.58	P § 136.2(c)
12	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
13	.19	Floor Area Ratio	§§ 102.9, 102.11, 123	2.8 to 1 § 124(a) (b)
14	.20	Use Size <i>[Nonresidential]</i>	§ 890.130	P up to 5,000 sq. ft. C 5,000 sq. ft. & above § 121.4 Except for full-service restaurants
15				
16	.21	Open Space		1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1
17				
18	.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5	1:500 sq. ft. when lot size over 20,000 sq. ft. §§ 151, 161(d)
19				
20	.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
21				
22	.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
23				
24	.25	Drive-Up Facility	§ 890.30	
25	.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise

1	.27	Hours of Operation	§ 890.48	No limit		
2	.30	General Advertising Sign	§§ 602—604, 608.1, 608.2	P § 607.2(e)		
3	.31	Business Sign	§§ 602—604, 608.1, 608.2	P § 607.2(f)		

**Chinatown  
Community  
Business  
District**

**Controls by Story**

8	No.	Zoning Category	§ References	1st	2nd	3rd+
9	.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code			
10						
11	.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code			
12						
13						
14	.39a	Residential Conversion Apartments				
15						
16	.39b	Residential Demolition Apartments				
17						

**Retail Sales and Services**

18						
19	.40a	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 890.102	P	P	P
20						
21						
22	.40b	Gift Store— Tourist Oriented	§ 890.39	P	P	P
23	.40c	Jewelry	§ 890.51	P	P	P
24	.41	Bar	§ 890.22	P	P	P
25	.42	Full-Service Restaurant	§ 890.92	P	P	P

1	.43	Fast Food Restaurant (Small)	§ 890.90	C	C	C
2						
3	.44	Fast Food Restaurant (Large)	§ 890.91			
4						
5	.45	Take-Out Food	§ 890.122	C	C	
6	.46	Movie Theater	§ 890.64	P	P	
7	.47a	Adult Entertainment	§ 890.36			
8	.47b	Other Entertainment	§ 890.37	P	P	P
9	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
10						
11	.49	Financial Service	§ 890.110	P		
12	.50	Limited Financial Service	§ 890.112	P		
13	.51	Medical Service	§ 890.114	P	P	P
14	.52	Personal Service	§ 890.116	P	P	P
15	.53	Professional Service	§ 890.108	P	P	P
16	.54	Massage Establishment	§ 890.60 § 1900 Health Code	C	C	C
17						
18	.55	Tourist Hotel	§ 890.46	C	C	C
19	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
20						
21	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
22						
23						
24	.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C
25						

1	.59	Automobile Parking Garage, Public	§ 890.12	C	C	C
2						
3	.60	Automotive Gas Station	§ 890.14			
4	.61	Automotive Service Station	§ 890.18			
5						
6	.62	Automotive Repair	§ 890.15			
7	.63	Automotive Wash	§ 890.20			
8	.64	Automotive Sale or Rental	§ 890.13			
9	.65	Animal Hospital	§ 890.6			
10	.66	Ambulance Service	§ 890.2			
11	.67	Mortuary	§ 890.62	C	C	
12	.68	Trade Shop	§ 890.124	P	C	
13	.70	Administrative Service	§ 890.106			
14	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
15						
16	.72	Fringe Financial Service	§ 890.113	P#		
17	.73	Tobacco Paraphernalia Establishments	§ 890.123	C		
18						
19	.74A	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
20						
21	.74B	<i>Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>
22	<b>Institutions</b>					
23	.80	Hospital or Medical Center	§ 890.44			
24	.81	Other Institutions	Not counted as Commercial Fl. area § 890.50	P	P	P
25						

1	.82	Public Use	§ 890.80	C	C	C
2	.83	Medical Cannabis Dispensary	§ 890.133	P		
3	<b>RESIDENTIAL STANDARDS AND USES</b>					
4	.90	Residential Use	§ 890.88	P	P	P
5	.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5		
6	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
7	.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	48 sq. ft. § 135 Table 3		
8	.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g), # mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units.		
9	.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C
10	.96	Automobile Parking Garage, Community Residential	§ 890.8, 160		C	C
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						

**SPECIFIC PROVISIONS FOR  
CHINATOWN COMMUNITY BUSINESS DISTRICT**

Section		Zoning Controls
§	§ 270	50 N Height and Bulk District and 65 N Height and Bulk — District as

1	810.10		mapped on Sectional Map 1H
2	§ 810.71	§ 236	Garment Shop Special Use District applicable only for portions — of the Chinatown Community Business District as mapped on Sectional Map No. 1 SU <sup>a</sup>
3	§ 810.72	249.35	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
4	§§.94	§§303, 803.2	Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units. In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) above.

18                   **SEC. 811.1. CHINATOWN VISITOR RETAIL DISTRICT.**

19                   The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant  
20 Avenue between California and Jackson Streets. This district contains a concentration of  
21 shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and  
22 contribute to the City's visual and economic diversity. Grant Avenue provides an important link  
23 between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf  
24 areas.  
25

1 This district is intended to preserve the street's present character and scale and to  
 2 accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art  
 3 goods, large restaurants. In order to promote continuous retail frontage, entertainment,  
 4 financial services, medical service, automotive and drive-up uses are restricted. Most  
 5 commercial uses, except financial services are permitted on the first two stories.  
 6 Administrative services, (those not serving the public) are prohibited in order to prevent  
 7 encroachment from downtown office uses. There are also special controls on fast-food  
 8 restaurants and tourist hotels. Building standards protect and complement the existing small-  
 9 scale development and the historic character of the area.

10 The height limit applicable to the district will accommodate two floors of housing or  
 11 institutional use above two floors of retail use. Existing residential units are protected by  
 12 prohibition of upper-story conversions and limitation on demolition.

13  
 14 **Table 811**  
**CHINATOWN VISITOR RETAIL**  
**DISTRICT ZONING CONTROL TABLE**

			<b>Chinatown Visitor Business District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271	P up to 35 feet # C to 50 ft. See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270
.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121	P up to 2,500 sq. ft. C 5,000 sq. ft. & above § 121.3
.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified /75% coverage

1			§ 134.1
2	.13	Sun Access Setbacks	15 ft. at specified heights § 132.3
3	.14	Maximum Street Frontage <i>[Per Building]</i>	P to 50 feet C more than 50 feet § 145.3
4	.15	Awning	§ 890.21 P § 136.2(a)
5	.16	Canopy	§ 890.24 P § 136.2(b)
6	.17	Marquee	§ 890.58 P § 136.2(c)
7	<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>		
8	.19	Floor Area Ratio	§§ 102.9, 102.11, 123 2.0 to 1 § 124(a) (b)
9	.20	Use Size <i>[Nonresidential]</i>	§ 890.130 P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. Except for full-service restaurants—5,000 sq. ft. § 121.4
10	.21	Open Space	1 sq. ft. for every 50 sq. ft. above 10,000 sq. ft. § 135.1
11	.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159— 160, 204.5 None required § 161(c)
12	.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5 Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
13	.24	Outdoor Activity Area	§ 890.71 P in front C elsewhere
14	.25	Drive-Up Facility	§ 890.30
15	.26	Walk-Up Facility	§ 890.140 P if recessed 3 ft. C otherwise
16	.27	Hours of Operation	§ 890.48 P 6 a.m.—11 p.m. C 11 p.m.—2 a.m.
17	.30	General Advertising	§§ 602—604, 608.1, 608.2 P

	Sign		§ 607.2(e)
.31	Business Sign	§§ 602—604, 608.1, 608.2	P § 607.2(f)

<b>Chinatown Visitor Retail District</b>					
<b>Controls by Story</b>					
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>
.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code			
.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code			
.39a	Residential Conversion Apartments				
.39b	Residential Demolition Apartments				
<b>Retail Sales and Services</b>					
.40a	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 890.102	P	P	
.40b	Gift Store—Tourist Oriented	§ 890.39	P	P	
.40c	Jewelry	§ 890.51	P	P	
.41	Bar	§ 890.22	P	P	
.42	Full-Service Restaurant	§ 890.92	P	P	
.43	Fast Food Restaurant (Small)	§ 890.90	C		
.44	Fast Food Restaurant (Large)	§ 890.91			
.45	Take-Out Food	§ 890.122	P	P	
.46	Movie Theater	§ 890.64			
.47a	Adult	§ 890.36			

1		Entertainment				
2	.47b	Other Entertainment	§ 890.37	P#	P#	
3	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
4						
5	.49	Financial Service	§ 890.110			
6	.50	Limited Financial Service	§ 890.112			
7	.51	Medical Service	§ 890.114		P	
8	.52	Personal Service	§ 890.116		P	
9	.53	Professional Service	§ 890.108		P	
10	.54	Massage Establishment	§ 890.60, § 1900 Health Code	C	C	
11	.55	Tourist Hotel	§ 890.46	C	C	C
12	.56	Automobile Parking Lot, Community Commercial	§§ 890.9, 156, 160	C	C	C
13						
14						
15	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C	C	C
16						
17	.58	Automobile Parking Lot, Public	§ 890.11, 156	C	C	C
18	.59	Automobile Parking Garage, Public	§ 890.12	C	C	C
19						
20	.60	Automotive Gas Station	§ 890.14			
21	.61	Automotive Service Station	§ 890.18			
22	.62	Automotive Repair	§ 890.15			
23	.63	Automotive Wash	§ 890.20			
24	.64	Automotive Sale or Rental	§ 890.13			
25	.65	Animal Hospital	§ 890.6			

1	.66	Ambulance Service	§ 890.2			
2	.67	Mortuary	§ 890.62	C	C	
3	.68	Trade Shop	§ 890.124	P	C	
4	.70	Administrative Service	§ 890.106			
5	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
6	.72	Fringe Financial Service	§ 890.113			
7	.73	Tobacco Paraphernalia Establishments	§ 890.123	C		
8	.74A	<i>Neighborhood Agriculture</i>	<i>§ 102.34(a)</i>	<i>P</i>	<i>P</i>	<i>P</i>
9	.74B	<i>Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<i>C</i>	<i>C</i>	<i>C</i>
10	<b>Institutions</b>					
11	.80	Hospital or Medical Center	§ 890.44			
12	.81	Other Institutions	§ 890.50	P	P	P
13	.82	Public Use	§ 890.80	C	C	C
14	.83	Medical Cannabis Dispensary	§ 890.133	P		
15	<b>RESIDENTIAL STANDARDS AND USES</b>					
16	.90	Residential Use	§ 890.88	P	P	P
17	.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5		
18	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
19	.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	48 sq. ft. § 135 Table 3		
20	.94	Off-Street Parking, Residential	§§ 150, §§ 151.1, 153—157, 159—	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to		

		160, 204.5	the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a) (g),		
.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C
.96	Automobile Parking Garage, Community Residential	§ 890.8, 160	C	C	C

**SPECIFIC PROVISIONS FOR  
CHINATOWN VISITOR RETAIL DISTRICT**

Section		Zoning Controls
§ 811.10	§ 270	50 N Height and Bulk District as mapped on Sectional Map — 1H
§ 811.71	§ 236	Garment Shop Special Use District applicable only for portions — of the Chinatown Visitor Retail District as mapped on Sectional Map No. 1 SU <sup>a</sup>
§ 811.47b	§ 890.37	The other entertainment use must be in conjunction with an existing full-service restaurant
§ .94	§§303, 803.2.	<p>Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review by the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall</p>

1 independently verify. The Department shall also have made a  
2 determination that the project complies with (4) above.

3 **SEC. 812.1. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL**  
4 **DISTRICT.**

5 The Chinatown Residential Neighborhood Commercial District extends along Stockton  
6 Street between Sacramento and Broadway and along Powell Street between Washington  
7 Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the  
8 relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton  
9 Street is a major transit corridor which serves as "Main Street" for the Chinatown  
10 neighborhood. Both Stockton and Powell Streets contain a significant amount of housing as  
11 well as major community institutions supportive to Chinatown and the larger Chinese  
12 community. This daytime-oriented district provides local and regional specialty food shopping  
13 for fresh vegetables, poultry, fish and meat. Weekends are this area's busiest shopping days.  
14 Because Stockton Street is intended to remain principally in its present character, the  
15 Stockton Street controls are designed to preserve neighborhood-serving uses and protect the  
16 residential livability of the area. The controls promote new residential development compatible  
17 with existing small-scale mixed-use character of the area. Consistent with the residential  
18 character of the area, commercial development is directed to the ground story. Daytime-  
19 oriented use is protected and tourist-related uses, fast-food restaurants and financial services  
20 are limited.

21 Housing development in new and existing buildings is encouraged above the ground  
22 floor. Institutional uses are also encouraged. Existing residential units are protected by limits  
23 on demolition and conversion.

24  
25 **Table 812**

**CHINATOWN RESIDENTIAL NEIGHBORHOOD  
COMMERCIAL DISTRICT ZONING CONTROL TABLE**

			<b>Chinatown Residential Neighborhood Commercial District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
.10	Height and Bulk	§§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271	P up to 35 feet # C 50 ft., portions of Grant & Pacific C 65 ft., except 85 ft. for portions of Stockton if low income housing See Zoning Map, § 254 50 ft. length and 100 ft. diagonal and above 40 ft. See Zoning Map, § 270
.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121	P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3
.12	Rear Yard/Site Coverage	§§ 130, 134, 136	Location may be modified § 134.1
.13	Sun Access Setbacks		15 ft. at specified heights § 132.3
.14	Maximum Street Frontage <i>[Per Building]</i>		P to 50 feet C more than 50 feet § 145.3
.15	Awning	§ 890.21	P § 136.2(a)
.16	Canopy	§ 890.24	P § 136.2(b)
.17	Marquee	§ 890.58	P § 136.2(c)
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES</b>			
.19	Floor Area Ratio	§§ 102.9, 102.11, 123	1.0 to 1 § 124(a) (b)
.20	Use Size <i>[Nonresidential]</i>	§ 890.130	P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4
.21	Open Space		1 sq. ft. for every 50 sq. ft. of building

			over 10,000 sq. ft. § 135.1
.22	Off-Street Parking, Commercial and Institutional	§§ 150, 153—157, 159—160, 204.5	None Required § 161(c)
.23	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 890.71	P in front C elsewhere
.25	Drive-Up Facility	§ 890.30	
.26	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise
.27	Hours of Operation	§ 890.48	P 6 a.m.—11 p.m. C 11 p.m.—2 a.m.
.30	General Advertising Sign	§§ 602—604, 608.1, 608.2	P § 607.2(e)
.31	Business Sign	§§ 602—604, 608.1, 608.2	P § 607.2(f)

**Chinatown  
Residential  
Neighborhood  
Commercial District**

**Controls by Story**

No.	Zoning Category	§ References	1st	2nd	3rd+
.38a	Residential Conversion Residential Hotels	Ch. 41 Admin. Code			
.38b	Residential Demolition Residential Hotels	Ch. 41 Admin. Code			
.39a	Residential Conversion Apartments				
.39b	Residential Demolition Apartments				

<b>Retail Sales and Services</b>						
1	.40a	Other Retail Sales and Services <i>[Not Listed Below]</i>	§ 890.102	P		
2						
3	.40b	Gift Store—Tourist Oriented	§ 890.39			
4						
5	.40c	Jewelry	§ 890.51	C		
6	.41	Bar	§ 890.22	C		
7	.42	Full-Service Restaurant	§ 890.92	P		
8	.43	Fast Food Restaurant (Small)	§ 890.90	C		
9	.44	Fast Food Restaurant (Large)	§ 890.91	C		
10						
11	.45	Take-Out Food	§ 890.122	C		
12	.46	Movie Theater	§ 890.64	C		
13	.47a	Adult Entertainment	§ 890.36			
14	.47b	Other Entertainment	§ 890.37			
15	.48	Amusement Game Arcade	§ 890.4 § 1036 Police Code			
16						
17	.49	Financial Service	§ 890.110	C		
18	.50	Limited Financial Service	§ 890.112	C		
19	.51	Medical Service	§ 890.114	P		
20	.52	Personal Service	§ 890.116	P		
21	.53	Professional Service	§ 890.108	P		
22	.54	Massage Establishment	§ 890.60 § 1900 Health Code	C		
23						
24	.55	Tourist Hotel	§ 890.46			
25	.56	Automobile	§§ 890.9, 156,	C		

1		Parking Lot, Community Commercial	160			
2						
3	.57	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C		
4						
5	.58	Automobile Parking Lot, Public	§ 890.11, 156	C		
6						
7	.59	Automobile Parking Garage, Public	§ 890.12			
8						
9	.60	Automotive Gas Station	§ 890.14			
10	.61	Automotive Service Station	§ 890.18			
11	.62	Automotive Repair	§ 890.15			
12	.63	Automotive Wash	§ 890.20			
13	.64	Automotive Sale or Rental	§ 890.13			
14	.65	Animal Hospital	§ 890.6			
15	.66	Ambulance Service	§ 890.2			
16	.67	Mortuary	§ 890.62	C	C	
17	.68	Trade Shop	§ 890.124	P		
18	.70	Administrative Service	§ 890.106			
19	.71	Light Manufacturing or Wholesale Sales	§ 890.54	#	#	
20						
21	.72	Fringe Financial Service	§ 890.113			
22						
23	.73	Tobacco Paraphernalia Establishments	§ 890.123	C		
24						
25	<u>.74A</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>

1	.74B	<i>Industrial Agriculture</i>	§ 102.34(b)	C	C	C
2	<b>Institutions</b>					
3	.80	Hospital or Medical Center	§§ 124.1, 890.44	C	C	C
4	.81	Other Institutions	§ 890.50	P	P	P
5	.82	Public Use	§ 890.80	C	C	C
6	.83	Medical Cannabis Dispensary	§ 890.133	P		
7	<b>RESIDENTIAL STANDARDS AND USES</b>					
8	.90	Residential Use	§ 890.88	P	P	P
9	.91	Residential Density, Dwelling Units	§§ 207, 207.1, 890.88(a)	1 unit per 200 sq. ft. lot area § 207.5		
10	.92	Residential Density, Group Housing	§§ 207.1, 208, 890.88(b)	1 bedroom per 140 sq. ft. lot area § 208		
11	.93	Usable Open Space <i>[Per Residential Unit]</i>	§§ 135, 136	48 sq. ft. § 135 Table 3		
12	.94	Off-Street Parking, Residential	§§ 150, 151.1, 153—157, 159—160, 204.5	P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g),		
13	.95	Automobile Parking Lot, Community Residential	§ 890.7, 156, 160	C	C	C
14	.96	Automobile Parking Garage, Community Residential	§ 890.8, 160	C	C	C

**SPECIFIC PROVISIONS FOR CHINATOWN  
RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**

Section		Zoning Controls
§ 812.10	§ 270	50 N Height and Bulk District and 65 N Height and Bulk — District as mapped on Sectional Map 1H
§ 812.71	§ 236	Garment Shop Special Use District applicable only for portions — of the Chinatown Residential Neighborhood Commercial District as mapped on Sectional Map No. 1 SU <sup>a</sup>
§ .94	§§303, 803.2.	<p>Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>In approving installation of the garage, the Commission shall find that: (1) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of residential unit," as those terms are defined in Section 317 of this Code; (2) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of a dwelling unit without increasing the floor area in a commensurate amount; (3) the building has not had two or more "no-fault" evictions, as defined in Section 37.9(a)(7)—(13) of the San Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and (3) above, which the Department shall independently verify. The Department shall also have made a determination that the project complies with (4) above</p>

**SEC. 813. RED – RESIDENTIAL ENCLAVE DISTRICT.**

Residential Enclave Districts (RED) encompass the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the SLR and MUR Districts. Within these predominantly residential enclaves lie a number of vacant parcels, parking lots and other properties in open storage use. These properties are undeveloped or underdeveloped and are viewed as opportunity sites for new, moderate-income, in-fill housing.

The zoning controls for this district are tailored to the design needs and neighborhood characteristics of these enclaves and are intended to encourage and facilitate the development of attractive, compatible and economically feasible in-fill housing while providing adequate residential amenities to the site and neighborhood.

Dwelling units are permitted as a principal use. Social services and institutional uses are permitted as conditional uses. Group housing, retail, entertainment, general commercial and services light industrial uses are not permitted. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections 185 and 186. Live/work units limited to arts activities are permitted within the district as a principal use. Existing live/work units with other nonresidential uses may continue as nonconforming uses.

**Table 813  
RED — RESIDENTIAL ENCLAVE DISTRICT  
ZONING CONTROL TABLE**

			<b>Residential Enclave</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>BUILDING STANDARDS</b>			
813.01	Height	See Zoning Map	Generally 40 feet See Sectional Zoning Maps 1 and 7
813.02	Bulk	§ 270	See Sectional Zoning Maps 1 and 7
<b>USE STANDARDS</b>			
813.03	Residential Density	§§ 124(b), 207.5,208	1:400 for dwelling units; 1 bedroom for each 140 sq. ft. of lot area for group housing
813.04	Non-Residential Density	§§ 102.9, 123, 124, 127	Generally, 1.0 to 1 floor area ratio
813.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	60 sq. ft. per unit, if private, 80 sq. ft. if common
813.06	Usable Open Space for Live/Work	§ 135.2	36 sq. ft. per unit

1		Units in Newly Constructed Buildings or Additions		
2	813.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
3	813.09	Outdoor Activity Area	§ 890.71	P
4	813.10	Walk-up Facility, except Automated Bank Teller Machine	§ 890.140	P
5	813.11	Automated Bank Teller Machine	§ 803.9(d)	NP
6	813.12	Residential Conversion	§ 803.8(a)	C
7	813.13	Residential Demolition	§ 803.8(a)	C
8	<b>USES</b>			
9	<b>Residential Use</b>			
10	813.14	Dwelling Units	§ 102.7	P
11	813.15	Group Housing	§ 890.88(b)	NP
12	813.16	SRO Units	§ 890.88(c)	P
13	<b>Institutions</b>			
14	813.17	Hospital, Medical Centers	§ 890.44	NP
15	813.18	Residential Care	§ 890.50(e)	C
16	813.19	Educational Services	§ 890.50(c)	C
17	813.20	Religious Facility	§ 890.50(d)	C
18	813.21	Assembly and Social Service, except Open Recreation or Horticulture	§ 890.50(a)	C
19	813.22	Child Care	§ 890.50(b)	P
20	813.23	Medical Cannabis Dispensary	§ 890.133	P#
21	<b>Vehicle Parking</b>			
22	813.25	Automobile Parking Lot, Community Residential	§ 890.7	P
23	813.26	Automobile Parking Garage, Community Residential	§ 890.8	C
24	813.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
25	813.28	Automobile Parking Garage, Community Commercial	§ 890.10	C
26	813.29	Automobile Parking Lot, Public	§ 890.11	P
27	813.30	Automobile Parking Garage, Public	§ 890.12	C
28	<b>Retail Sales and Service</b>			
29	813.31	All Retail Sales and Service except per § 813.32	§ 890.104	NP
30	813.32	Retail Sales and Service Use in a	§ 803.9(e)	C

1		Landmark Building or a Contributory Building in an Historic District		
2	<b>Assembly, Recreation, Arts and Entertainment</b>			
3	813.37	Nighttime Entertainment	§§ 102.17, 803.5(b)	NP
4	813.38	Meeting Hall, not within § 813.21	§ 221(c)	NP
5	813.39	Recreation Building, not within § 813.21	§ 221(e)	NP
6	813.40	Pool Hall, Card Club, not within § 813.21	§§ 221(f), 803.4	NP
7	813.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	NP
8	<b>Home and Business Service</b>			
9	813.42	Trade Shop	§ 890.124	NP
10	813.43	Catering Services	§ 890.25	NP
11	813.45	Business Goods and Equipment Repair Service	§ 890.23	NP
12	813.46	Arts Activities, except within a Live/Work Unit	§ 102.2	NP
13	813.47	Business Services	§ 890.111	NP
14	<b>Office</b>			
15	813.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
16	813.53	All Other Office Uses	§ 890.70	NP
17	<b>Live/Work Units</b>			
18	813.54	Live/Work Unit where the Work Activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f), (g), 233	P
19	813.55	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
20	813.56	All Other Live/Work Units	§§ 102.13, 233	NP
21	<b>Automotive Services</b>			
22	813.57	Vehicle Storage—Open Lot	§ 890.131	NP
23	813.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
24	813.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	NP
25	813.60	Motor Vehicle Repair	§ 890.15	NP
	813.61	Motor Vehicle Tow Service	§ 890.19	NP

1	813.62	Non-Auto Vehicle Sales or Rental	§ 890.69	NP
2	813.63	Public Transportation Facility	§ 890.80	NP
3	<b>Industrial</b>			
4	813.64	Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, Manufacturing and Processing	§§ 225, 890.54	NP
5	<b>Other Uses</b>			
6	813.65	Animal Service	§ 224	NP
7	813.66	Open Air Sales	§§ 890.38, 803.9(c)	NP
8	813.67	Ambulance Service	§ 890.2	NP
9	813.68	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
10	813.69	Public Use, except Public Transportation Facility	§ 890.80	C
11	813.70	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
12	813.71	Greenhouse or Plant Nursery	§ 227(a)	NP
13	813.72	Mortuary Establishment	§ 227(c)	NP
14	813.73	General Advertising Sign	§ 607.2(b) & (e)	NP
15	<u>813.74A</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
16	<u>813.74B</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>

**SPECIFIC PROVISIONS FOR RED DISTRICTS**

Article Code Section	Other Code Section	Zoning Controls
§ 813.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, State or local law, may apply for a medical cannabis dispensary permit in an RED District.

**SEC. 814. SPD – SOUTH PARK DISTRICT.**

1 South Park is an attractive affordable mixed-use neighborhood. The South Park District  
 2 (SPD) is intended to preserve the scale, density and mix of commercial and residential  
 3 activities within this unique neighborhood. The district is characterized by small-scale,  
 4 continuous-frontage warehouse, retail and residential structures built in a ring around an oval-  
 5 shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix  
 6 of uses, family-sized housing units, and in-fill development which contributes positively to the  
 7 neighborhood scale and use mix.

8 Most retail, general commercial, office, service/light industrial, arts, live/work and  
 9 residential activities are permitted. Group housing, social services, and other institutional uses  
 10 are conditional uses. Hotels, motels, movie theaters, adult entertainment and nighttime  
 11 entertainment are not permitted.

12 **Table 814**  
 13 **SPD — SOUTH PARK DISTRICT ZONING CONTROL TABLE**

			South Park District
No.	Zoning Category	§ References	Controls
814.01	Height	§§ 260 - 263	See Sectional Zoning Map 1
814.02	Bulk	§§ 270 - 272	See Sectional Zoning Map 1
814.03	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
814.04	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
814.05	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally 1.8 to 1 floor area ratio
814.06	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq. ft. per unit, 54 sq. ft. per unit if publicly accessible
814.07	Usable Open Space for Other Uses	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
814.08	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
814.09	Outdoor Activity Area	§ 890.71	P

1	814.10	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
2	814.11	Off-Street Parking, Non-Residential	150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
3	814.12	Residential Conversion	§ 803.8(a)	C
4	814.13	Residential Demolition	§ 803. 8(a)	C
5	<b>Residential Use</b>			
6	814.14	Dwelling Units	§ 102.7	P
7	814.15	Group Housing	§ 890.88(b)	C
8	814.16	SRO Units	§ 890.88(c)	P
9	814.16 (a)	Student Housing	§ 315.1(38)	C
10	<b>Institutions</b>			
11	814.17	Hospital, Medical Centers	§ 890.44	NP
12	814.18	Residential Care	§ 890.50(e)	C
13	814.19	Educational Services	§ 890.50(c)	NP
14	814.20	Religious Facility	§ 890.50(d)	C
15	814.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
16	814.22	Child Care	§ 890.50(b)	P
17	814.23	Medical Cannabis Dispensary	§ 890.133	P #
18	<b>Vehicle Parking</b>			
19	814.25	Automobile Parking Lot, Community Residential	§ 890.7	NP
20	814.26	Automobile Parking Garage, Community Residential	§ 890.8	NP
21	814.27	Automobile Parking Lot, Community Commercial	§ 890.9	NP
22	814.28	Automobile Parking Garage, Community Commercial	§ 890.10	NP
23	814.29	Automobile Parking Lot, Public	§ 890.11	NP
24	814.30	Automobile Parking Garage, Public	§ 890.12	NP
25	<b>Retail Sales and Services</b>			
	814.31	All Retail, Except for Bars and Liquor Stores-	§ 890.104	P up to 5,000 sf per lot
	814.32	Bars	§ 890.22	C up to 5,000 sf per lot
	814.33	Liquor Stores	§ 790.55	C up to 5,000 sf per lot

1	<b>Assembly, Recreation, Arts and Entertainment</b>			
2	814.37	Nighttime Entertainment	§ 102.17, 803.5(b)	NP
3	814.38	Meeting Hall, not falling within Category 814.21	§ 221(c)	C
4	814.39	Recreation Building, not falling within Category 814.21	§ 221(e)	C
5	814.40	Pool Hall, Card Club, not falling within Category 890.50(a)	§ 221(f)	NP
6	<b>Home and Business Service</b>			
7	814.42	Trade Shop	§ 890.124	P
8	814.43	Catering Services	§ 890.25	P
9	814.45	Business Goods and Equipment Repair Service	§ 890.23	P
10	814.46	Arts Activities, other than Theaters	§ 102.2	P
11	814.47	Business Services	§ 890.111	P
12	<b>Office</b>			
13	814.49	Offices in historic buildings	§ 803.9(a)	P
14	814.50	All Other Office Uses	§§ 890.70, 890.118	P
15	<b>Live/Work Units</b>			
16	814.55	All types of Live/Work Units	§§ 102.2, 102.13, 209.9(f), (g)	NP
17	<b>Automotive</b>			
18	814.57	Vehicle Storage—Open Lot	§ 890.131	NP
19	814.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	NP
20	814.59	Motor Vehicle Service Station, Automotive Washing	§§ 890.18, 890.20	NP
21	814.60	Motor Vehicle Repair	§ 890.15	NP
22	814.61	Motor Vehicle Tow Service	§ 890.19	NP
23	814.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
24	814.63	Public Transportation Facilities	§ 890.80	NP
25	<b>Industrial</b>			
	814.64	Wholesale Sales	§ 890.54(b)	P
	814.65	Light Manufacturing	§ 890.54(a)	P
	814.66	All Other Wholesaling, Storage, Distribution and Open Air	§§ 225, 226	NP

	Handling of Materials and Equipment, and Manufacturing and Processing Uses		
814.67	Storage	§ 890.54(c)	NP
814.67 (a)	Laboratory	§ 890.52	NP
<b>Other Uses</b>			
814.68	Animal Services	§ 224	NP
814.69	Open Air Sales	§§ 803. 9(e), 890.38	P
814.70	Ambulance Service	§ 890.2	NP
814.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
814.72	Public Use, except Public Transportation Facility	§ 890.80	C
814.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
814.74A	Greenhouse or Plant Nursery	§ 227(a)	NP
814.74B	<i>Neighborhood Agriculture</i>	§ 102.34(a)	<u>P</u>
814.74C	<i>Urban Industrial Agriculture</i>	§ 102.34(b)	<u>C</u>
814.75	Mortuary Establishment	§ 227(c)	NP
814.76	General Advertising Sign	§ 607.2(b) & (e) and 611	NP
814.78	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
814.79	Automated Bank Teller Machine	§ 803.9(d)	NP
814.80	Integrated PDR	§ 890.49	P in applicable buildings

**SPECIFIC PROVISIONS FOR SPD DISTRICTS**

Article Code Section	Other Code Section	Zoning Controls
§ 814.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of Federal, State or local law, may apply for a medical cannabis dispensary permit in a South Park District.
814.33	§§ 249.35,	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions

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	890.113	set forth in Subsection 249.35(c)(3).
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**SEC. 815. RSD – RESIDENTIAL MIXED USE DISTRICT.**

The Residential/Service Mixed Use District (RSD) runs along Harrison St. between 4th St. and 5th St. The RSD serves as a housing opportunity area within the South of Market Mixed Use Districts. The district controls are intended to facilitate the development of high-density, mid-rise housing, including residential hotels and live/work units, while also encouraging the expansion of retail, business service and commercial and cultural arts activities.

Residential hotels are subject to flexible standards for parking, rear yard/open space and density. Continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged.

General office, hotels, nighttime entertainment, adult entertainment, massage establishment, movie theaters and heavy industrial uses are not permitted, except that massages services are authorized as a conditional use in the Residential/Service Mixed Use District when provided in conjunction with full-service spa services.

**Table 815  
RSD — RESIDENTIAL/SERVICE MIXED USE  
DISTRICT ZONING CONTROL TABLE**

			<b>Residential/Service Mixed Use Districts</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
815.01	Height		Map, generally ranges from 40 to 85 feet See Sectional Zoning Map 1
815.02	Bulk	§ 270	See Sectional Zoning Map 1
815.03	Residential Density Limit	§§ 124(b), 207.5, 208	1:200 for dwellings in projects below 40 ft., above 40 ft. density to be determined as part of Conditional Use process; 1 bedroom for each 70 sq. ft. of lot area for group housing
815.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 1.8 to 1 floor area ratio subject to § 803.5(j)

1	815.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	36 sq. ft. per unit if private, 48 sq. ft. if common
2	815.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2	36 sq. ft. per unit
3	815.07	Usable Open Space for Other Uses	§ 135.3	Varies by use
4	815.09	Outdoor Activity Area	§ 890.71	P
5	815.10	Walk-Up Facility, except Automated Bank Teller Machine	§ 890.140	P
6	815.11	Automated Bank Teller Machine	§ 803.5(d)	P
7	815.12	Residential Conversion	§ 803.5(b)	C
8	815.13	Residential Demolition	§ 803.5(b)	C
9	<b>Residential Use</b>			
10	815.14	Dwelling Units	§ 102.7	P
11	815.15	Group Housing	§ 890.88(b)	C
12	815.16	SRO Units	§ 890.88(c)	P
13	<b>Institutions</b>			
14	815.17	Hospital, Medical Centers	§ 890.44	NP
15	815.18	Residential Care	§ 890.50(e)	C
16	815.19	Educational Services	§ 890.50(c)	P
17	815.20	Religious Facility	§ 890.50(d)	C
18	815.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)	C
19	815.22	Child Care	§ 890.50(b)	P
20	815.23	Medical Cannabis Dispensary	§ 890.133	P#
21	<b>Vehicle Parking</b>			
22	815.25	Automobile Parking Lot, Community Residential	§ 890.7	P
23	815.26	Automobile Parking Garage, Community Residential	§ 890.8	C, pursuant to § 803.8(c)
24	815.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
25	815.28	Automobile Parking Garage, Community Commercial	§ 890.10	C, pursuant to § 803.8(c)

1	815.29	Automobile Parking Lot, Public	§ 890.11	P
2	815.30	Automobile Parking Garage, Public	§ 890.12	C, pursuant to § 803.8(c)
3	<b>Retail Sales and Services</b>			
4	815.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P, pursuant to § 803.8(c)
5				
6				
7				
8	815.33	Fringe Financial Service	§§ 249.35, 890.113	P#
9	815.34	Tobacco Paraphernalia Establishments	§ 890.123	C
10	815.34A	Massage Establishment	§ 890.60 § 1900 Health Care	C#
11				
12	<b>Assembly, Recreation, Arts and Entertainment</b>			
13	815.37	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	NP
14	815.38	Meeting Hall, not falling within Category 815.21	§ 221(c)	C, pursuant to § 803.8(c)
15	815.39	Recreation Building, not falling within Category 815.21	§ 221(e)	C, pursuant to § 803.8(c)
16	815.40	Pool Hall, Card Club, not falling within Category 815.21	§§ 221(f), 803.4	P, pursuant to § 803.8(c)
17				
18	815.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P, pursuant to § 803.8(c)
19	<b>Home and Business Service</b>			
20	815.42	Trade Shop	§ 890.124	P, pursuant to § 803.8(c)
21	815.43	Catering Services	§ 890.25	P, pursuant to § 803.8(c)
22	815.45	Business Goods and Equipment Repair Service	§ 890.23	P, pursuant to § 803.8(c)
23	815.46	Arts Activities, other than Theaters	§ 102.2	P, pursuant to § 803.8(c)
24	815.47	Business Services	§ 890.111	P, pursuant to § 803.8(c)
25	<b>Office</b>			
	815.48	Office Uses in Landmark Buildings or Contributory	§ 803.9(a)	C

1		Buildings in Historic Districts		
2	815.49	Work Space of Design Professionals	§§ 890.28, 803.9(g)	P, subject to § 803.9(g)
3	815.50	All Other Office Uses	§ 890.70	NP
	<b>Live/Work Units</b>			
4	815.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
5				
6	815.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
7				
8	815.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
9				
10	815.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
11				
12	815.55	All other Live/Work Units		NP
	<b>Motor Vehicle Services</b>			
13	815.57	Vehicle Storage—Open Lot	§ 890.131	NP
14	815.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
15	815.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P, pursuant to § 803.8(c)
16	815.60	Motor Vehicle Repair	§ 890.15	P, pursuant to § 803.8(c)
17	815.61	Motor Vehicle Tow Service	§ 890.19	C, § 803.8(c)
18	815.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P, § 803.8(c)
19	815.63	Public Transportation Facilities	§ 890.80	C, pursuant to § 803.8(c)
20	<b>Industrial</b>			
21	815.64	Wholesale Sales	§ 890.54(b)	P, pursuant to § 803.8(c)
22	815.65	Light Manufacturing	§ 890.54(a)	P, pursuant to § 803.8(c)
23	815.66	Storage	§ 890.54(c)	P
24	815.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225	P
25	<b>Other Uses</b>			

1	815.68	Animal Services	§ 224	NP
2	815.69	Open Air Sales	§§ 803.9(e), 890.38	P
3	815.70	Ambulance Service	§ 890.2	NP
4	815.71	Open Recreation <i>and</i> <i>Horticulture</i>	§§ 209.5(a), 209.5(b)	P
5	815.72	Public Use, except Public Transportation Facility	§ 890.80	C
6	815.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
7	815.74A	Greenhouse or Plant Nursery	§ 227(a)	NP
8	815.74B	<i>Neighborhood Agriculture</i>	§ 102.34(a)	<u>P</u>
9	815.74C	<i>Urban Industrial Agriculture</i>	§ 102.34(b)	<u>C</u>
10	815.75	Mortuary Establishment	§ 227(c)	NP
11	815.76	General Advertising Sign	§ 607.2(b) & (e)	NP

**SPECIFIC PROVISIONS FOR RSD DISTRICTS**

Article Code Section	Other Code Section	Zoning Controls
§ 815.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an RSD District.
815.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
815.34A	§ 890.60 § 1900 Health Code	Only those businesses that can demonstrate to the satisfaction of the Planning Commission that massage services are provided in conjunction with full-service spa services are authorized to provide massage services

**SEC. 816. SERVICE/LIGHT INDUSTRIAL /RESIDENTIAL MIXED USED DISTRICT.**

The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and

business service, wholesale distribution, arts production and performance/exhibition activities, live/work use, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing and live/work space at a scale and density compatible with the existing neighborhood.

Housing and live/work units are encouraged over ground floor commercial/service/light industrial activity. New residential or mixed use developments are encouraged to provide as much mixed-income rental housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review.

General office, hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted.

**Table 816**  
**SLR — SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USE**  
**DISTRICT ZONING CONTROL TABLE**

			<b>Service/Light Industrial/Residential Mixed Use District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
816.01	Height Limit Designation	See Zoning Map	As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 40 to 65 feet
816.02	Bulk Limit Designation	See Zoning Map, § 270	As shown on Sectional Maps 1 and 7 of the Zoning Map
816.03	Residential Density Limit	§§ 124, 207.5, 208	1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing
816.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127	Generally, 2.5 to 1 floor area ratio
816.05	Usable Open Space for Dwelling Units and Group Housing	§ 135	60 sq. ft. per unit if private,

1			80 sq. ft. if common
2	816.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2 36 sq. ft. per unit
3	816.07	Usable Open Space for Other Uses	§ 135.3 Varies by use
4	816.09	Outdoor Activity Area	§ 890.71 P
5	816.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(d) P
6	816.12	Residential Conversion	§ 803.8(a) C
7	816.13	Residential Demolition	§ 803.8(a) C
8	<b>Residential Use</b>		
9	816.14	Dwelling Units	§ 102.7 P
10	816.15	Group Housing	§ 890.88(b) C
11	816.16	SRO Units	§ 890.88(c) P
12	<b>Institutions</b>		
13	816.17	Hospital, Medical Centers	§ 890.44 NP
14	816.18	Residential Care	§ 890.50(e) C
15	816.19	Educational Services	§ 890.50(c) P
16	816.20	Religious Facility	§ 890.50(d) P
17	816.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a) C
18	816.22	Child Care	§ 890.50(b) P
19	816.23	Medical Cannabis Dispensary	§ 890.133 P#
20	<b>Vehicle Parking</b>		
21	816.25	Automobile Parking Lot, Community Residential	§ 890.7 P
22	816.26	Automobile Parking Garage, Community Residential	§ 890.8 P
23	816.27	Automobile Parking Lot, Community Commercial	§ 890.9 P
24	816.28	Automobile Parking Garage, Community Commercial	§ 890.10 P
25	816.29	Automobile Parking Lot, Public	§ 890.11 P
	816.30	Automobile Parking Garage, Public	§ 890.12 C
	<b>Retail Sales and Services</b>		
	816.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out	§ 890.104 P

1		Food Services, and Personal Services		
2	816.33	Fringe Financial Service	§§ 249.35, 890.113	P#
3	816.34	Tobacco Paraphernalia Establishments	§ 890.123	C
4	<b>Assembly, Recreation, Arts and Entertainment</b>			
5	816.36	Arts Activity, other than Theater	§ 102.2	P
6	816.37	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	NP
7	816.38	Meeting Hall, not falling within Category 816.21	§ 221(c)	C
8	816.39	Recreation Building, not falling within Category 816.21	§ 221(e)	C
9	816.40	Pool Hall, Card Club, not falling within Category 816.21	§§ 221(f), 803.4	P
10	816.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
11	<b>Home and Business Service</b>			
12	816.42	Trade Shop	§ 890.124	P
13	816.43	Catering Service	§ 890.25	P
14	816.45	Business Goods and Equipment Repair Service	§ 890.23	P
15	816.47	Business Service	§ 890.111	P
16	<b>Office</b>			
17	816.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
18	816.49	Work Space of Design Professionals	§§ 890.28, 803.9(g)	P, subject to § 803.9(g)
19	816.50	All Other Office Uses	§ 890.70	NP
20	<b>Live/Work Units</b>			
21	816.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
22	816.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
23	816.53	Live/Work Units where the work activity is otherwise permitted as a	§ 233	C
24				
25				

1		Conditional Use		
2	816.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
3	816.55	All Other Live/Work Units		NP
4	<b>Motor Vehicle Services</b>			
5	816.57	Vehicle Storage—Open Lot	§ 890.131	NP
6	816.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
7	816.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
8	816.60	Motor Vehicle Repair	§ 890.15	P
9	816.61	Automobile Tow Service	§ 890.19	C
10	816.62	Non-Auto Vehicle Sales or Rental	§ 890.69	P
11	816.63	Public Transportation Facilities	§ 890.80	P
12	<b>Industrial</b>			
13	816.64	Wholesale Sales	§ 890.54(b)	P
14	816.65	Light Manufacturing	§ 890.54(a)	P
15	816.66	Storage	§ 890.54(c)	P
16	816.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225	P
17	<b>Other Uses</b>			
18	816.68	Animal Services	§ 224	NP
19	816.69	Open Air Sales	§§ 803.9(e), 890.38	P
20	816.70	Ambulance Service	§ 890.2	NP
21	816.71	Open Recreation <del>and</del> Horticulture	§§ 209.5(a), 209.5(b)	P
22	816.72	Public Use, except Public Transportation Facility	§ 890.80	C
23	816.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
24	816.74A	Greenhouse or Plant Nursery	§ 227(a)	NP
25	<u>816.74B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
	<u>816.74C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
	816.75	Mortuary Establishment	§ 227(c)	NP
	816.76	General Advertising Sign	§ 607.2(b) & (e)	P in South of Market General Advertising

			Special Sign District, Otherwise NP
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**SPECIFIC PROVISIONS FOR SLR DISTRICTS**

Article Code Section	Other Code Section	Zoning Controls
§ 816.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLR District.
816.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

**SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.**

The Service/Light Industrial (SLI) District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, live/work use, arts uses, light industrial activities and small design professional office firms. Existing group housing and dwelling units are protected from demolition or conversion to nonresidential use and development of group housing and low-income affordable dwelling units are permitted as a conditional use. General office, hotels, movie theaters, nighttime entertainment and adult entertainment uses are not permitted.

**Table 817  
SLI — SERVICE/LIGHT INDUSTRIAL DISTRICT  
ZONING CONTROL TABLE**

			<b>Service/Light Industrial District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
817.01	Height		As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 30 to 65 feet; See Zoning Sectional Maps 1 and 7
817.02	Bulk	§ 270	See Zoning Sectional Maps 1 and 7
817.03	Residential Density Limit	§ 208	1:200 for dwelling units;

1			1 bedroom for each 70 sq. ft. of lot area for group housing
2	817.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127
3	817.05	Usable Open Space for Dwelling Units and Group Housing	§ 135
4			36 sq. ft. per unit
5	817.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2
6			36 sq. ft. per unit
7	817.07	Usable Open Space for Other Uses	§ 135.3
8			Varies by use
8	817.09	Outdoor Activity Area	§ 890.71
9	817.10	Walk-Up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(d)
10			P
11	817.12	Residential Conversion	§ 803.8(a)
11	817.13	Residential Demolition	§ 803.8(a)
12			C
12	<b>Residential Use</b>		
13	817.14	Dwelling Units	§§ 102.7, 803.8(b)
14			C, if low-income pursuant to § 803.8(b); otherwise NP
14	817.15	Group Housing	§ 890.88(b)
15			C
15	817.16	SRO Units	§§ 890.88(c), 803.8(b)
16			C, if low-income pursuant to § 803.8(b); otherwise NP
16	<b>Institutions</b>		
17	817.17	Hospital, Medical Centers	§ 890.44
18			NP
17	817.18	Residential Care	§ 890.50(e)
18			C
18	817.19	Educational Services	§ 890.50(c)
19			P
19	817.20	Religious Facility	§ 890.50(d)
20			P
20	817.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)
21			C
21	817.22	Child Care	§ 890.50(b)
22			P
22	817.23	Medical Cannabis Dispensary	§ 890.133
23			P#
23	<b>Vehicle Parking</b>		
24	817.25	Automobile Parking Lot, Community Residential	§ 890.7
25			P
25	817.26	Automobile Parking Garage, Community Residential	§ 890.8
			P

1	817.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
2	817.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
3	817.29	Automobile Parking Lot, Public	§ 890.11	P
4	817.30	Automobile Parking Garage, Public	§ 890.12	C
5	<b>Retail Sales and Services</b>			
6	817.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P
7				
8				
9				
10	817.32	Financial Services	§ 890.110	P if gross floor area is up to 4,000 sq. ft. C if gross floor area is equal to or exceeds 4,000 sq. ft. and only then if the location is: (a) within a height district of 65 ft. or greater, (b) on the ground story or below, and (c) was not used within the 12 months prior to the filing of any planning or building application as (1) a residential use as defined in § 817.14 through § 817.16, (2) a neighborhood-serving retail use as defined in § 817.31, or (3) an industrial use as defined in §§ 817.64, 817.65; otherwise NP
11				
12				
13				
14				
15				
16				
17				
18	817.33	Fringe Financial Service	§§ 249.35, 890.113	P#
19	817.34	Tobacco Paraphernalia Establishments	§ 890.123	C
20	<b>Assembly, Recreation, Arts and Entertainment</b>			
21	817.37	Nighttime Entertainment	§§ 102.17, 803.5(b)	NP
22	817.38	Meeting Hall	§ 221(c)	C
23	817.39	Recreation Building	§ 221(e)	C
24	817.40	Pool Hall, Card Club, not falling within Category 817.21	§§ 221(f), 803.4	P
25				

1	817.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
2	<b>Home and Business Service</b>			
3	817.42	Trade Shop	§ 890.124	P
4	817.43	Catering Service	§ 890.25	P
5	817.45	Business Goods and Equipment Repair Service	§ 890.23	P
6	817.46	Arts Activities, other than Theaters	§ 102.2	P
7	817.47	Business Services	§ 890.111	P
8	<b>Office</b>			
9	817.48	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
10	817.49	Work Space of Design Professionals	§§ 890.28, 803.9(g)	P, subject to § 803.9(g)
11	817.50	Office Uses Related to the Hall of Justice	§§ 803.9(f), 822	P in Special Use District, pursuant to § 803.9(f)
12	817.51	All Other Office Uses	§ 890.70	NP
13	<b>Live/Work Units</b>			
14	817.51	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f) and (g), 233	P
15	817.52	Live/Work Units where all the work activity is otherwise permitted as a Principal Use	§§ 102.13, 233	P
16	817.53	Live/Work Units where the work activity is otherwise permitted as a Conditional Use	§ 233	C
17	817.54	Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts	§ 803.9(a)	C
18	817.55	All Other Live/Work Units		NP
19	<b>Automotive Services</b>			
20	817.57	Vehicle Storage—Open Lot	§ 890.131	P
21	817.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
22	817.59	Motor Vehicle Service	§§ 890.18,	P

	Station, Automotive Wash	890.20	
1	817.60	Motor Vehicle Repair	§ 890.15 P
2	817.61	Motor Vehicle Tow Service	§ 890.19 C
3	817.62	Non-Auto Vehicle Sale or Rental	§ 890.69 P
4	817.63	Public Transportation Facilities	§ 890.80 P
5	<b>Industrial</b>		
6	817.64	Wholesale Sales	§ 890.54(b) P
7	817.65	Light Manufacturing	§ 890.54(a) P
8	817.66	Storage	§ 890.54(c) P
9	817.67	All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment	§ 225 P
10	<b>Other Uses</b>		
11	817.68	Animal Services	§ 224 P
12	817.69	Open Air Sales	§§ 803.9(e), 890.38 P
13	817.70	Ambulance Service	§ 890.2 P
14	817.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b) P
15	817.72	Public Use, except Public Transportation Facility	§ 890.80 P
16	817.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h) C
17	817.74A	Greenhouse or Plant Nursery	§ 227(a) P
18	<u>817.74B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u> <u>P</u>
19	<u>817.74C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u> <u>C</u>
20	817.75	Mortuary Establishment	§ 227(c) NP
21	817.76	General Advertising Sign	§ 607.2(b) & (e) P in South of Market General Advertising Special Sign District, Otherwise NP
22	817.77	Internet Services Exchange	§ 209.6(c) C

**SPECIFIC PROVISIONS FOR SLI DISTRICTS**

Article Code Section	Other Code Section	Zoning Controls
§ 817.23		— Only those medical cannabis dispensaries that can demonstrate



1			generally ranging from 40 to 130 feet
2	818.02	Bulk Limit Designation	See Zoning Map, § 270
3	818.03	Residential Density	As shown on Sectional Maps 1 and 7 of the Zoning Map
4	818.03	Residential Density	§§ 124(b), 207.5, 208
5	818.04	Non-Residential Density Limit	1:200 for dwellings; 1 bedroom for each 70 sq. ft. of lot area for group housing
6	818.04	Non-Residential Density Limit	§§ 102.9, 123, 124, 127
7			3.0 to 1 floor area ratio in 40 or 50 foot height districts; 4.0 to 1 in 65 or 80 foot height districts, and 4.5 to 1 in 130 foot height districts
8	818.05	Usable Open Space for Dwelling Units and Group Housing	§ 135
9	818.05	Usable Open Space for Dwelling Units and Group Housing	36 sq. ft. per unit
10	818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	§ 135.2
11	818.06	Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions	36 sq. ft. per unit
12	818.07	Usable Open Space for Other Uses	§ 135.3
13	818.07	Usable Open Space for Other Uses	Varies by use
14	818.09	Outdoor Activity Area	§ 890.71
15	818.09	Outdoor Activity Area	P
16	818.10	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(d)
17	818.10	Walk-up Facility, including Automated Bank Teller Machine	P
18	818.11	Residential Conversion	§ 803.8(a)
19	818.11	Residential Conversion	C
20	818.12	Residential Demolition	§ 803.8(a)
21	818.12	Residential Demolition	C
22	<b>Residential Use</b>		
23	818.14	Dwelling Units	§ 102.7
24	818.14	Dwelling Units	C
25	818.15	Group Housing	§ 890.88(b)
	818.15	Group Housing	C
	818.16	SRO Units	§ 890.88(c)
	818.16	SRO Units	P
	<b>Institutions</b>		
	818.17	Hospital, Medical Centers	§ 890.44
	818.17	Hospital, Medical Centers	P
	818.18	Residential Care	§ 890.50(c)
	818.18	Residential Care	C
	818.19	Educational Services	§ 890.50(c)
	818.19	Educational Services	P
	818.20	Religious Facility	§ 890.50(d)
	818.20	Religious Facility	P
	818.21	Assembly and Social Service, except Open Recreation and Horticulture	§ 890.50(a)
	818.21	Assembly and Social Service, except Open Recreation and Horticulture	C
	818.22	Child Care	§ 890.50(b)
	818.22	Child Care	P
	818.23	Medical Cannabis Dispensary	§ 890.133
	818.23	Medical Cannabis Dispensary	P#

1	<b>Vehicle Parking</b>			
2	818.25	Automobile Parking Lot, Community Residential	§ 890.7	P
3	818.26	Automobile Parking Garage, Community Residential	§ 890.8	P
4	818.27	Automobile Parking Lot, Community Commercial	§ 890.9	P
5	818.28	Automobile Parking Garage, Community Commercial	§ 890.10	P
6	818.29	Automobile Parking Lot, Public	§ 890.11	P
7	818.30	Automobile Parking Garage, Public	§ 890.12	C
8	<b>Retail Sales and Services</b>			
9	818.31	All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services	§ 890.104	P
10	818.33	Fringe Financial Service	§§ 249.35, 890.113	P#
11	818.34	Tobacco Paraphernalia Establishments	§ 890.123	C
12	<b>Assembly, Recreation, Arts and Entertainment</b>			
13	818.37	Nighttime Entertainment	§§ 102.17, 803.5(b)	C
14	818.38	Meeting Hall, not falling within Category 818.21	§ 221(c)	P
15	818.39	Recreation Building, not falling within Category 818.21	§ 221(e)	P
16	818.40	Pool Hall, Card Club, not falling within Category 818.21	§§ 221(f), 803.4	P
17	818.41	Theater, falling within § 221(d), except Movie Theater	§§ 221(d), 890.64	P
18	<b>Home and Business Service</b>			
19	818.42	Trade Shop	§ 890.124	P
20	818.43	Catering Service	§ 890.25	P
21	818.45	Business Goods and Equipment Repair Service	§ 890.23	P
22	818.46	Arts Activities, other than Theaters	§ 102.2	P
23	818.47	Business Services	§ 890.111	P
24				
25				

1	<b>Office</b>			
2	818.48	All Office Uses including Work Space of Design Professionals	§ 890.70	P
3	<b>Live/Work Units</b>			
4	818.54	Live/Work Units where the work activity is an Arts Activity	§§ 102.2, 102.13, 209.9(f), (g), 233	P
5	818.55	Live/Work Units where all the work activity is otherwise permitted	§§ 102.13, 233	P
6	<b>Automobile Services</b>			
7	818.57	Vehicle Storage—Open Lot	§ 890.131	NP
8	818.58	Vehicle Storage—Enclosed Lot or Structure	§ 890.132	P
9	818.59	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
10	818.60	Motor Vehicle Repair	§ 890.15	P
11	818.61	Motor Vehicle Tow Service	§ 890.19	C
12	818.62	Non-Auto Vehicle Sale or Rental	§ 890.69	P
13	818.63	Public Transportation Facilities	§ 890.80	P
14	<b>Industrial</b>			
15	818.64	Wholesale Sales	§ 890.54(b)	P
16	818.65	Light Manufacturing	§ 890.54(a)	P
17	818.66	Storage	§ 890.54(c)	P
18	818.67	All Other Wholesaling, Storage Distribution and Open Air Handling of Materials and Equipment	§ 225	P
19	<b>Other Uses</b>			
20	818.68	Animal Services	§ 224	P
21	818.69	Open Air Sales	§§ 803.9(e), 890.38	P
22	818.70	Ambulance Service	§ 890.2	P
23	818.71	Open Recreation <i>and Horticulture</i>	§§ 209.5(a), 209.5(b)	P
24	818.72	Public Use, except Public Transportation Facility	§ 890.80	P
25	818.73	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
26	818.74A	Greenhouse or Plant Nursery	§ 227(a)	P

1	<u>818.74B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
2	<u>818.74C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
3	818.75	Mortuary Establishment	§ 227(c)	NP
4	818.76	General Advertising Sign	§ 607.2(b) & (e)	NP
5	818.77	Internet Services Exchange	§ 209.6(c)	C
6	818.78	Hotel, Tourist if 75 rooms or less	§ 890.46	C

SPECIFIC PROVISIONS FOR SSO DISTRICTS

Article Code Section	Other Code Section	Zoning Controls
§ 818.23 § 890.133		— Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SSO District.
818.33	§§ 249.35, 890.113	Fringe Financial Services are P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).

**SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).**

The Rincon Hill Downtown Residential Mixed Use District (RH-DTR), the boundaries of which are shown in Section Map No. 1 of the Zoning Map, is established for the purposes set forth below.

The RH-DTR District is adjacent to the southern edge of the downtown, generally bounded by Folsom Street, the Bay Bridge, the Embarcadero, and Essex Street. High-density residential uses and supporting commercial and institutional uses are allowed and encouraged within the limits set by height, bulk, and tower spacing controls. Folsom Street is intended to develop as the neighborhood commercial heart of the Rincon Hill and Transbay neighborhoods, and pedestrian-oriented uses are required on the ground floor. Individual townhouse dwelling units with ground floor entries directly to the street are required on streets

1 that will become primarily residential, including First, Fremont, Beale, Main, and Spear  
 2 Streets.

3 While lot coverage is limited for all levels with residential uses that do not face onto  
 4 streets or alleys, traditional rear yard open spaces are not required except in the limited  
 5 instances where there is an existing pattern of them, such as smaller lots on the Guy Place  
 6 block. Specific height, bulk, and setback controls establish appropriate heights for both towers  
 7 and mid-rise podium development and ensure adequate spacing between towers in order to  
 8 establish a neighborhood scale and ensure light and air to streets and open spaces. Setbacks  
 9 are required where necessary to provide transition space for ground floor residential uses and  
 10 to ensure sunlight access to streets and open spaces. Off-street parking must be located  
 11 below grade.

12 Given the need for services and open space resulting from new development, projects  
 13 will provide or contribute funding for the creation of public open space and community facilities  
 14 as described in the Rincon Hill Area Plan of the General Plan. The Rincon Hill Streetscape  
 15 Plan, part of the Area Plan, proposes to enhance and redesign most streets in the district to  
 16 create substantial new open space amenities, improve pedestrian conditions, and improve the  
 17 flow of local traffic and transit. Detailed standards for the provision of open spaces, mid-block  
 18 pathways, and residential entries are provided to ensure that new buildings contribute to  
 19 creating a public realm of the highest quality in Rincon Hill.

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 21 **Table 827**  
**RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE**  
**DISTRICT ZONING CONTROL TABLE**

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			<b>Rincon Hill Downtown Residential Mixed Use District Zoning</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>

<b>Building and Siting Standards</b>				
1	.10	Height and Bulk	§§ 102.12, 105, 106, 250—252, 260, 270	Varies 45—550 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e).
2	.11	Lot Size <i>[Per Development]</i>	§§ 890.56, 121	No limit
3	.12	Rear Yard/Site Coverage	§ 136	100 percent lot coverage permitted; up to 80 percent for parcels that front the north side of Guy Place and for all parcels at residential levels where not all units face onto streets or alleys. § 825(b)(1) and 827(a)(4).
4	.13	Setbacks	Ground Floor Residential Design Guidelines	Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. § 827(a)(2) and (6). Upper-story setback of 10 ft. required above a height of 65 feet on both sides of Spear, Main, Beale, Fremont, and First Streets. § 827(a)(5). Sun access plane setback of 50 degrees for all buildings 85' and lower on the south side of east-west mid-block pathways. § 827(a)(5).
5	.14	Street-Facing Uses	§§ 145.1, 145.4, Ground Floor Residential Design Guidelines	Active uses required on all street frontages. See §§ 145.1, 825(b). Ground-level residential or commercial requirements based on location. See §§ 145.4 and 827(a)(2).
6	.15	Parking and Loading Access: Prohibition	§ 155(r)	Prohibited on Folsom Street from Essex Street to The Embarcadero. § 827 (a)(8) and 155(r)
7	.16	Parking and Loading Access: Siting and Dimensions	§§ 145.14, 151.1, 155(r)	No parking permitted aboveground, except on sloping sites. Parking access limited to two openings, max. 11' wide each, loading access limited to one 15' opening. § 825(b)(7) and 827(a)(8).
8	.17	Awning	§ 890.21	P, § 136.2(a)
9	.18	Canopy	§ 890.24	P, § 136.2(b)
10	.19	Marquee	§ 890.58	P, § 136.2(c)

<b>Non-Residential Standards and Uses</b>			
.20	Required Residential to Non-Residential Use Ratio	§ 102.10	Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2).
.21	Use Size [Non-Residential]	§§ 890.130, 145.14	P for non-residential uses up to 25,000 sq. ft., C above. No individual ground floor tenant may occupy more than 75' of frontage for a depth of 25' from Folsom Street. §§ 145.14.
.22	Open Space	§§ 135, 135.3	1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. § 135.3
.23	Off-Street Parking [Office uses]	§§ 150, 151, 151.1, 153—157, 204.5	None Required. Parking that is accessory to office space limited to 7% of GFA.
.24	Off-Street Parking [Non-Residential, other than office uses]	§§ 150, 151, 151.1, 153—157, 204.5	None Required. Parking limited as described in Section 151.1.
.25	Off-Street Freight Loading	§§ 150, 152.2, 153—155, 204.5	None Required. Loading maximums described in Section 152.2.
.26	All Non-Residential Uses Permitted, except as described below. §825(c)(1)(A)		
.27	Drive-Up Facility	§ 890.30	NP
.28	Walk-Up Facility	§ 890.140	P if recessed 3 ft. C otherwise.
.29	Hospital or Medical Center	§ 124.1, 890.44	C
.30	Other Institutions	§ 890.50	C
.31	Public Use	§ 890.80	C
.32	Movie Theater	§ 890.64	C
.33	Nighttime Entertainment	§§ 102.17, 803.5(g)	C
.34	Adult Entertainment	§ 890.36	NP
.35	Massage Establishment	§ 890.60 Article 29 Health Code	C
.36	Automobile Parking Lot, Community	§§ 890.9, 156, 160	NP

1		Commercial		
2	.37	Automobile Parking Garage, Community Commercial	§ 890.10, 160	C, per the criteria of Section 157.1
3	.38	Automotive Gas Station	§ 890.14	NP
4	.39	Automotive Service Station	§ 890.18, 890.19	NP
5	.40	Automotive Repair	§ 890.15	NP
6	.41	Automotive Wash	§ 890.20	NP
7	.42	Automotive Sale or Rental	§ 890.13	C
8	.43	Mortuary	§ 890.62	C
9	.44	Hours of Operation	§ 890.48	C. 2 a.m.—6 a.m.
10	.45	Business Sign	§§ 602—604, 608.1, 608.2	P. § 607.2(f)
11	.45a	Tobacco Paraphernalia Establishments	§ 890.123	C
12	<b>Residential Standards and Uses</b>			
13	.46	Residential Use	§ 890.88	P
14	.47	Residential Density, Dwelling Units	§ 890.88(a)	No Limit. § 207.5(d) Unit Mix Required § 207.6
15	.48	Residential Density, Group Housing	§ 890.88(b)	No Limit. §§ 207.5 (d)
16	.49	Usable Open Space [Per Residential Unit]	§ 135, 136	75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. § 135 and 827(a)(9).
17	.50	Accessory Off-Street Parking, Residential	§§ 151.1, 153— 157, 159—160, 204.5	None Required. Up to one car per 2 dwelling units permitted; up to one car per dwelling unit per procedures and criteria of Sections 151.1 825(b)(7) and 827 (a)(8).
18	.51	Residential Conversions	§ 790.84, Ch. 41 Admin. Code	C
19	.52	Residential Demolition		C

1 2 3	.53 Fringe Financial Service	§§ 249.35, 890.113	P subject to the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3).
4	.54 <i>Industrial Agriculture</i>	§ 102.34(b)	<u>C</u>

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**SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).**

The South Beach Downtown Residential Mixed Use District (SB-DTR), the boundaries of which are shown in Section Map No. 1 of the Zoning Map, is established for the purposes set forth below.

The SB-DTR District is adjacent to the southern edge of the downtown, generally bounded by the Bay Bridge, Bryant Street, the Embarcadero, and 2nd Street, and is primarily comprised of the former South Beach Redevelopment Area. High-density residential uses and supporting commercial and institutional uses are allowed and encouraged within the limits set by height, bulk, and tower spacing controls. Individual townhouse dwelling units with ground floor entries directly to the street are generally required on streets.

While lot coverage is limited for all levels with residential uses that do not face onto streets or alleys, traditional rear yard open spaces are not required. Specific height, bulk, and setback controls establish appropriate heights for both towers and mid-rise podium development and ensure adequate spacing between towers in order to establish a neighborhood scale and ensure light and air to streets and open spaces. Setbacks are required where necessary to provide transition space for ground floor residential uses and to ensure sunlight access to streets and open spaces. Off-street parking must be located below grade.

**Table 829**

**SOUTH BEACH DOWNTOWN RESIDENTIAL  
DISTRICT ZONING CONTROL TABLE**

			<b>South Beach Downtown Residential District Zoning</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>Building and Siting Standards</b>			
.10	Height and Bulk	§§ 102.12, 105, 106, 250—252, 260, 270	Varies 40—200 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e).
.11	Lot Size [Per Development]	§§ 890.56, 121	No limit
.12	Rear Yard/Site Coverage	§ 136	100 percent lot coverage permitted; up to 80 percent for all lots at residential levels where not all units face onto streets or alleys. § 825(b)(2).
.13	Setbacks	Ground Floor Residential Design Guidelines	Building setback of 3 to 10 ft. for all buildings with residential uses at the ground level per the Ground Floor Residential Design Guidelines.
.14	Street-Facing Uses	§§ 145.1, 145.4, 825(b)	Active uses required on all street frontages. See §§ 145.1, 825(b).
.15	Parking and Loading Access: Prohibition	§ 155(r)	Prohibited on the Embarcadero, § 155(r)
.16	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 155(r)	No parking permitted aboveground, except on sloping sites. Parking access limited to two openings, max. 11' wide each, loading access limited to one 15' opening. § 825(b).
.17	Awning	§ 890.21	P, § 136.2(a)
.18	Canopy	§ 890.24	P, § 136.2(b)
.19	Marquee	§ 890.58	P, § 136.2(c)
<b>Non-Residential Standards and Uses</b>			
.20	Required Residential to Non-Residential Use Ratio	§ 102.10	Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2).
.21	Use Size [ <i>Non-Residential</i> ]	§ 890.130	P for non-residential uses up to 25,000 sq. ft., C above.
.22	Open Space	§ 135.3	1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use



1	.43	Mortuary	§ 890.62	C
2	.44	Hours of Operation	§ 890.48	C. 2 a.m.—6 a.m.
3	.45	Business Sign	§§ 602—604, 608.1, 608.2	P. § 607.2(f)
4	<b>Residential Standards and Uses</b>			
5	.46	Residential Use	§ 890.88	P
6	.47	Residential Density, Dwelling Units	§ 890.88(a)	No Limit. § 207.5 (d) Unit Mix Required § 207.6
7	.48	Residential Density, Group Housing	§ 890.88(b)	No Limit. § 207.5 (d)
8	.49	Usable Open Space [Per Residential Unit]	§§ 135, 136	75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. § 135.
9	.50	Accessory Off-Street Parking, Residential	§§ 151.1, 153— 157, 159-160, 204.5	None Required. Up to one car per 4 dwelling units permitted; up to .75 cars per unit or 1 car per unit based on unit size, per procedures and criteria of Section 151.1.
10	.51	Residential Conversions	§ 790.84, Ch. 41 Admin. Code	C
11	.52	Residential Demolition		C
12	.53	<i>Industrial Agriculture</i>	<i>§ 102.34(b)</i>	<u>C</u>

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

The Mixed Use — General (MUG) District is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The MUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, 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 production, distribution, and repair uses. New residential or mixed use developments are encouraged to provide as much

1 mixed-income family housing as possible. Existing group housing and dwelling units would be  
 2 protected from demolition or conversion to nonresidential use by requiring conditional use  
 3 review.

4 Hotels, nighttime entertainment, movie theaters, adult entertainment and heavy  
 5 industrial uses are not permitted. Office is restricted to the upper floors of multiple story  
 6 buildings.

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 8 **Table 840**  
 9 **MUG — MIXED USE — GENERAL**  
 10 **DISTRICT ZONING CONTROL TABLE**

			Mixed Use — General District
No.	Zoning Category	§ References	Controls
<b>Building and Siting Standards</b>			
840.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, §261.1 Non-habitable vertical projections permitted, § 263.20
840.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2
840.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
840.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
840.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
840.06	Parking and Loading Access: Prohibition	§ 155(r)	None
840.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1,	Requirements apply

1			155	
2	840.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
3	840.09	Residential to non-residential ratio	§ 803.8(e)	None
4	840.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
5				
6	840.11	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq. ft. per unit; 54 sq. ft. per unit if publicly accessible
7				
8	840.12	Usable Open Space for Non-Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
9	840.13	Outdoor Activity Area	§ 890.71	P
10	840.14	General Advertising Sign	§§ 607.2(b) & (e) and 611	NP
11	<b>Residential Uses</b>			
12	840.20	Dwelling Units	§ 102.7	P
13	840.21	Group Housing	§ 890.88(b)	P
14	840.22	SRO Units	§ 890.88(c)	P
15	840.23	Student Housing	§ 315.1(38)	C
16	840.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
17	840.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
18				
19	840.26	Affordability Requirements	§ 315	15% onsite/20% off-site
20	840.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
21	<b>Institutions</b>			
22	840.30	Hospital, Medical Centers	§ 890.44	NP
23	840.31	Residential Care	§ 890.50(e)	C
24	840.32	Educational Services	§ 890.50(c)	C for post-secondary institutions; P for all other
25	840.33	Religious Facility	§ 890.50(d)	C

1	840.34	Assembly and Social Service	§ 890.50(a)	P
2	840.35	Child Care	§ 890.50(b)	P
3	840.36	Medical Cannabis Dispensary	§ 890.133	NP
4	<b>Vehicle Parking</b>			
5	840.40	Automobile Parking Lot	§§ 890.7 890.9, 890.11	NP
6	840.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
7	<b>Retail Sales and Services</b>			
8	840.45	All Retail Sales and Services which are not listed below	§§ 890.104, 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1.
9	840.46	Formula Retail	§ 803.6	C. If approved, subject to size controls in Section 840.45.
10	840.47	Bar	§ 890.22	C. If approved, subject to size controls in Section 840.45.
11	840.48	Liquor Store	§ 790.55	C. If approved, subject to size controls in Section 840.45.
12	840.49	Ambulance Service	§§ 890.2, 840.45	C. If approved, subject to size controls in Section 840.45.
13	840.50	Self-Storage	§ 890.54(d)	NP
14	840.51	Tourist Hotel	890.46	C
15	840.52	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 840.45.
16	<b>Assembly, Recreation, Arts and Entertainment</b>			
17	840.55	Arts Activity	§ 102.2	P
18	840.56	Nighttime Entertainment	§§ 102.17, 181(f) 803.5(b)	NP
19	840.57	Adult Entertainment	§ 890.36	NP
20	840.58	Amusement Arcade	§ 890.4	NP
21	840.59	Massage Establishment	§ 890.60	NP
22	840.60	Movie Theater	§ 890.64	P, up to three screens

1	840.61	Pool Hall not falling within Category 890.50(a)	§221 (f)	C
2	840.62	Recreation Building, not falling within Category 840.21	§ 221(e)	P
3	<b>Office</b>			
4	840.65	Office Uses in Landmark Buildings in Historic Districts	§§ 890.70, 803.9(a)	P
5	840.66	All Other Office Uses	§§ 803.9(h), 890.70, 890.118	Subject to vertical control of Sec. 803.9(h)
6				
7	840.67	Live/Work Units	§ 233	NP
8	<b>Motor Vehicle Services</b>			
9	840.70	Vehicle Storage—Open Lot	§ 890.131	NP
10	840.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1.	C; subject to criteria of Sec. 157.1.
11	840.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
12	840.73	Motor Vehicle Repair	§ 890.15	P
13	840.74	Automobile Tow Service	§ 890.19	C
14	840.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
15	<b>Industrial, Home, and Business Service</b>			
16	840.78	Wholesale Sales	§ 890.54(b)	P
17	840.79	Light Manufacturing	§ 890.54(a)	P
18	840.80	Trade Shop	§ 890.124	P
19	840.81	Catering Service	§ 890.25	P
20	840.82	Business Goods and Equipment Repair Service	§ 890.23	P
21	840.83	Business Service	§ 890.111	P
22	840.84	Commercial Storage	§ 890.54(c)	P
23	840.85	Laboratory, life science	§ 890.53(a)	NP
24	840.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
25	840.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
	840.88	Integrated PDR	§ 890.49	P in applicable buildings

Other Uses			
840.90	Mortuary Establishment	§ 227(c)	NP
840.91	Animal Services	§ 224	NP
840.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
840.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
840.94	Internet Services Exchange	§ 209.6(c)	NP
840.95	Public Transportation Facilities	§ 890.80	P
840.96	Open Air Sales	§§ 803.9(c), 890.38	P
840.97A	Open Recreation <del>and</del> Horticulture	§§ 209.5(a), 209.5(b)	P
<u>840.97B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
<u>840.97C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
840.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

**SEC. 841. MUR—MIXED USE—RESIDENTIAL DISTRICT.**

The Mixed Use — Residential District (MUR) serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center to the east and the lower-scale, mixed use service/industrial and housing area west of Sixth Street.

The MUR serves as a major housing opportunity area within the eastern portion of the South of Market. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The district is also designed to encourage the expansion of retail, business service and commercial and cultural arts activities.

1 Continuous ground floor commercial frontage with pedestrian-oriented retail activities  
 2 along major thoroughfares is encouraged. Hotels, nighttime entertainment, movie theaters,  
 3 adult entertainment and heavy industrial uses are not permitted. Office is restricted to the  
 4 upper floors of multiple story buildings.

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 6 **Table 841**  
**MUR — MIXED USE — RESIDENTIAL DISTRICT**  
**ZONING CONTROL TABLE**  
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			<b>Mixed Use — Residential District</b>
<b>No.</b>	<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>Building and Siting Standards</b>			
841.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
841.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2
841.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
841.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
841.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
841.06	Parking and Loading Access: Prohibition	§ 155(r)	None
841.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155	Requirements apply
841.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth

1			in Section 151.1
2	841.09	Residential to non-residential ratio	§ 803.8(e) 3 sq.ft. of residential for every 1 sq.ft. of other permitted use
3	841.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5 None required. Limits set forth in Section 151.1
4	841.11	Usable Open Space for Dwelling Units and Group Housing	§ 135 80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
5	841.12	Usable Open Space for Non-Residential	§ 135.3 Required; amount varies based on use; may also pay in-lieu fee
6	841.13	Outdoor Activity Area	§ 890.71 P
7	841.14	General Advertising Sign	§ 607.2(b) & (e) and 611 NP
8	<b>Residential Uses</b>		
9	841.20	Dwelling Units	§ 102.7 P
10	841.21	Group Housing	§ 890.88(b) P
11	841.22	SRO Units	§ 890.88(c) P
12	841.23	Student Housing	§ 315.1(38) C
13	841.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208 No density limit within
14	841.25	Dwelling Unit Mix	§ 207.6 At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
15	841.26	Affordability Requirements	§ 315 15% onsite/20% off-site
16	841.27	Residential Demolition or Conversion	§ 317 Restrictions apply; see criteria of Section 317
17	<b>Institutions</b>		
18	841.30	Hospital, Medical Centers	§ 890.44 NP
19	841.31	Residential Care	§ 890.50(e) C
20	841.32	Educational Services	§ 890.50(c) C for post-secondary institutions; P for all other
21	841.33	Religious Facility	§ 890.50(d) P
22	841.34	Assembly and Social Service	§ 890.50(a) P
23	841.35	Child Care	§ 890.50(b) P

1	841.36	Medical Cannabis Dispensary	§ 890.133	NP
2	<b>Vehicle Parking</b>			
3	841.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
4	841.41	Automobile Parking Garage	§§ 145.1, 145.4, 155(r), 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
5	<b>Retail Sales and Services</b>			
6	841.45	All Retail Sales and Services which are not listed below	§§ 890.104, 121.6	P
7	841.46	Formula Retail	§ 803.6	P
8	841.47	Ambulance Service	§ 890.2	C
9	841.48	Self-Storage	§ 890.54(d)	NP
10	841.49	Tourist Hotel	890.46	NP
11	<b>Assembly, Recreation, Arts and Entertainment</b>			
12	841.55	Arts Activity	§ 102.2	P
13	841.56	Nighttime Entertainment	§§ 102.17, 181(f) 803.5(b)	NP
14	841.57	Adult Entertainment	§ 890.36	NP
15	841.58	Amusement Arcade	§ 890.4	NP
16	841.59	Massage Establishment	§ 890.60	NP
17	841.60	Movie Theater	§ 890.64	P, up to three screens
18	841.61	Pool Hall not falling within Category 890.50(a)	§221 (f)	P
19	841.62	Recreation Building, not falling within Category 841.21	§ 221(e)	P
20	<b>Office</b>			
21	841.65	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§§ 890.70, 803.9(a)	P
22	841.66	All Other Office Uses	§§ 890.70, 890.118	P
23	841.67	Live/Work Units	§ 233	NP
24	<b>Motor Vehicle Services</b>			
25	841.70	Vehicle Storage—Open Lot	§ 890.131	NP

1	841.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1.
2	841.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20	P
3	841.73	Motor Vehicle Repair	§ 890.15	P
4	841.74	Automobile Tow Service	§ 890.19	C
5	841.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
6	<b>Industrial, Home, and Business Service</b>			
7	841.78	Wholesale Sales	§ 890.54(b)	P
8	841.79	Light Manufacturing	§ 890.54(a)	P
9	841.80	Trade Shop	§ 890.124	P
10	841.81	Catering Service	§ 890.25	P
11	841.82	Business Goods and Equipment Repair Service	§ 890.23	P
12	841.83	Business Service	§ 890.111	P
13	841.84	Commercial Storage	§ 890.54(c)	P
14	841.85	Laboratory, life science	§ 890.53(a)	NP
15	841.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
16	841.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
17	841.88	Integrated PDR	§ 890.49	P in applicable buildings
18	<b>Other Uses</b>			
19	841.90	Mortuary Establishment	§ 227(c)	NP
20	841.91	Animal Services	§ 224	P
21	841.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
22	841.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
23	841.94	Internet Services Exchange	209.6(c)	NP
24	841.95	Public Transportation	§ 890.80	P

	Facilities		
841.96	Open Air Sales	§§ 803.9(c), 890.38	P
841.97A	Open Recreation <i>and</i> <i>Horticulture</i>	§ 209.5	P
<u>841.97B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
<u>841.97C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
841.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

**SEC. 842. MUO — MIXED USE — OFFICE DISTRICT.**

The Mixed Use — Office (MUO) runs predominantly along the 2nd Street corridor in the South of Market area. The MUO is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. Nighttime entertainment is permitted as a conditional use. Dwelling units and group housing are permitted, while demolition or conversion of existing dwelling units or group housing requires conditional use authorization. Family-sized housing is encouraged.

Office, general commercial, most retail, production, distribution, and repair uses are also principal permitted uses. Large hotel, adult entertainment and heavy industrial uses are not permitted.

**Table 842  
MUO — MIXED USE — OFFICE DISTRICT  
ZONING CONTROL TABLE**

			Mixed Use — Office District
No.	Zoning Category	§ References	Controls
<b>Building and Siting Standards</b>			
842.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable

1			vertical projections permitted, § 263.20
2	842.02	Bulk Limit	See Zoning Map. §§ 270, 270.1, 270.2
3			As shown on Sectional Maps 1 and 7 of the Zoning Map
4			Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2
5	842.03	Non-residential density limit	§§ 102.9, 123, 124, 127
6			Generally contingent upon permitted height, per Section 124
7	842.04	Setbacks	§§ 136, 136.2, 144, 145.1
8			Generally required
9	842.05	Awnings and Canopies	§§ 136, 136.1, 136.2
10			P
11	842.06	Parking and Loading Access: Prohibition	§ 155(r)
12			4th Street between Bryant and Townsend Streets
13	842.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1, 155
14			Requirements apply
15	842.08	Off-Street Parking, Residential	§ 151.1
16			None required. Limits set forth in Section 151.1
17	842.09	Residential to non-residential ratio	§ 803.8(e)
18			None
19	842.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5
20			None required. Limits set forth in Section 151.1
21	842.11	Usable Open Space for Dwelling Units and Group Housing	§ 135
22			80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
23	842.12	Usable Open Space for Non-Residential	§ 135.3
24			Required; amount varies based on use; may also pay in-lieu fee
25	842.13	Outdoor Activity Area	§ 890.71
			P
	842.14	General Advertising Sign	§§ 607.2(b) & (e) and 611
			NP
	<b>Residential Uses</b>		
	842.20	Dwelling Units	§ 102.7
			P
	842.21	Group Housing	§ 890.88(b)
			P
	842.22	SRO Units	§ 890.88(c)
			P
	842.23	Student Housing	§ 315.1(38)
			C

1	842.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
2	842.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
3				
4				
5	842.26	Affordability Requirements	§ 315	15% onsite/20% off-site
6	842.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
7	<b>Institutions</b>			
8	842.30	Hospital, Medical Centers	§ 890.44	P
9	842.31	Residential Care	§ 890.50(e)	C
10	842.32	Educational Services	§ 890.50(c)	P
11	842.33	Religious Facility	§ 890.50(d)	P
12	842.34	Assembly and Social Service	§ 890.50(a)	P
13	842.35	Child Care	§ 890.50(b)	P
14	842.36	Medical Cannabis Dispensary	§ 890.133	NP
15	<b>Vehicle Parking</b>			
16	842.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
17	842.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
18	<b>Retail Sales and Services</b>			
19	842.45	All Retail Sales and Services which are not listed below	§§ 890.104, 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1.
20	842.46	Formula Retail	§ 803.6	P
21	842.47	Ambulance Service	§ 890.2	C
22	842.48	Self-Storage	§ 890.54(d)	NP
23	842.49	Tourist Hotel	§ 890.46	C if less than 75 rooms
24	<b>Assembly, Recreation, Arts and Entertainment</b>			
25	842.55	Arts Activity	§ 102.2	P
	842.56	Nighttime Entertainment	§§ 102.17,	C

1		181(f), 803.5(b)	
2	842.57	Adult Entertainment	§ 890.36 NP
3	842.58	Amusement Arcade	§ 890.4 NP
4	842.59	Massage Establishment	§ 890.60 NP
5	842.60	Movie Theater	§ 890.64 P, up to three screens
6	842.61	Pool Hall not falling within Category 890.50(a)	§221(f) P
7	842.62	Recreation Building, not falling within Category 842.21	§ 221(e) P
8	<b>Office</b>		
9	842.65	Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts	§§ 890.70, 803.9(a) P
10	842.66	All Other Office Uses	§ 890.70 P
11	842.67	Live/Work Units	§ 233 NP
12	<b>Motor Vehicle Services</b>		
13	842.70	Vehicle Storage—Open Lot	§ 890.131 NP
14	842.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1 C; subject to criteria of Sec. 157.1.
15	842.72	Motor Vehicle Service Station, Automotive Wash	§§ 890.18, 890.20 P
16	842.73	Motor Vehicle Repair	§ 890.15 P
17	842.74	Automobile Tow Service	§ 890.19 C
18	842.75	Non-Auto Vehicle Sales or Rental	§ 890.69 P
19	<b>Industrial, Home, and Business Service</b>		
20	842.78	Wholesale Sales	§ 890.54(b) P
21	842.79	Light Manufacturing	§ 890.54(a) P
22	842.80	Trade Shop	§ 890.124 P
23	842.81	Catering Service	§ 890.25 P
24	842.82	Business Goods and Equipment Repair Service	§ 890.23 P
25	842.83	Business Service	§ 890.111 P
	842.84	Commercial Storage	§ 890.54(c) P
	842.85	Laboratory, life science	§ 890.53(a) P
	842.86	Laboratory, not including life	§§ 890.52, P

	science laboratory	890.53(a)	
842.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
842.88	Integrated PDR	§ 890.49	P in applicable buildings
<b>Other Uses</b>			
842.90	Mortuary Establishment	§ 227(c)	NP
842.91	Animal Services	§ 224	P
842.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
842.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
842.94	Internet Services Exchange	§ 209.6(c)	C
842.95	Public Transportation Facilities	§ 890.80	P
842.96	Open Air Sales	§§ 803.9(c), 890.38	P
842.97A	Open Recreation <i>and Horticulture</i>	§ 209.5	P
<u>840.97B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
<u>840.97C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
842.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P

**SEC. 843. UMU — URBAN MIXED USE DISTRICT.**

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse,

1 and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime  
 2 entertainment. Housing is also permitted, but is subject to higher affordability requirements.  
 3 Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the  
 4 upper floors of multiple story buildings. In considering any new land use not contemplated in  
 5 this District, the Zoning Administrator shall take into account the intent of this District as  
 6 expressed in this Section and in the General Plan.

7  
 8 **Table 843**  
 9 **UMU — URBAN MIXED USE DISTRICT**  
 10 **ZONING CONTROL TABLE**

			Urban Mixed Use District
No.	Zoning Category	§ References	Controls
<b>Building and Siting Standards</b>			
843.01	Height Limit	See Zoning Map, §§ 260-261.1, 263.20	As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20
843.02	Bulk Limit	See Zoning Map, §§ 270, 270.1, 270.2	As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2
843.03	Non-residential density limit	§§ 102.9, 123, 124, 127	Generally contingent upon permitted height, per Section 124
843.04	Setbacks	§§ 136, 136.2, 144, 145.1	Generally required
843.05	Awnings and Canopies	§§ 136, 136.1, 136.2	P
843.06	Parking and Loading Access: Prohibition	§ 155(r)	None
843.07	Parking and Loading Access: Siting and Dimensions	§§ 145.1, 151.1, 152.1,	Requirements apply

1			155	
2	843.08	Off-Street Parking, Residential	§ 151.1	None required. Limits set forth in Section 151.1
3	843.09	Residential to non-residential ratio	§ 803.8(e)	None
4	843.10	Off-Street Parking, Non-Residential	§§ 150, 151, 151.1, 153-157, 204.5	None required. Limits set forth in Section 151.1
5				
6	843.11	Usable Open Space for Dwelling Units and Group Housing	§ 135	80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible
7				
8	843.12	Usable Open Space for Non-Residential	§ 135.3	Required; amount varies based on use; may also pay in-lieu fee
9	843.13	Outdoor Activity Area	§ 890.71	P
10	843.14	General Advertising Sign	§§ 607.2(b) & (e) and 611	NP
11	<b>Residential Uses</b>			
12	843.20	Dwelling Units	§ 102.7	P
13	843.21	Group Housing	§ 890.88(b)	P
14	843.22	SRO Units	§ 890.88(c)	NP
15	843.23	Student Housing	§ 315.1(38)	C
16	843.24	Dwelling Unit Density Limit	§§ 124, 207.5, 208	No density limit
17	843.25	Dwelling Unit Mix	§ 207.6	At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms.
18				
19	843.26	Affordability Requirements	§ 319	Varies- see Section 319
20	843.27	Residential Demolition or Conversion	§ 317	Restrictions apply; see criteria of Section 317
21	<b>Institutions</b>			
22	843.30	Hospital, Medical Centers	§ 890.44	NP
23	843.31	Residential Care	§ 890.50(e)	C
24	843.32	Educational Services	§ 890.50(c)	C for post-secondary institutions; P for all other
25	843.33	Religious Facility	§ 890.50(d)	P

1	843.34	Assembly and Social Service	§ 890.50(a)	P
2	843.35	Child Care	§ 890.50(b)	P
3	843.36	Medical Cannabis Dispensary	§ 890.133	NP
4	<b>Vehicle Parking</b>			
5	843.40	Automobile Parking Lot	§§ 890.7, 890.9, 890.11	NP
6	843.41	Automobile Parking Garage	§§ 890.8, 890.10, 890.12, 157.1	C; subject to criteria of Sec. 157.1.
7	<b>Retail Sales and Services</b>			
8	843.45	All Retail Sales and Services which are not listed below	§§ 890.104, 803.9(i), 121.6	P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use.
9				
10				
11				
12	843.46	Formula Retail	§§ 803.6, 843.45	C. If approved, subject to size controls in Section 843.45.
13	843.47	Ambulance Service	§ 890.2	C
14	843.48	Self-Storage	§ 890.54(d)	NP
15	843.49	Tourist Hotel	§ 890.46	NP
16	843.50	Services, Professional; Services Financial; Services Medical	§§ 890.108, 890.110, 890.114	P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 843.45.
17				
18	843.51	Gyms	§§ 218(d), 803.9(i)	P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. Not subject to 3:1 ratio, per Sec. 803.9(i).
19				
20				
21	<b>Assembly, Recreation, Arts and Entertainment</b>			
22	843.55	Arts Activity	§ 102.2	P
23	843.56	Nighttime Entertainment	§§ 102.17, 181(f), 803.5(b)	P
24	843.57	Adult Entertainment	§ 890.36	C
25	843.58	Amusement Arcade	§ 890.4	P

1	843.59	Massage Establishment	§ 890.60	NP
2	843.60	Movie Theater	§ 890.64	P, up to three screens
3	843.61	Pool Hall not falling within Category 890.50(a)	§221(f)	P
4	843.62	Recreation Building, not falling within Category 843.21	§ 221(e)	P
5	<b>Office</b>			
6	843.65	Office Uses in Landmark Buildings	§§ 890.70, 803.9(a)	P
7	843.66	All Other Office Uses	§§ 803.9(h), 890.70, 890.118	Subject to vertical control of Sec. 803.9(h)
8	843.67	Live/Work Units	§ 233	NP
9	<b>Motor Vehicle Services</b>			
10	843.70	Vehicle Storage—Open Lot	§ 890.131	NP
11	843.71	Vehicle Storage—Enclosed Lot or Structure	§ 890.132, 157.1	C; subject to criteria of Sec. 157.1.
12	843.72	Motor Vehicle Service Station	§ 890.18	P
13	843.73	Motor Vehicle Repair	§ 890.15	P
14	843.74	Automobile Tow Service	§ 890.19	C
15	843.75	Non-Auto Vehicle Sales or Rental	§ 890.69	P
16	843.76	Automobile Sale or Rental	§ 890.13	P; subject to size controls in Section 843.45.
17	843.77	Automotive Wash	§ 890.20	C
18	<b>Industrial, Home, and Business Service</b>			
19	843.78	Wholesale Sales	§ 890.54(b)	P
20	843.79	Light Manufacturing	§ 890.54(a)	P
21	843.80	Trade Shop	§ 890.124	P
22	843.81	Catering Service	§ 890.25	P
23	843.82	Business Goods and Equipment Repair Service	§ 890.23	P
24	843.83	Business Service	§ 890.111	P
25	843.84	Commercial Storage	§ 890.54(c)	P

1	843.85	Laboratory, life science	§890.53(a)	NP
2	843.86	Laboratory, not including life science laboratory	§§ 890.52, 890.53(a)	P
3	843.87	Non-Retail Greenhouse or Plant Nursery	§ 227(a)	P
4	843.88	Integrated PDR	§ 890.49	P in applicable buildings
5	<b>Other Uses</b>			
6	843.90	Mortuary Establishment	§ 227(c)	NP
7	843.91	Animal Services	§ 224	P
8	843.92	Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility	§§ 890.80, 209.6(c), 227(h)	P
9				
10				
11	843.93	Commercial Wireless Transmitting, Receiving or Relay Facility	§ 227(h)	C
12				
13	843.94	Internet Services Exchange	209.6(c)	NP
14	843.95	Public Transportation Facilities	§ 890.80	P
15	843.96	Open Air Sales	§§ 803.9(c), 890.38	P
16	843.97A	Open Recreation <i>and Horticulture</i>	§ 209.5	P
17	<u>843.97B</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.34(a)</u>	<u>P</u>
18	<u>843.97C</u>	<u>Urban Industrial Agriculture</u>	<u>§ 102.34(b)</u>	<u>C</u>
19	843.98	Walk-up Facility, including Automated Bank Teller Machine	§§ 890.140, 803.9(b)	P
20				

21

22 **SEC. 890.50. INSTITUTIONS, OTHER.**

23 A public or private, nonprofit or profit-making use, excluding hospitals and medical

24 centers, which provides services to the community, and meets the applicable provisions of

1 Section 304.5 of this Code concerning institutional master plans, including but not limited to  
2 the following:

3 (a) Assembly and Social Service. A use which provides social, fraternal, counseling or  
4 recreational gathering services to the community. It includes a private noncommercial  
5 clubhouse, lodge, meeting hall, family or district association, recreation building, or community  
6 facility not publicly owned. It also includes an unenclosed recreation area ~~or noncommercial~~  
7 ~~horticulture area not publicly owned.~~

8 (b) Child Care. A use which provides less than 24-hour care for children by licensed  
9 personnel and which meets the requirements of the State of California and other authorities.

10 (c) Educational Service. A use certified by the Western Association of Schools and  
11 Colleges which provides educational services such as a school, college or university. It may  
12 include, on the same premises, employee or student dormitories and other housing operated  
13 by and affiliated with the institution.

14 (d) Religious Facility. A use which provides religious services to the community such  
15 as a church, temple or synagogue. It may include on the same lot, the housing of persons  
16 who engage in supportive activity for the institution.

17 (e) Residential Care. A medical use which provides lodging, board, and care for one  
18 day or more to persons in need of specialized aid by personnel licensed by the State of  
19 California and which provides no outpatient services; including but not limited to, a board and  
20 care home, rest home, or home for the treatment of the addictive, contagious, or other  
21 diseases or physiological disorders.

22 (f) Job Training. A use which provides job training and may also provide vocational  
23 counseling and job referrals.

24 Section 3. This Section is uncodified. In enacting this Ordinance, the Board intends to  
25 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,

1 punctuation, charts, diagrams or any other constituent part of the Planning Code that are  
2 explicitly shown in this legislation as additions, deletions, Board amendment additions, and  
3 Board amendment deletions in accordance with the "Note" that appears under the official title  
4 of the legislation. This Ordinance shall not result in any other amendment to the Planning  
5 Code that is in effect at the time this legislation is final and effective. Any additions or  
6 deletions not explicitly shown as described above, omissions, or other technical and non-  
7 substantive differences between this Ordinance and the Planning Code that are contained in  
8 this legislation are purely accidental and shall not effectuate an amendment to the Planning  
9 Code. The Board hereby authorizes the City Attorney, in consultation with the Clerk and other  
10 affected City departments, to make those necessary adjustments to the published Planning  
11 Code, including non-substantive changes such as renumbering or relettering, to ensure that  
12 the published version of the Planning Code is consistent with the laws that this Board enacts.

13

14 APPROVED AS TO FORM:  
15 DENNIS J. HERRERA, City Attorney

16

16 By: \_\_\_\_\_  
17 John D. Malamut  
18 Deputy City Attorney

19

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**LEGISLATIVE DIGEST**

[Planning Code - Urban Agriculture]

**Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and urban industrial agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.**

Existing Law

The San Francisco Planning Code regulates a variety of agricultural uses, such as horticulture, plant nursery, community garden, and neighborhood garden in its residential, commercial, and industrial districts. Many of these uses are not recognized as a discrete zoning uses in Planning Code Article 7 (the Neighborhood Commercial Districts) or Article 8 (the Mixed-use Districts).

Amendments to Current Law

This Ordinance would add Planning Code 102.34 to define urban agricultural use, including neighborhood agriculture and urban industrial agriculture. The difference between these two types of agricultural use is based on size devoted to the use and certain performance criteria as set forth in the legislation, such as permitting sales of produce during certain hours and storage of equipment. The legislation would treat such urban agricultural uses as either permitted or conditionally authorized in the City's residential, commercial, industrial, neighborhood commercial, and mixed-use districts. The Ordinance also makes environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.

Background Information

In July 2009 the Mayor issued Executive Directive 09-03 regarding "Healthy and Sustainable Food for San Francisco," which directed all City departments to carry out implementing actions consistent with the goal of fostering local food production in the City. This Ordinance is an outgrowth and expansion of that effort City-wide and would recognize the various scales and intensities of local food production, from small scale gardens to larger-scale urban agriculture.

Patricia Tura  
3673 16<sup>th</sup> St  
San Francisco Ca. 94114

1/22/11

Dear members of the planning commission

I am in full support of the urban agriculture-zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco is the perfect city for urban gardens and small farming business. We need the planning department to update our zoning laws to make way for the personal, community and small farming business. San Francisco urban planning is to encourage sustainability and what better way then to support the growing and selling of food. This has the opportunity to mobilize underserved communities with pure organic food that they would otherwise not be able to afford.

I would encourage you to make the following changes to the proposal.

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

I hope you will support the proposal with the amendments outlined above. You play a key role in expanding the growth of Small Organic Gardens in San Francisco and I thank you in advance for your insight and support.





January 28, 2011

Dear Members of the Planning Commission:

Bi-Rite Market urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

I believe that access to fresh, locally grown produce is critical to the health of our community. We should be encouraging more farmers to grow food as close to their consumers as possible. At Bi-Rite we strive to find producers committed to growing sustainably and locally and would be huge supporters of this economy.

While I am generally supportive of the proposal, I also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, I urge you to support the following changes to the proposal:

1) Remove any fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

2) Remove or waive "change of use" permit fees for urban agriculture projects

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

3) Allow sales of value-added products and pooled produce on site  
I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

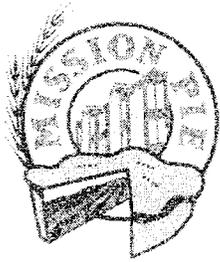
I hope you will support the proposal with the amendments outlined above.

Sincerely,

Sam Mogannam

President, Bi-Rite Market Family of Businesses

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



2901 Mission Street • San Francisco • California 94110 (415) 262 4111 • (415) 262 4500

January 29, 2011

Dear Members of the San Francisco Planning Commission:

We urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

As a certified "green" business, Mission Pie is strongly committed to sourcing food locally, and a farm can't get much more local than within city limits. Our business is also committed to helping our customers learn what goes into making good food – just, healthy, and tasty food - for the many benefits to self and planet that such knowledge can yield. We are optimistic that policy that encourages the launch of farming partners within San Francisco would elevate our community's food and health literacy.

While we are strongly supportive of the proposal, we share a concern of the San Francisco Urban Agriculture Alliance that the requirement in the proposal that any fences surrounding a garden must be wood or "ornamental" obligates this particular class of green business to excessive costs relative typical margins in their industry, and seems to us a disproportionate burden.

Additionally, to support the long-term viability of small for-profit agricultural enterprises in San Francisco, we would encourage modifying the proposal to allow for a greater variety of on-site revenue streams. Typically and historically, farms have been allowed to sell value-added products produced on-site, and pooled produce from neighbors. Amendment language to allow these business practices would recognize the particular economics of agriculture and are worth considering.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Karen Heisler  
Co-owner

Krystin Rubin  
Co-owner

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



## Café Mereb

1541 Clement Street, San Francisco CA 94118

(415) 668-2988

cafemereb@yahoo.com

January 30, 2011

Dear Members of the Planning Commission:

We at Café Mereb urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

As a local restaurant, Café Mereb provides a health-conscious menu with an emphasis on incorporating fresh fruits and/or vegetables in every dish. We support the urban agricultural zoning proposal because it can allow us to purchase, and thus provide our patrons more local and healthier fruits and vegetables. Knowing exactly where our food is grown and the increased affordability of organic produce is also an added bonus. By purchasing food directly from our community, we are also able to stimulate the local economy, which in turn benefits us as a small business.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Azeb Hantal  
Owner

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



Rainbow Grocery Cooperative  
1745 Folsom Street  
San Francisco, CA 94103  
Phone: 415.863.0620  
Fax: 415.863.8955  
www.rainbow.coop

01/30/2011

Dear Members of the Planning Commission:

Rainbow Grocery Cooperative urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments.

San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

We would like to be a starting point for supplies for these gardens. Our mission statement shows support for community projects such as this.

While Rainbow Grocery generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive.

Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, Rainbow Grocery Cooperative urges you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

Rainbow Grocery hopes you will support the proposal with the amendments outlined above.

Sincerely,

Joe Huerta  
PR Committee Member

Rainbow Grocery Cooperative

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department

175 Cotter Street  
San Francisco, California 94112-1952  
(415) 469-7884  
[r\\_levine@yahoo.com](mailto:r_levine@yahoo.com)

January 30, 2011

The Honorable Members of the San Francisco Planning Commission  
c/o Diego Sanchez  
Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, California 94103

Re: Urban Agriculture Zoning Proposal

Dear Commissioners:

I am writing to express my concerns with the Urban Agriculture Zoning Proposal pending before you, currently scheduled for hearing on February 17, 2011.

I have lived in San Francisco since 1973 and own a home in the Mission Terrace neighborhood, two lots away from Little City Gardens, the garden that was highlighted in the San Francisco Chronicle article of December 23, 2010 about urban commercial agriculture. I am a retired attorney, having practiced law with the San Francisco Public Defender's Office for twenty five years. I later served as the Administrative Dean of San Francisco Law School before, again, retiring. I bought a home in Mission Terrace a little over two years ago.

While my comments may focus on Little City Gardens and Cotter Street, they are applicable to all urban commercial gardens that may be developed in residential neighborhoods of San Francisco, particularly on streets similar to Cotter Street. Cotter Street is a narrow, one way, one lane street. It supports much more traffic than a street of its size normally would because, as you travel south from Dolores or Guerrero Streets onto San Jose Avenue, Cotter Street is the first street on which you can turn left once you have entered the stretch of San Jose Avenue that looks like a mini-freeway (between Randall and Cotter Streets) and is an approach to Interstate 280. Inasmuch as it is the first place where one can turn left, almost everyone does turn left onto Cotter, including trucks heading to the Mission district and beyond on business. The lot on which Little City Gardens sits, at 203 Cotter Street, is situated between San Jose Avenue and Cayuga Street as is my home.

When the owners of Little City Gardens began cultivating 203 Cotter Street, they informed us that the customers of their vegetables and herbs were restaurants and that they also hoped to create a membership, or subscription list, of individuals who wished to sign up to purchase boxes of vegetables at regular intervals, e.g., weekly. They assured us that they would deliver their produce to the restaurants in their pick-up truck and that boxes of vegetables would be



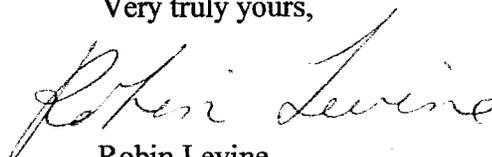
distributed to subscribers from a location other than the garden on Cotter Street. Now that they anticipate that you will approve a change in zoning regulations that will allow them to sell directly from their garden, they plan to do so. This small street cannot accommodate the additional traffic and parking that this will bring. This street cannot tolerate the double parking that this will surely entail. A double parked truck will mean that traffic will be stopped. This is a residential neighborhood, zoned for single family homes, and none of us anticipated that a commercial food distributor would be established in the middle of our block when we bought our homes. I have spoken with the owners of Little City Gardens about this issue. They are considering encouraging their subscribers to walk or bicycle to the garden to pick up their food, but the difficulties of carrying a large box of produce on foot or on a bike makes that suggestion unrealistic. Little City also tells us they can try to stagger pick up times for their restaurants but, as the child of the former owners of a small restaurant, I believe that it will be the restaurants' own schedules--their need for fresh produce when their kitchens open in the morning to prepare the days' meals--that will dictate the restaurants' pick up schedules, no matter how well intentioned Little City's owners are in this regard. We need your help here. The issue of distribution cannot be left up to the urban commercial gardens themselves. In focusing on the distribution issue, and not the establishment of the gardens themselves, I do believe I am meeting the proponents much more than half way.

With regard to fencing requirements, 203 Cotter Street was where everyone in the neighborhood, as well as people who drove here from other neighborhoods, walked their dogs prior to a fence going up across the front of the property that has kept them out. The fence that is there now is a chain link fence. It is ugly and detracts from the appearance of the neighborhood. A fence is necessary to keep Little City Gardens from becoming Dog Poop Gardens (would you want to eat at a restaurant serving those vegetables?) and to prevent theft. An attractive fence would be an enormous improvement.

Please view this proposal as if it was the lot next to your house that was being considered for a commercial urban garden. Would you want a food distribution center as your neighbor? If your street is residential and narrow would you want trucks and cars coming there to pick up produce and adding to the congestion? Please view the statements of those who speak in support of urban commercial gardens in light of where they live--do they even live in the neighborhood of an urban garden? Do they live on the same block that will be affected by it most? And, perhaps more importantly, is it apparent that they see it not just as a garden, but as a commercial distribution center?

I have again "un-retired" and am working part time. I cannot leave work on February 17<sup>th</sup> to attend the hearing on this issue. Please do not regard my inability to be present as any sign of disinterest on my part. Since I cannot attend, I will thank you now for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Robin Levine". The signature is written in dark ink and is positioned above the printed name.

Robin Levine

cc: Diego Sanchez





593 Guerrero Street, San Francisco California 94110  
www.18reasons.org info@18reasons.org

January 31, 2011

Dear Members of the Planning Commission:

18 Reasons urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

18 Reasons believes that urban gardens and the ability to grow food and/or to source it directly from urban farmers are crucial for creating a healthier San Francisco. In addition to providing nutrition, growing good food is an important educational tool for inspiring people to be more invested in their eating choices, and a population of concerned, informed, and curious eaters is essential for the sustainability of our city.

While we generally support the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

1) Remove any fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

2) Remove or waive "change of use" permit fees for urban agriculture projects

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

3) Allow sales of value-added products and pooled produce on site

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Rosemary Gill  
Program Director

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department





SAN FRANCISCO  
PARKS TRUST

February 1, 2011

Dear Members of the SF Planning Commission:

The San Francisco Parks Trust respectfully encourages you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood green space, allow community members to grow their own healthy food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

San Francisco Parks Trust understands the health benefits of local organic food production, and the environmental benefit of reduced carbon emissions when the distance from field to fork is minimized. Policies that enable rather than hinder community groups in growing organic produce within city limits should be encouraged.

While San Francisco Parks Trust is supportive of the urban agriculture zoning proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Karen Kidwell  
Executive Director  
San Francisco Parks Trust

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



Three Bees Nursery

Feb 2, 2011

Dear Members of the Planning Commission:

**I, Henry Misner of Three Bees Nursery** support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

While **we are** generally supportive of the proposal, **we** also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, **Three Bees** urges you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

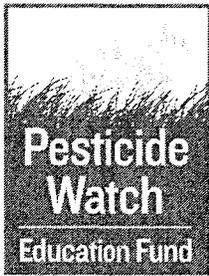
**We** urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

**We** hope you will support the proposal with the amendments outlined above.

Sincerely,

Henry Misner  
Manager, Three Bees Nursery





369 Broadway, Suite 200  
San Francisco, CA 94133

415-622-0036 (ph)  
415-622-0016 (fx)

info@pesticidewatch.org  
www.pesticidewatch.org

February 3, 2011

Dear Members of the San Francisco Planning Commission:

Pesticide Watch Education Fund urges you to support the urban agriculture zoning proposal (Ordinance 101537) which was introduced in December, along with a few important amendments. Pesticide Watch's office is in North Beach, San Francisco, and this neighborhood could be home to many more gardens which could allow community members to grow their own food, and create unified community spaces. Unfortunately, the current zoning regulations for urban gardening are a significant barrier to realizing that potential.

Pesticide Watch Education Fund's California Food Project not only supports healthy food options, but also supports local organic food options. By increasing the access to local and organic produce, residents will not only eat more healthy, but will be less likely to consume produce which may contain toxins. Furthermore, by encouraging urban farmers to sell their produce, the city is encouraging green jobs and alternative income options.

While Pesticide Watch Education Fund is generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance (SFUAA). Several of the provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, in order for the city to encourage community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, Pesticide Watch Education Fund urges you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Dana Perls  
Bay Area Regional Community Organizer

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



ingrid lassleben  
<ilassleben@gmail.com>  
02/03/2011 08:43 PM

To rm@well.com, c\_olague@yahoo.com,  
wordweaver21@aol.com, plangsf@gmail.com,  
hs.commish@yahoo.com, mooreurban@speakeasy.net,  
cc  
bcc

Subject Zoning Proposal letter RE: Ordinance 101537

2/3/2011

Dear Members of the Planning Commission:

I urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

I live and work in the Inner Sunset and Upper Haight respectively and I love that my whole life is walkable and bikable. Having a portion of the community's food come from the neighborhood too would give the community a sense of pride and engagement in our environment and food cycle. Urban Farms are another step towards a resource-and-energy-sustainable lifestyle for the individual, the community and the environment. My preschool gardens in the Panhandle Park at the Kevin Colin's Memorial Garden by the children's playground. If we were permitted to garden on a scale to feed the neighborhood we could create a bustling, safe, healthy, communal space, generating local economic growth directly from the land.

While I generally supportive of the proposal, I also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, I urge you to support the following changes to the proposal:

1) Remove any fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens

2) Remove or waive “change of use” permit fees for urban agriculture projects

Similarly, the current “change of use” fee structure would require future urban agriculture projects to pay

more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

3) Allow sales of value-added products and pooled produce on site

I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit

both.

I hope you will support the proposal with the amendments outlined above.

Sincerely,

Ingrid Lasseben

Preschool Teacher, Edible Gardener

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



Madeleine Morley  
<madeleine.morley@gmail.com>  
m>

02/07/2011 06:18 PM

To rm@well.com, colague@yahoo.com,  
wordweaver21@aol.com, plangsf@gmail.com,  
rodney@waxmuseum.com, mooreurban@aol.com,

cc

bcc

Subject Support the Urban Agriculture Zoning Proposal

*Sent on behalf of Isabel Wade, President of Urban Resource Systems.*

## **Urban Resource Systems**

### **San Francisco**

February 3, 2011

Dear Members of the Planning Commission:

Our organization, Urban Resource Systems, strongly urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco needs to aggressively develop and improve our urban food system and this legislation is a critical component of the needed policy changes. But the current zoning regulations are a barrier to realizing that potential.

Our organization (established as a non-profit in 1981) has long-supported the concept of a comprehensive, ecosystem approach to food in San Francisco. I also served as the chair of the Food Committee for the City's Sustainability Plan as well as a member of the Environment Commission from 1994-1996.

While we are generally supportive of the proposal, we have some concerns related to:

- 1) Placement **restriction of compost bins** (the proposal is arbitrary; distance from a fence is not the key issue but rather distance from a neighbors back door or other living structure)

We also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green

businesses, generate income for families, and encourage job creation in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

In addition to modifying the compost setback, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

I hope you will support the proposal with the amendments outlined above.

Sincerely,

Isabel Wade, Ph.D.

President

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



February 4, 2011

Dear Members of the SF Planning Commission:

Friends of Alemany Farm (FoAF) is an all volunteer group that manages the horticulture, volunteer, and educational programs at Alemany Farm, a 4.5 acre organic farm ecosystem in southeast San Francisco. Members of FoAF respectfully encourage you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood green space, allow community members to grow their own healthy food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

FoAF grows food security and educates local residents about how they can become their own food producers. We understand the health benefits of local organic food, and the environmental benefit of reduced carbon emissions when the distance from field to fork is minimized. Policies that enable (rather than hinder) community groups and individuals in growing organic produce within city limits should be encouraged.

While FoAF is supportive of the urban agriculture zoning proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Friends of Alemany Farm  
[www.alemanyfarm.org](http://www.alemanyfarm.org)

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department





Saewon Oh  
<saewon.oh@gmail.com>  
02/04/2011 08:43 AM

To rm@well.com, c\_olague@yahoo.com,  
wordweaver21@aol.com, plangsf@gmail.com,  
hs.commish@yahoo.com, mooreurban@speakeasy.net,  
cc  
bcc

Subject support urban agriculture !

Dear Members of the Planning Commission:

I urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

Keep San Francisco a model city for a sustainable future!

While I am generally supportive of the proposal, I also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, I urge you to support the following changes to the proposal:

1) Remove any fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens

2) Remove or waive "change of use" permit fees for urban agriculture projects

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

3) Allow sales of value-added products and pooled produce on site

I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

I hope you will support the proposal with the amendments outlined above.

Sincerely,

Saewon Oh



## DELFINA

February 5, 2011

Dear Members of the Planning Commission:

Pizzeria Delfina urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

The expansion of commercial market gardens here in San Francisco would provide Pizzeria Delfina the opportunity to source the most locally produced ingredients for our menus. As a restaurant that highly values sustainable, seasonal, local produce, as well as face-to-face relationships with our growers, we enthusiastically support this proposal.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following change to the proposal:

1) Change the fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Craig Stoll

Delfina/Pizzeria Delfina



February 5, 2011

Dear Members of the Planning Commission:

I, Kevin Bayuk, urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

While I am supportive of the proposal, I also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, I urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens. I appreciate the need for beauty and do support ornamental fencing, but object to making it a requirement.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city. Perhaps including a possibility of a waiver for non-profits organizations might be a method for adjusting this language.

**3) Allow sales of value-added products and pooled produce on site**

I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

I hope you will support the proposal with the amendments outlined above.

Sincerely,

Kevin Bayuk  
Instructor, Urban Permaculture Institute, UC Berkeley Extension  
Treasurer, SF Permaculture Guild

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



The Free Farm

2/5/10

Dear Members of the Planning Commission:

We at the Free Farm, an urban farm at Gough and Eddy in San Francisco, support the urban agriculture zoning proposal introduced in December (Ordinance 101537) with the exception of a few important requirements. It is our hope that the new zoning regulations will allow for more gardens to be cultivated in this city, providing more San Franciscans with a greater access to green space and food security.

While we generally support the proposal we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. At the Free Farm we were able to grow and give away more than 2,000 pounds of food in our first six months of harvesting. We started with no budget, however, and were able to create a farm on a weedy lot from small donations, reclaimed materials and our own resourcefulness. At the time of our creation, a \$300 change of use fee and the requirement of expensive ornamental fencing would have prohibited our project from getting off the ground. How many future community garden projects could face a similar predicament? **Chain link fencing should not be a barrier towards growing and sharing food.**

Therefore we strongly urge you to commit to the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

If San Francisco is to live up to its green image we need to create greater opportunities for cultivating food, habitat and community. We hope that you will support this vision by adopting this proposal with the amendments outlined above.

Sincerely,

Finn Cunningham  
The Free Farm

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department





# A FREEWAY FOOD FOREST & EDUCATION CENTER

WWW.HAYESVALLEYFARM.COM • INFO@HAYESVALLEYFARM.COM • TAX ID: 23-7131784

February 6, 2011

Dear Members of the Planning Commission:

We, the volunteers and staff of Hayes Valley Farm, urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

We feel that community gardens and urban farming provide viable methods to educate, share resources and provide practical skills to be able to feed ourselves, a basic need which applies to every citizen, now more than ever. Ultimately these spaces are helping our community become more resilient and our community members in Hayes Valley remind us of this with gratitude every single day. We have had over 9000 visitors in our first year of operation, most of whom live in District 5.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Booka Alon  
Hayes Valley Farm

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department





deb greco  
<fruitility@gmail.com>  
02/06/2011 02:26 PM

To rm@well.com, c\_olague@yahoo.com,  
wordweaver21@aol.com, plangsf@gmail.com,  
hs.commish@yahoo.com, mooreurban@speakeasy.net,  
cc  
bcc

Subject Please support the urban agriculture zoning proposal  
introduced in December (Ordinance 101537) along with a  
few important amendments

From Deb Greco

668 2nd Avenue

SF, CA 94118

2/6/2011

Dear Members of the Planning Commission:

I urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

I personally support this proposal because as a garden educator, my goal is to actively promote organic gardening, urban composting and sustainable food systems in San Francisco.

While I am generally supportive of the proposal, I also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, I urge you to support the following changes to the proposal:

1) Remove any fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

2) Remove or waive "change of use" permit fees for urban agriculture projects

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

3) Allow sales of value-added products and pooled produce on site

I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

I hope you will support the proposal with the amendments outlined above.

Sincerely,

Deb Greco

SF Resident and Garden Educator

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department





Carla Brauer  
<carla@citygrazing.com>  
02/07/2011 03:55 PM

To: rodney <rodney@waxmuseum.com>, "Diego.sanchez"  
<Diego.sanchez@sfgov.org>, "hs.commish"  
<hs.commish@yahoo.com>, mooreurban

cc

bcc

Subject: Letter in Support of Urban Agriculture Zoning Proposal,  
Ordinance 101537

Feb. 7, 2011

Dear Members of the Planning Commission:

The staff of the San Francisco based small business City Grazing urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

Our business is located in the Bayview, and would be greatly benefited if we could diversify to include a market garden, possibly enough to expand our staff.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Carla Brauer  
Manager, City Grazing

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



Tracey Patterson  
<tpatterson@southeastssf.org>

02/07/2011 03:50 PM

To Diego.Sanchez@sfgov.org

cc

bcc

Subject Ordinance 101537 - Letter of Support with Amendment

To: Mr. Diego Sanchez, [Diego.Sanchez@sfgov.org](mailto:Diego.Sanchez@sfgov.org)

From: Southeast Food Access (SEFA)

Date: January 26, 2011

Re: Ordinance 101537

San Francisco Planning Commission  
C/o Mr. Diego Sanchez, Staff Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

Dear Commissioners,

***Southeast Food Access (SEFA)*** , a collaboration of City agencies, local businesses, and community-based groups working to improve access to healthy food in the Bayview Hunters Point neighborhood, urges you to support the urban agriculture zoning proposal with amendment.

Healthy produce is harder to find and more expensive in Bayview Hunters Point than other San Francisco neighborhoods; and nutrition-related chronic diseases are much higher. Gardens and other community-building projects on public and private land help attend to these inequities.

Therefore, **we support the zoning proposal (Ordinance 101537)**, which we believe will boost gardening activity throughout the City. **We also support the amendments recommended by the San Francisco Urban Agriculture Alliance** to eliminate fencing requirements and permit fees while allowing value-added and pooled produce sales on-site.

**Further amendment to the ordinance** could ensure that traditionally marginalized communities are not *adversely* affected. **We believe the ordinance can be broadened so that other uses of public and private land share the same policy support equally with urban agriculture, and so those who live nearby a prospective site can define land use in the context of community needs (e.g., safe active space for children, dog runs, public gathering spaces, etc.).**

SEFA understands that, Citywide, there are more gardeners who want space to grow food than there are

available gardening plots. We also know that this is not true in Bayview Hunters Point where open space is plentiful and barriers to gardening include serious safety and social justice issues. We are hopeful that Ordinance 101537 will usher in new food production projects throughout the City, and that the proposed amendments will empower residents to shape the places where they live.

--

**Tracey Patterson**

Southeast Food Access (SEFA) Working Group

Bayview Hunter's Point Foundation for Community Improvement

San Francisco Department of Public Health

[tpatterson@southeastsf.org](mailto:tpatterson@southeastsf.org)

phone: (415) 581-2444

fax: (415) 581-2490



4923 3rd Street • San Francisco, CA 94124  
voice: 415.864.8372 • fax: 415.864.8373 • www.peopleorganized.org

**POWER**

February 7, 2011

Dear Members of the Planning Commission:

**People Organized to Win Employment Rights (POWER)** encourages you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

*POWER builds the power of low-income communities in San Francisco, including Bayview Hunters Point, which presently has no full service grocery store. Urban agriculture is important to the futures of low-income communities across San Francisco, providing access to healthy foods that can improve our quality of life.*

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Alicia Garza

Co-Executive Director, People Organized to Win Employment Rights (POWER)

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department





susan prentice  
<susan.prentice@att.net>  
02/07/2011 01:09 PM

To c\_olague@yahoo.com  
cc diego.sanchez@sfgov.org  
bcc  
Subject urban agricultural proposal

Dear Commissioner Olague and City Planner Sanchez,

I am writing to voice my support for the proposed Urban Agricultural proposal.

The proposal would be a boon for the environment as well as hopefully increase my business. I opened a retail plant and nursery supply store last year . Much of my business concerns the growing of herbs, fruit and vegetables.

I would recommend removing the fencing requirement and the conditional use fees . But I would encourage the city to consider letting value- added products be sold, in addition to produce.

Thank you for your attention,

Susan Prentice

dba  
IndependentNature  
1504 Church St  
SF, CA  
94131





Antonio Roman-Alcala  
<antidogmatist@gmail.com>  
02/07/2011 11:06 AM

To c\_olague@yahoo.com, rm@well.com, plangsf@gmail.com,  
wordweaver21@aol.com, mooreurban@aol.com,  
hs.commish@yahoo.com, Diego.sanchez@sfgov.org,

cc

bcc

Subject Urban Agriculture Zoning Comments

Dear Members of the Planning Commission:

Please support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

While I am generally supportive of the proposal, I share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, I urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both. This is especially important as food justice projects, most often not-for-profits, increasingly must rely on self-generated revenue to pursue their programming objectives. In order to create financially self-sustaining food initiatives in city limits, we need to allow sales of value-added and pooled products.

Please support the proposal with the amendments outlined above.

Sincerely,

Antonio Roman-Alcalá

co-founder, San Francisco Urban Agriculture Alliance

volunteer, Alemany Farm

director, In Search of Good Food

home gardener, lifelong San Franciscan, and gardening educator

--

sf urban ag alliance @ [sfuaa.org](http://sfuaa.org)

movie and blog @ [insearchofgoodfood.org](http://insearchofgoodfood.org)

community farm @ [www.alemanyfarm.org](http://www.alemanyfarm.org)

permaculty @ [www.permaculture-sf.org](http://www.permaculture-sf.org)

newspaper @ <http://soex.org/alternativeexposure/index.php/antonio-roman-alcala/>

personal music @ [www.myspace.com/ammra](http://www.myspace.com/ammra)

people people @ [www.myspace.com/mercurialbombasticitenacity](http://www.myspace.com/mercurialbombasticitenacity)

# GARDEN FOR THE ENVIRONMENT

office: 780 Frederick Street, San Francisco, CA 94117  
garden: 7<sup>th</sup> Ave and Lawton Street, San Francisco, CA 94122  
tel: 415.731.5627 / info@gardenfortheenvironment.org  
www.gardenfortheenvironment.org

February 7<sup>th</sup>, 2011

Dear Members of the Planning Commission:

Garden For the Environment (GFE) urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

Each year, GFE's Gardening and Composting Educator Training Program (GCETP) accepts and trains 30 San Francisco residents each year. The GCETP provides an excellent introduction to organic gardening practices and urban composting, while providing an introductory examination of sustainable urban agriculture and food security. While the class specifically focuses on organic gardening and composting, an emphasis is placed on advocacy and community outreach.

Many of the students enter our program while facing a crossroad in their professional life. It is very common to find working adults searching for a job that has a public benefit with consideration for the environment, our foodsystem, and our collective quality of life. By passing the proposed legislation, the City of San Francisco is not only addressing the needs of an evolving foodsystem, but more importantly supporting job opportunities for trained individuals who would be committed to improving the landscape of San Francisco for the greater benefit of all residents.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

# **GARDEN FOR THE ENVIRONMENT**

*office: 780 Frederick Street, San Francisco, CA 94117*  
*garden: 7<sup>th</sup> Ave and Lawton Street, San Francisco, CA 94122*  
*tel: 415.731.5627 / info@gardenfortheenvironment.org*  
*www.gardenfortheenvironment.org*

Sincerely,

Suzi Palladino  
Program Director

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



Madeleine Morley  
<maddie@urbankitchensf.org  
>  
Sent by:  
madeleine.morley@gmail.com

To rm@well.com, c\_olague@yahoo.com,  
wordweaver21@aol.com, plangsf@gmail.com,  
rodney@waxmuseum.com, mooreurban@aol.com,  
cc  
bcc

02/08/2011 09:09 AM

Subject Please Support the Urban Agriculture Zoning Proposal

From **Urban Kitchen SF**

February 7, 2011

Dear Members of the Planning Commission:

Urban Kitchen SF strongly urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. Urban Kitchen SF is a local non-profit that hosts food preservation and gardening workshops throughout San Francisco. We strive to support local gardeners and farmers by purchasing sustainably produced and locally sourced ingredients for all of our classes. We believe San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. Unfortunately, the current zoning regulations are a barrier to realizing that potential.

Commercial market gardens and community gardens are essential to creating an economically viable, environmentally sustainable, and socially just food system in San Francisco. Urban food production not only reduces the distance food travels from farm to plate, but also provides significant educational opportunities while boosting the local economy. Moreover, by encouraging urban farming, San Francisco will be providing its residents with increased access to fresh, healthy food.

While Urban Kitchen SF is generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a few of the provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

### **1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens

### **2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

### **3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Kateryna Rakowsky, *Executive Director*

Madeleine Morley, *Events Director*

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department

Events Director

**Urban Kitchen SF**

[www.urbankitchensf.org](http://www.urbankitchensf.org)

[Join Our Email List](#) | [Twitter](#) | [Facebook](#)



Floyd Earl Smith  
Transition San Francisco  
c/o Transition US  
447 Florence Ave., Ground Floor  
Sebastopol, CA 95472

Monday, February 7<sup>th</sup>, 2011

Dear Members of the Planning Commission:

We the undersigned, members of the Initiating Committee of Transition San Francisco, urge you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

We represent the Initiating Committee for Transition San Francisco. The Transition movement, widely known as "Transition Towns", is a worldwide initiative to increase local resilience and encourage creative local solutions to peak oil, climate change, and other sustainability concerns. Roughly 400 Transition Initiatives worldwide are working today to encourage more locally grown food, getting to know one's neighbors, educational initiatives for children and adults in gardening and other practical skills, emergency preparedness, and greater involvement in a range of issues at the neighborhood, town, and city level. We are already seeing a number of Transition initiatives working very closely and successfully with local governments.

The initiative here in San Francisco is just one year old. Already, we have had Daniel Homsey of the Neighborhood Empowerment Network speak at one of our recent Community Meetings. We have engaged with local groups such as the San Francisco Bicycle Coalition, the San Francisco Permaculture Guild, and Bay Area Currency Exchange. We conducted a jointly led workshop with Bay Localize at California Pacific Medical Center, Pacific Campus, last summer.

We are this month kicking off support for a San Francisco implementation of City Repair, the successful neighborhood improvement project that started in Portland 15 years ago, and Kitchen Gardens, a project to help people grow food in and around their homes. We have been instrumental in the pilot project for the Seed Library, in which a San Francisco Public Library branch will trial checking out seeds to local residents, who will return seeds back to the library after harvest season.

As such, we are very much interested in the new proposal. We believe it will make San Francisco a better place for all residents, literally adding life to the city, encouraging local farmers' markets, organic food sales in local markets, and the vibrant local restaurant scene, while further enhancing San Francisco's position on the forefront of efforts toward sustainability and improved local self-sufficiency.

The high cost of living in San Francisco can be ameliorated by household food-growing and by neighborhood-level co-operative efforts around food. Over time, this proposal could even serve as part of a framework for improving the local environment, increasing neighborhood and civic engagement, reducing crime, and alleviating poverty, thereby improving the standard of living for all our citizens, as well as the experience of visitors.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of

new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects.**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Floyd Earl Smith  
Member, Initiating Committee  
Transition San Francisco

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



Department of Media Studies  
2130 Fulton Street  
San Francisco, CA 94117-1680  
TEL 415 422-5152  
FAX 415 422-5350

February 7, 2011

Dear Members of the Planning Commission:

The University of San Francisco Garden Project urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

For the past four years the Garden Project at USF has been teaching college students the intricate, demanding and ultimately rewarding challenges involved in urban agriculture. Every year we graduate a number of incredibly talented gardeners who decide to stay put in San Francisco to make their mark in the urban agricultural movement that is currently taking place here. More space is needed in San Francisco for this nascent movement to take hold and prosper. Laws and ordinances need to be put in place to make it more streamlined and realistic for young farmers to make their way here in San Francisco.

While USF Garden Project is generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the ability of community gardens to explore new ways of sustaining themselves, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site**



Department of Media Studies  
2130 Fulton Street  
San Francisco, CA 94117-1686  
TEL 415 422-5152  
FAX 415 422-5350

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Melinda Stone, Ph.D.  
Co-director USF Garden Project, Associate Professor Environmental Studies/Media Studies

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department

# San Francisco Urban Agriculture Alliance

www.sfuaa.org

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February 7, 2011

Dear Members of the Planning Commission:

San Francisco's current zoning regulations for gardens and urban farms are outmoded and restrictive. The San Francisco Urban Agriculture Alliance, a recently formed coalition of community gardeners, city farmers, and urban agriculture advocates, generally supports the zoning proposal (Ordinance 101537) developed by the Planning Department and introduced by Mayor Gavin Newsom and Supervisor David Chiu in December 2010. We appreciate the time and effort the Planning Department spent in drafting this forward-thinking proposal. However, a couple of provisions in the proposal could hinder the development of new garden projects by making them prohibitively expensive. Additionally, to truly position San Francisco at the leading edge of urban agriculture in America, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge the Planning Commission to support the following changes to the proposal:

## **1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on gardens. Most community gardens are established on a very limited budget and would find it difficult to pay for the expensive fencing the proposal would require. The addition of hundreds of dollars in start-up costs could deter a project hoping to turn a vacant lot into a vibrant new greenspace or a venture that would provide a source of fresh, nutritious food in a neighborhood lacking access to good produce options. We urge you to strike any fencing requirement from the proposal.

## **2) Remove or waive "change of use" permit fees for urban agriculture projects**

The current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another expensive hurdle for urban agriculture projects and would hinder their growth in the city. We urge you to remove or waive the change of use permit fee.

## **3) Expand What Can Be Donated and Sold On-Site**

San Francisco could become a national leader in urban agriculture by recognizing that the strength of its community gardens and farms comes from a distributed network of sites and projects. To leverage this strength, we urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce. This could take the form of a community garden donating its vegetables alongside the fruit from a neighbor's tree or an urban farm serving as the pick-up spot for a CSA box of San Francisco grown produce pooled from a number of locations. Specifically, we ask that you support the following language for donations and sales in all the categories of urban agriculture:

*"Sales, pick-ups, and donations are limited to fresh food and horticultural products grown within San Francisco, and value-added products made from ingredients a majority of which are grown and produced with San Francisco."*

The zoning proposal as currently written is a strong step in the right direction. We are concerned, however, that some of the language could hamper the growth of gardening and urban agriculture the proposal seeks to encourage by making fencing and change of use permit fees for new garden projects prohibitively expensive. To ensure that community gardening remains accessible to all, to reduce the start-up barriers for urban farming entrepreneurs, and to help San Francisco become a model for urban agriculture nationwide, we ask that you support the proposal with the changes outlined above.

Sincerely,

Antonio Roman-Alcalá, Dana Perls, & Eli Zigas  
SFUAA Co-Coordiators

# San Francisco Urban Agriculture Alliance

[www.sfuua.org](http://www.sfuua.org)

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## **Mission Statement:**

The San Francisco Urban Agriculture Alliance (SFUAA) promotes the growing of food within San Francisco and the associated goals of our member organizations, through advocacy, education, and grassroots action.

We pursue our mission by leveraging the strengths of our members, from backyard farmers to social justice organizations, both within the alliance and in collaboration with outside organizations and governmental agencies.

## **Organizational Members (as of February 2011)**

City Grazing	Kitchen Garden SF
CommunityGrows	Little City Gardens
Center for Urban Education about Sustainable Agriculture (CUESA)	Master Gardeners
Cultivate SF	People Organized to Win
Eating Dirt	Employment Rights (POWER)
Ecology Center of San Francisco (ECOSF)	Pesticide Watch
Episcopal Diocese of California	Produce to the People
Feel the Earth	Rainbow Grocery
The Free Farm	Recology
Friends of Alemany Farm	San Francisco Bee-Cause
Garden For the Environment	San Francisco Green Schoolyard Alliance
Global Exchange	San Francisco Landscapes
GrowCity	SF Permaculture Guild
Hayes Valley Farm	Treasure Island Job Corps
Heartbeets	Urban Edibles
How to Homestead	Urban Kitchen SF
Itty Bitty Farm in the City	Welcome
	Yards to Gardens



# San Francisco Urban Agriculture Alliance

www.sfuua.org

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## Zoning Proposal Petition

Dear Members of the Planning Commission:

I urge you to support the urban agriculture zoning proposal introduced in December 2010 (Ordinance 101537) along with a few important amendments. San Francisco could be home to many more gardens that would provide neighborhood greenspace, allow community members to grow their own food, pioneer new small businesses, and beautify the city. But the current zoning regulations are a barrier to realizing that potential. While I am generally supportive of the proposal, I share the concerns of the San Francisco Urban Agriculture Alliance.

Specifically, I urge you to support the following changes to the proposal:

**1) Remove any fencing requirement**

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

**2) Remove or waive "change of use" permit fees for urban agriculture projects**

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

**3) Allow sales of value-added products and pooled produce on site** I urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both. I hope you will support the proposal with the amendments outlined above.

Sincerely,

*[see following pages for signatures]*

**Petition Signatures from San Francisco Residents**  
*As of February 7, 2011*

1.	Aaron Weis	3672 20th St #1	San Francisco	CA	94110
2.	Adam Aloni	195 Lexington street, Apt #5	San Francisco	CA	94110
3.	Aimee Hill	386 Page St	San Francisco	CA	94102
4.	Alana O'Neal	1164 Alabama St	San Francisco	CA	94110
5.	Alex Busuttill	120 Conrad St.	San Francisco	CA	94131
6.	Alexa Hotz	3538 18th Street	San Francisco	CA	94110
7.	Alexander Cotton	2156 Bryant St	San Francisco	CA	94110
8.	Alexandra Gross	1347 Irving St Apt A	San Francisco	CA	94122
9.	Alison Sant	917 Bryant Street	San Francisco	CA	94103
10.	Allison Arieff	2 roanoke street	San Francisco	CA	94131
11.	Allison Budner	120 Conrad St	San Francisco	CA	94131
12.	Allison Muir	201 Otsego Ave	San Francisco	CA	94112
13.	Amanda Eicher	1084a Capp Street	San Francisco	CA	94110
14.	Amber Ma	832 York Street	San Francisco	CA	94110
15.	Amy Dickie	86A Sanchez Street	San Francisco	CA	94114
16.	Amy Jo Johnson	431 Chenery Street	San Francisco	CA	94131
17.	Amy Mack	569 Dewey Blvd.	San Francisco	CA	94116
18.	Andrea Cohan	1642 palou avenue	San Francisco	CA	94124
19.	Andrew Brennan	3435 cesar chavez	San Francisco	CA	94110
20.	Angela Chau	122 Carl St #6	San Francisco	CA	94117
21.	Ania Moniuszko	31 Henry St	San Francisco	CA	94114
22.	Ann Cordova	111 Corwin #3	San Francisco	CA	94114
23.	Ann FitzGerald	545 Broderick St #12	San Francisco	CA	94117
24.	Anna Etkin	4441 17th st	San Francisco	CA	94114
25.	Anna Starovoytov	1751 9th Ave	San Francisco	CA	94122
26.	Annabel Shabestari	2305 Golden Gate Ave. Rm 207	San Francisco	CA	94118
27.	Anthony Brown	1589 Stillwell	San Francisco	CA	94129
28.	Arielle Badaeux	330 Parker Ave. #610	San Francisco	CA	94118
29.	Arthur Zigas	850 Powell - 603	San Francisco	CA	94108
30.	Ashley Rood	327 Bartlett	San Francisco	CA	94110
31.	Audrey Roderick	529 Holly Park Circle	San Francisco	CA	94110
32.	Autumn Leiker	1773 15th st	San Francisco	CA	94103
33.	Barbara Mow	368 Frederick Street	San Francisco	CA	94117
34.	Ben Day	743 Madrid	San Francisco	CA	94112
35.	Ben Grossman	124 Waverly Pl	San Francisco	CA	94108
36.	Blair Perilman	214 Duboce Avenue	San Francisco	CA	94103
37.	Blair Randall	451 Hayes Street, 2nd Floor	San Francisco	CA	94102
38.	Brian Teare	59 Albion St.	San Francisco	CA	94103
39.	Brigid Horgan	128 Carl St. #6	San Francisco	CA	94117
40.	Brittany Rowles	886 31st Avenue	San Francisco	CA	94121
41.	Brooke Budner	1160 York St.	San Francisco	CA	94110
42.	Bruce Cole	236 West Portal #191	San Francisco	CA	94127
43.	Caitlyn Galloway	3672 20th St #1	San Francisco	CA	94110
44.	Caleb Goodwin	3410 22nd st., apt. 9	San Francisco	CA	94110
45.	Caleb Zigas	1591 Dolores St. #3	San Francisco	CA	94110
46.	Cameron Bird	2171 Mission St. Apt. 401	San Francisco	CA	94110

47.	Candice Rose	1, 9th avenue	San Francisco	CA	94118
48.	Carla Brauer	2645A Harrison St.	San Francisco	CA	94110
49.	Carlen Handley	330 Parker Ave	San Francisco	CA	94118
50.	Caroline Ott	1459 Page Street	San Francisco	CA	94117
51.	Catherine Brisebois	2850 25th st	San Francisco	CA	94110
52.	Catherine Butler	835 peralta ave	San francisco	CA	94110
53.	Catherine Regan	2132 15th Avenue	San Francisco	CA	94116
54.	Celina	4352 24th St.	San Francisco	CA	94114
55.	Cherie Kolin	1500B McAllister Street	San Francisco	CA	94115
56.	Christina Oatfield	3525 23rd St	San Francisco	CA	94110
57.	Christine Lee	3979 23rd Street	San Francisco	CA	94114
58.	Christopher Lura	3488 22nd St. Apt 3	San Francisco	CA	94110
59.	Christopher Waldref	330 Parker Ave #514	San Francisco	CA	94118
60.	Claire Beasley	411 Noreiga Street	San Francisco	CA	94122
61.	Claire Lagerwey	1635 Fulton	San Francisco	CA	94117
62.	Corey Block	2609 Pacific Avenue	San Francisco	CA	94115
63.	Cori Runyon	1545 Eddy st.	San Francisco	CA	94115
64.	Crescent Calimpong	632 Oak Street	San Francisco	CA	94117
65.	D. Singer	62 Alvarado Street	San Francisco	CA	94110
66.	Dan Westmoreland	4746 17th street	San Francisco	CA	94117
67.	Daniella Reichstetter	62 lloyd street	San Francisco	CA	94117
68.	David Gumbiner	65 Hoff St.	San Francisco	CA	94110
69.	David Ricardo	3387 25th Street	San Francisco	CA	94110
70.	Deanna Monaco	409 10th ave.	San Francisco	CA	94118
71.	Deb Greco	668 2nd Ave	San Francisco	CA	94118
72.	Deborah Frangquist	874 Alvarado Street	San Francisco	CA	94114
73.	Denise Doyle	141 Shawnee Ave	San Francisco	CA	94112
74.	Diana Arsham	pob 15608	San Francisco	CA	94115
75.	Diana Johnson	2305 Golden Gate Ave #216	San Francisco	CA	94118
76.	Diane Robinson	208 Dorland Street	San Francisco	CA	94114
77.	Dominic MacCormack	1384 10th ave.	San Francisco	CA	94122
78.	Doug Miller-Fleig	2454 great highway	San Francisco	CA	94116
79.	Doug Schwarz	425 Prentiss Street	San Francisco	CA	94110
80.	Edward Gow	2554 29th ave	San Francisco	CA	94116
81.	Eirik Steinhoff	147 Precita Avenue	San Francisco	CA	94110
82.	Elaine Walker	709 Frederick Street	San Francisco	CA	94117
83.	Elan Segarra	525 Frederick St. Apt 1	San Francisco	CA	94117
84.	Eli Zigas	650 Diamond Street, Apt. 6	San Francisco	CA	94114
85.	Elizabeth Givens	3575 19th Street	San Francisco	CA	94110
86.	Elizabeth Howe	1527 sanchez st.	San Francisco	CA	94131
87.	Elizabeth Riley	264 Church St. Apt. 20	San Francisco	CA	94114
88.	Emily Cohen	1286 3rd ave	San Francisco	CA	94122
89.	Emily Ehlers	1025 Guerrero Street	San Francisco	CA	94110
90.	Emily Kobek	360 Sanchez St. Apt 3	San Francisco	CA	94114
91.	Emme Levine	447 29th Street	San Francisco	CA	94131
92.	Eric Broberg	1286 Guerrero St apt 4	San Francisco	CA	94110
93.	Eric Schaefer	124 Benton Ave	San Francisco	CA	94112
94.	Eric Zigas	115 Winfield Street	San Francisco	CA	94110
95.	Erica Sires	1379 De Haro St	San Francisco	CA	94107

96.	Erin Higbee-Kollu	360 Church Street	San Francisco	CA	94114
97.	Erin Klenow	1051 S Van Ness Ave.	San Francisco	CA	94110
98.	Eugene Lee	1426 Donner	San Francisco	CA	94124
99.	Eva Schmid	112 Shotwell St	San Francisco	CA	94103
100.	Evan Bloom	95 Orange Alley #101	San Francisco	CA	94110
101.	Felix Ramirez	1559 HOWARD STREET	San Francisco	CA	94103
102.	Felix Remennik	2166 32nd Ave.	San Francisco	CA	94116
103.	Fiona Dunbar	1953 McAllister St	San Francisco	CA	94115
104.	Frances Richard	700 Parnassus Ave. #21	San Francisco	CA	94122
105.	Fred Rinne	642 cayuga ave.	San Francisco	CA	94112
106.	Gabriel Cole	1955 21st ave.	San Francisco	CA	94116
107.	Gabriel Dominguez	120 Conrad St.	San Francisco	CA	94131
108.	Gabriel Treves	401 Stenier #7	San Francisco	CA	94117
109.	Giulia Sberini	265 Corbett ave	San Francisco	CA	94114
110.	Grace Miller	305 Balboa Street	San Francisco	CA	94118
111.	Greg Richardson	333 Haight Street, #2	San Francisco	CA	94102
112.	Haley Waterson	2130 Harrison st #3	San Francisco	CA	94110
113.	Hannah Thompson	92 Eureka St	San Francisco	CA	94114
114.	Hayden Simmons	263 7th Ave Apt B	San Francisco	CA	94118
115.	Heather Knape	1537 6th Ave	San Francisco	CA	94122
116.	Heidi Kooy	636 London St.	San Francisco	CA	94112
117.	Holly Samuelsen	2678 22nd St	San Francisco	CA	94110
118.	Ian Hiebert	1330 4th ave	San Francisco	CA	94122
119.	Ilana Gauss	160 Precita Ave.	San Francisco	CA	94110
120.	Ilyse Magy	347 Divisadero	San Francisco	CA	94117
121.	Ingrid Lassleben	1330 4th ave	San Francisco	CA	94122
122.	Irma Zigas	850 Powell St. #603	San Francisco	CA	94108
123.	Jack Hutchison	683 7th Avenue	San Francisco	CA	94118
124.	Jack Matthew	201 Otsego Ave.	San Francisco	CA	94112
125.	Jaina Davis	702 Vermont St	San Francisco	CA	94107
126.	Janelle Fitzpatrick	668 hayes	San Francisco	CA	94102
127.	Jasmine Nazari	720 Gough street #28	San Francisco	CA	94102
128.	Jason Jenkins	327 Bartlett Street	San Francisco	CA	94110
129.	Jason Stiles	1131 Shotwell Street	San Francisco	CA	94110
130.	Jay Cash	22 South Park #310	San Francisco	CA	94107
131.	Jayne Haselow	1561 Grove Street	San Francisco	CA	94117
132.	Jeanne Storck	611 Texas Street	San Francisco	CA	94107
133.	Jeremy Bergtholdt	1362 Stevenson St	San Francisco	CA	94103
134.	Jerome Waag	63 bluxome st	San Francisco	CA	94107
135.	Jessica Kraft	619 Noriega Street	San Francisco	CA	94122
136.	Jessica Schoenig	1259 Hayes Street	San Francisco	CA	94117
137.	Jessica Sheahan	805 Hayes Street, Apt. E	San Francisco	CA	94117
138.	Joanna Kaiserman	252a Parker Ave	San Francisco	CA	94118
139.	Jocelyn Corbett	3378 22nd Street	San Francisco	CA	94110
140.	Jocelyn Saidenberg	82 Liberty Street	San Francisco	CA	94110
141.	Johanna Silver	267 Athens St.	San Francisco	CA	94112
142.	John Stokes	162 Hearst Ave	San Francisco	CA	94131
143.	Jonathan Weisblatt	1550 Sanchez St.	San Francisco	CA	94131
144.	Jorge Bachman	1350 Sutter	San Francisco	CA	94109

145.	Josey Baker	570 1/2 Shotwell St	San Francisco	CA	94110
146.	Juanita Rusev	4395 - 24th Street	San Francisco	CA	94114
147.	Julia Brashares	4240 24th Street	San Francisco	CA	94114
148.	Julianna Lassleben	1 Edward St.	San Francisco	CA	94118
149.	Justin Valone	2332 Fulton St.	San Francisco	CA	94118
150.	Kaitlin Dugan	500 Fillmore #402	San Francisco	CA	94117
151.	Karen Campbell	1436 Waller Street	San Francisco	CA	94117
152.	Karin Huelsman	1090 Eddy Street	San Francisco	CA	94109
153.	Karla Nagy	968 Page Street	San Francisco	CA	94117
154.	Karmin Guzder	202 Laguna St	San Francisco	CA	94102
155.	Kate Gougoutas	793 Dartmouth St.	San Francisco	CA	94134
156.	Kathryn F Kriozere	161 Chenery St	San Francisco	CA	94131
157.	Katie Kuhl	1145 Hayes St Apt 8	San Francisco	CA	94117
158.	Katie Lally	4724 B Mission St.	San Francisco	CA	94112
159.	Kerri Kerls	22 Cotter Street	San Francisco	CA	94112
160.	Kerry Vineberg	45 Glendale St, Apt 5	San Francisco	CA	94114
161.	Kevin Bayuk	1388 Haight Street #107	San Francisco	CA	94117
162.	Kevin Budner	2462 Polk St	San Francisco	CA	94109
163.	Kimberley Clancy	549 Laidley St.	San Francisco	CA	94131
164.	Kimberly Miles	1383 Utah st	San Francisco	CA	94110
165.	KJ Cottrell	2819 22nd St	San Francisco	CA	94110
166.	Kristina Lacayo	2345 Golden Gate Ave	San Francisco	CA	94118
167.	Kyle DeVries	1223 Folsom St	San Francisco	CA	94103
168.	Laura Viggiano	423 washington st	San Francisco	CA	94111
169.	Lauren Anderson	270 Anderson St.	San Francisco	CA	94110
170.	Lauren Gomez	2305 Golden Gate Ave.	San Francisco	CA	94118
171.	Laurie Smith	3053 Fillmore St. #295	San Francisco	CA	94123
172.	Lea Grant	120 Conrad St.	San Francisco	CA	94131
173.	Leslie Bienenfeld	53 Potomac St	San Francisco	CA	94117
174.	Leticia Landa	234 Liberty Street	San Francisco	CA	94114
175.	Lily Rothrock	3205 Golden Gate Ave #207	San Francisco	CA	94118
176.	Lisa Chen	3076 22nd Street	San Francisco	CA	94110
177.	Lorena Melgarejo	146 peralta	San Francisco	CA	94110
178.	Loretta Ippolito	925 Pierce Street #6	San Francisco	CA	94115
179.	Louella Hill	61 Royal Lane	San Francisco	CA	94112
180.	Mara Boundy	1186 Treat Ave	San Francisco	CA	94110
181.	Marci Yellin	104B Bennington St	San Francisco	CA	94110
182.	Mark Andrew Gravel	3591 Guerrero Street	San Francisco	CA	94110
183.	Mark Sires	1379 De Haro Street	San Francisco	CA	94107
184.	Mary Altman	430 Baker #1	San Francisco	CA	94117
185.	Mary Lee	51 Mars Street	San Francisco	CA	94114
186.	Matthew Silva	3476 18th Street, Apartment 24	San Francisco	CA	94110
187.	Max Pike	1610 A Larkin St.	San Francisco	CA	94109
188.	Maximillian Godino	93 mullen ave.	San Francisco	CA	94110
189.	Maxwell Kuhl	482 2nd Ave. Apt 1	San Francisco	CA	94118
190.	Melanie Hutchinson	686 12th Ave	San Francisco	CA	94118
191.	Melinda Stone	47 Henry	San Francisco	CA	94114
192.	Meredith Pentzien	330 Parker Ave. #610	San Francisco	CA	94118
193.	Michael Brynteson	22 Cotter Street	San Francisco	CA	94112

194.	Michael Donk	189 Genessee Street Apt C	San Francisco	CA	94112
195.	Michael Pearce	559 Paris St	San Francisco	CA	94112
196.	Michelle Lutsky	56 Midcrest Way	San Francisco	CA	94131
197.	Michelle Thong	1187 S Van Ness Ave	San Francisco	CA	94110
198.	Mira Luna	630 Silver Ave	San Francisco	CA	94134
199.	Mira Luna	630 Silver Ave	San Francisco	CA	94134
200.	Miranda Mellis	147 Precita Avenue	San Francisco	CA	94110
201.	Monica Desai	623-35th Avenue	San Francisco	CA	94121
202.	Monica Schuster	4158 20th St	San Francisco	CA	94114
203.	Morgan Fitzgibbons	1571 Fulton St	San Francisco	CA	94117
204.	Nancy Windesheim	115 Winfield Street	San Francisco	CA	94110
205.	Natalie Kilmer	2762 22nd st	San Francisco	CA	94110
206.	Nate Hooper	115a Steiner Street	San Francisco	CA	94117
207.	Nicole LoBue	846 Shotwell St #1	San Francisco	CA	94110
208.	Noel Vietor	325 Guerrero Street	San Francisco	CA	94103
209.	P. Joshua Griffin	1367 7th Ave	San Francisco	CA	94122
210.	Paul Krantz	2345 Golden Gate ave	San Francisco	CA	94118
211.	Preeti Makwana	659 18th Ave	San Francisco	CA	94121
212.	Rachel Ferguson	650 Diamond St.	San Francisco	CA	94114
213.	Rachel Hertog	44 San Carlos Street	San Francisco	CA	94110
214.	Rebecca Alon	307 Arkansas St	San Francisco	CA	94107
215.	Rebecca Shanfield	265 16th ave	San Francisco	CA	94118
216.	Richard & Shirley Sollenberger	215 Cotter Street	San Francisco	CA	94112
217.	Richard Cheung	166 Harvard	San Francisco	CA	94134
218.	Rinat Abastado	1419D Compton Rd.	San Francisco	CA	94129
219.	Rita Breaux	POB 190763	San Francisco	CA	94119
220.	Robert Groves	500 Fillmore #402	San Francisco	CA	94117
221.	Ron Stanford	3201 3rd st.	San Francisco	CA	94124
222.	Rose Haynes	857 Haight Street	San Francisco	CA	94117
223.	Rose Linke	530 grove street #10	San Francisco	CA	94941
224.	Rosemary Gll	2908 23rd St	San Francisco	CA	94110
225.	Ross Yeo	1732 Washington St. #1	San Francisco	CA	94109
226.	Roy Birchard	1939 Hayes Street #8	San Francisco	CA	94117
227.	Rustom Falahati	1219 Stanyan Street	San Francisco	CA	94117
228.	Ryan I. Schuster	437 Frederick St.	San Francisco	CA	94117
229.	Sam Sapoznick	740A 14th Street #127	San Francisco	CA	94114
230.	Samantha Avnet	3425 24th St.	San Francisco	CA	94110
231.	Sandra Keros	57 henry street	San Francisco	CA	94114
232.	Sara Cortese	330 Parker Ave., Rm. 613	San Francisco	CA	94118
233.	Sara Schedler	1381 South Van Ness Ave	San Francisco	CA	94110
234.	Sarah Kennedy	1745 Folsom St	San Francisco	CA	94110
235.	Sarah Leslie	1048 Sanchez St	San Francisco	CA	94114
236.	Sharon Kulz	2644 23rd ave.	San Francisco	CA	94116
237.	Shawn Berry	77 Maxwell Ct	San Francisco	CA	94103
238.	Shoshana Perrey	909 Dolores St.	San Francisco	CA	94110
239.	Sierra Logan	1184 Florida Street	San Francisco	CA	94110
240.	Sonja Hernandez	473 Tehama Street	San Francisco	CA	94103
241.	Susan Kuehn	578 26th Avenue #8	San Francisco	CA	94121
242.	Susan Park	743 Madrid St	San Francisco	CA	94112

243.	Tamara Stauber	1770 Pine Street, Apt 108	San Francisco	CA	94109
244.	Tessa Farbstein	330 Parker Ave	San Francisco	CA	94118
245.	Tessa LaLonde	2937 26th St #4	San Francisco	CA	94110
246.	Todd Berman	1085 Capp St. #2	San Francisco	CA	94110
247.	Tripp Badger	208 Frederick	San Francisco	CA	94117
248.	Twilight Greenaway	1 Ferry Bldg Suite 50	San Francisco	CA	94111
249.	Vinly Eng	1297 Church St.	San Francisco	CA	94114
250.	Zachary Worthington	2140 taylor st apt 305	San Francisco	CA	94133
251.	Zoe Burton	1773 15th St	San Francisco	CA	94103

### Petition Signatures from Supporters Outside of San Francisco

1.	Meg	2033 Otis, Apt A	Alameda	CA	94501
2.	Debbie Beyea	420 Talbot Avenue	Albany	CA	94706
3.	Suzi Palladino	1138 Talbot Ave.	Albany	CA	94706
4.	Eric Tomczak	23770 Woodhaven Place	Auburn	CA	95602
5.	Barbara Jewell	438 Lori Drive	Benicia	CA	94510
6.	Danielle Nahal	793 Oxford Way	Benicia	CA	94510
7.	Adam Reich	1540 Channing Way	Berkeley	CA	94703
8.	Ameeta Patel	1335B Lincoln St	Berkeley	CA	94702
9.	Anna Morton	1325 Parker St.	Berkeley	CA	94702
10.	Anne Crute	1421 Carleton Street	Berkeley	CA	94702
11.	Caius Loica-Mersa	2455 Prospect St.	Berkeley	CA	94704
12.	Carmen Garrett	2518 Etna Street	Berkeley	CA	94704
13.	Chris DeVoe	2313 Bonar St	Berkeley	CA	94702
14.	Dartanian Kaufman	2132 Prince street	Berkeley	CA	94705
15.	James Hosley	2123 Oregon Street	Berkeley	CA	94705
16.	Jeff Caton	1875 Capistrano Avenue	Berkeley	CA	94707
17.	Linda Franklin	1431 Spruce St	Berkeley	CA	94709
18.	Maria Budner	28 Vallejo St	Berkeley	CA	94707
19.	Melissa Janson	2562 Le Conte Ave	Berkeley	CA	94709
20.	Mickey Davis	2438 Haste St.	Berkeley	CA	94704
21.	Milla McClellan	1471 Blake St	Berkeley	CA	94704
22.	Monika Roy	2434 California St.	Berkeley	CA	94704
23.	Natalie Conneely	2923 Otis St	Berkeley	CA	94703
24.	Naushon Kabat-Zinn	1332 Shattuck Ave	Berkeley	CA	94709
25.	Ola Dlugosz	1813a 9th Street	Berkeley	CA	94710
26.	Rachel Golden	1914 Harmon Street	Berkeley	CA	94703
27.	Rosemary Clark	1606 Tyler St	Berkeley	CA	94703
28.	Samantha Strimling	2415 Prospect Street	Berkeley	CA	94704
29.	Sara Kinsey	2600 Ridge Road	Berkeley	CA	94709
30.	Tanya Stiler	2012 10th St.	Berkeley	CA	94710
31.	Wayde Lawler	1939 Marin Ave	Berkeley	CA	94707
32.	Sarana Miller	3017 Wheeler St	Berkeley	CA	94705
33.	Maya Kelmelis	55000 Highway 1	Big Sur	CA	93920
34.	Bronwen Murch	140 Olema Bolinas Rd	Bolinas	CA	94924
35.	Ava Venturelli	507 N. Frederic St.	burbank	CA	91505

36.	Ryan DiGiorgio	13975 Byron Highway	Byron	CA	94514
37.	Lynn Larke	5307 El Camino Avenue	Carmichael	CA	95608
38.	Deny Sepaher	4061 E. Castro Valley Blvd, #502	Castro Valley	CA	94552
39.	Aimee Shreck	721 Barcelona Ave	Davis	CA	95616
40.	Allegra Roth	533 Oxford Circle	Davis	CA	95616
41.	Angelica Saucedo	548 Oak Ave	Davis	CA	95616
42.	Aria Watson	One Shields Ave., TB-14 Pierce co-op,	Davis	CA	95616
43.	Ashley Chan	1212 Alvarado Ave	Davis	CA	95616
44.	Caroline Hodson	12 Baggins End	Davis	CA	95616
45.	Carolina	2538 Westernesse Rd.	Davis	CA	95616
46.	Clinton Gibson	One Shields Avenue, TB14	Davis	CA	95616
47.	Cole Daly	376 Dairy Rd.	Davis	CA	95616
48.	Daniel Turvey	TB-14 UC Davis	Davis	CA	95616
49.	Emily Dalmeyer	The Agrarian Effort Co-operative, UC Davis, Regan Hall Circle Drive	Davis	CA	95616
50.	Hillary Knouse	1 Sheilds Ave.	Davis	CA	95616
51.	JayLee Tuil	14 Baggins End	Davis	CA	95616
52.	Juliet Braslow	1805 Anderson Rd #56	Davis	CA	95616
53.	Kaitlyn Smoot	1 Shields Ave. TB-13	Davis	CA	95616
54.	Kase Wheatley	1 Shields Ave	Davis	CA	95616
55.	Kitty Bolte	TB14, One Shields Ave	Davis	CA	95616
56.	Lauren Cockrell	1208 Snyder Dr.	Davis	CA	95616
57.	Lazzuly Meilo	805 east 11th street apt 2	Davis	CA	95616
58.	Leon Vehaba	1200 drake drive	davis	CA	95616
59.	Lydia Callo	1850 Hanover Dr	Davis	CA	95616
60.	Marguerite Wilson	140 B St. Ste. 5	Davis	CA	95616
61.	Mariamama Christopherson	7 Baggins End	Davis	CA	95616
62.	Rebekah Rottenberg	1107 Alice St	Davis	CA	95616
63.	Renata Langis	TB 13 Davis Student Co-op	Davis	CA	95616
64.	Rheanna Chen	533 Oxord Circle, 208C Thoreau	Davis	CA	95616
65.	Sara Kosoff	333 B Street	Davis	CA	95616
66.	Sarah Benjaram	614 Adams St #1	Davis	CA	95616
67.	Zoltan Dezsény	Solano Park Circle, apt 2633	Davis	CA	95616
68.	Katharina Ullmann	2413 Elendil Ln	Davis	CA	95616
69.	Caiti Crum	920 Seaview Dr.	El Cerrito	CA	94530
70.	Kirk Lumpkin	5505 Macdonald Ave.	El Cerrito	CA	94530
71.	Nanci Andrade	5709 lassen st	el cerrito	CA	94530
72.	Trilby duPont	772 Santa Maria Rd	El Sobrante	CA	94803
73.	Kara Fleshman	4439 Bijan Ct	Fair Oaks	CA	95628
74.	Peter Cohen	146 Willow Ave.	Fairfax	CA	94930
75.	Judith Redmond	16090 County Road 43	Guinda	CA	95637
76.	Jordan Thompson	1 Tunitas Creek Ranch Road	Half Moon Bay	CA	94019
77.	Nancy Michelli	217 Brighton St	Hercules	CA	94547
78.	Ellen Karnowski	5591 Konocti Terrace drive	Kelseyville	CA	95451
79.	Sean Mooney	2000 smith ln.	kelseyville	CA	95451
80.	Rebecca Mayne	107 cypress ave	kentfield	CA	94904
81.	Paula Cronan	1554 Parmer Ave.	LA	CA	90026
82.	Margaret Lloyd	1051 Alegre Avenue	Los Altos	CA	94024

83.	Helen Bierlich	816 N Harvard Blvd	Los Angeles	CA	90029
84.	Thea Maria Carlson	25800 Adams Rd	Los Gatos	CA	95033
85.	Samantha Feld	913 Ventura Way	Mill Valley	CA	94941
86.	Elizabeth Ernst	14618 Tyler Foote Rd	Nevada City	CA	95959
87.	Maggie Lickter	19903 New Rome Rd.	Nevada City	CA	95959
88.	Amanda Ream	333 Hegenberger Rd Suite 504	Oakland	CA	94621
89.	Andrea Willems	2443 Humboldt Ave	Oakland	CA	94601
90.	Ariana Reguzzoni	5558 Kales Ave.	Oakland	CA	94618
91.	Asiya Wadud	3933 Webster St.	Oakland	CA	94609
92.	Aya Brackett	434B Avon st	Oakland	CA	94618
93.	Bridget Mooney	6115 Snake Rd.	Oakland	CA	94611
94.	Corinne Coe-Law	1311 E 28th St	Oakland	CA	94606
95.	Dana Flett	5906 Whitney St	Oakland	CA	94609
96.	Deanna Tasi	5830 Birch Ct	Oakland	CA	94618
97.	Dylan Cardiff	480 Alcatraz Ave	Oakland	CA	94609
98.	Emily Frost	6149 Shattuck Ave.	Oakland	CA	94609
99.	Esperanza Pallana	763 Walker Ave	Oakland	CA	94610
100.	Hannah Weiss	3254 Madera Ave.	Oakland	CA	94619
101.	Hilary Merrill	2122 Lakeshore Ave	Oakland	CA	94606
102.	James Carp	1229 Campbell St	Oakland	CA	94607
103.	Judith Marks	5140 Clarke St	Oakland	CA	94609
104.	Kallista Bley	719 54th St.	Oakland	CA	94609
105.	Kate Polakiewicz	52 Hamilton Place	Oakland	CA	94612
106.	Kay Cuajunco	475 Alcatraz Avenue, Apt 1	Oakland	CA	94609
107.	Laura Crandall	5770 Vicente St.	Oakland	CA	94609
108.	Lea Redmond	3044 Harrison St.	Oakland	CA	94611
109.	Leah Kaplan	335 49th St Apt B	Oakland	CA	94609
110.	Leslie outhier	737 Henry st.	Oakland	CA	94607
111.	Margaret Weber- Striplin	667 Aileen Street	Oakland	CA	94609
112.	Mary Cassani	2438 Rampart St	Oakland	CA	94602
113.	Mat Rogers	69 Glen Ave	Oakland	CA	94611
114.	Matthew Yungert	4333 Dunsmuir ave.	Oakland	CA	94619
115.	Max Cadji	5300 genoa st a	oakland	CA	94608
116.	Molly Clinehens	1940 11th Ave.	Oakland	CA	94606
117.	Peter Ralph	935 Arlington Ave	Oakland	CA	94608
118.	Peter Weiss	681 25th St.	Oakland	CA	94612
119.	Rafael Blank	6212 Racine St.	Oakland	CA	94609
120.	Rich Wranitz	2280 san pablo ave	oakland	CA	94612
121.	Robin Quinn	5214 Boyd Ave.	Oakland	CA	94618
122.	Sarah Hahn	3728 Redding Street	Oakland	CA	94619
123.	Sarah Tsalbins	935 Arlington Ave	Oakland	CA	94608
124.	Sarah Vita Pascone	844 29th St.	Oakland	CA	94608
125.	Sheila Cassani	2438 Rampart St.	Oakland	CA	94602
126.	Tamar Beja	3400 richmond blvd	oakland	CA	94611
127.	Tami Grooney	1169 63rd St	Oakland	CA	94608
128.	Temra Costa	4126 Opal St	Oakland	CA	94609
129.	Willa Mamet	6131 Baker St	Oakland	CA	94608
130.	Cole	6789 Sims Dr.	Oakland	CA	94611
131.	Marian	4803 Webster st	Oakland	CA	94609

Acquistapace					
132.	Brett Balamuth	38 Bates Blvd	Orinda	CA	94563
133.	Carrie Benson	214 Ramona Ave.	Pacifica	CA	94044
134.	Nicolia Mehrling	104 Berendos Ave.	Pacifica	CA	94044
135.	Michal Kapitulnik	906 ilima way	palo alto	CA	94306
136.	Tim West	1136 Channing Street	Palo Alto	CA	94301
137.	James O'Toole	1575 Mountain View Avenue	Petaluma	CA	94952
138.	John Gutierrez	618 Prospect St	Petaluma	CA	94952
139.	Sara Phillips	68 Tiffany Drive	Pittsburg	CA	94565
140.	Danno Hanasono	8827 Pershing Drive	Playa Del Rey	CA	90293
141.	Carol Shu	3723 Newton Way	Pleasanton	CA	94588
142.	Alison Wohlgemuth	3219 Pierce Street	Richmond	CA	94804
143.	Molly Roy	5871 14th st	Sacramento	CA	95822
144.	Eric Beeghly	408 Maple Ave.	San Bruno	CA	94066
145.	Derick Lee	716 Biltmore Street	San Leandro	CA	94577
146.	Amy Lerner	1608 A Castillo St.	Santa Barbara	CA	93101
147.	Cathy Burgett	2345 Hilltop Ct.	Santa Rosa	CA	95404
148.	Roy Littwin	2783 Cumberland Street	Santa Rosa	CA	95407
149.	Daniel Ryan	5075 Todd Rd.	Sebastopol	CA	95472
150.	Jessica Greaves	5938 Fredricks Rd.	Sebastopol	CA	95472
151.	Hilary Gifford	2573 dale ave	sonoma	CA	95476
152.	Jeff Clewell		south lake tahoe	CA	96150
153.	Daniel Maher	2504 Bertha Ave	Union City	CA	94587
154.	Rachel Brinkerhoff	4918 Antioch St.	Vallejo	CA	94591
155.	Maya Ezzeddine	423 Maple Ave	Walnut Creek	CA	94598
156.	Shannon Duey	3179 Arbolado Drive	west sacramento	CA	95691
157.	Saewon Oh	2636 rogue river circle	westlake village	CA	91362
158.	Jeff Mailes	4934 coyote wells circle	Woodland Hills	CA	91367
159.	Margery Magill	23408 Victory Blvd	Yuba City	CA	95991
160.	Valentine Doyle	373 Shannon Rd.	Hartford	CT	06114
161.	Barry Zigas	117 Brown St	Washington	DC	20015
162.	Ali Edwards	3335 Quesada St., NW	Chicago	IL	60654
163.	Jessica Blemker-Ferree	N State St	Chicago	IL	60660
164.	Jill Murtagh	1341 W. Ardmore Ave. #3	chicago	IL	60628
165.	Mary Pat Mattson	11151 south saint lawrence avenue	CHicago	IL	60610
166.	Molly Breslin	1130 N Dearborn Street, Apt 810	Chicago	IL	60647
167.	Sue Davenport	2341 N. Kimball #1	Chicago	IL	60625
168.	Susan D. Lannin	2721 W. Sunnyside Ave.	Chicago	IL	60626
169.	Vanessa Smith	7100 N. Greenview Ave.	Chicago	IL	60614
170.	Lyndon Valicenti	2132 N Winchester	Chicago	IL	60647
171.	Thea Wilson	2449 N. Fairfield Ave.	Chicago	IL	60201
172.	Michael S. Thompson	2562 Prairie Ave. #3	Evanston	IL	60605
173.	Rebecca Yaffe	600 S. Dearborn St. #1416	Colrain	MA	01340
174.	Leonora Bittleston	258 Shelburne Line Rd.	Somerville	MA	02144
175.	Kay Guinane	38 Cherry St.	Derwood	MD	20855
176.	Marcy Levin-Epstein	7915 Bounding Bend Ct	North Potomac	MD	20878
		14313 Platinum Drive			

177.	Zeraph Moore	71 Division St	Bangor	ME	04401
178.	Tammy Dube	61 Eaton Drive	Buxton	ME	04093
179.	Tyler Rai	351 Smith Place	Wyckoff	NJ	07481
180.	Aome St. Laurence	P.O. BOX 996	Minden	NV	89423
181.	Emily Abendroth	5001 Chester Ave	Philadelphia	PA	19143
182.	James Cunningham	1954 Orchard Dr	Olympia	WA	98502



RICHARD MEACHAM  
1546 ALEMANY BLVD.  
SAN FRANCISCO, CA. 94112  
(415) 298-1339

Dear Members of the Planning Commission:

Still Point Gardens urges you to support the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales.

Specifically, we urge you to support the following changes to the proposal:

1) Remove any fencing requirement

The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.

2) Remove or waive "change of use" permit fees for urban agriculture projects

Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.

3) Allow sales of value-added products and pooled produce on site

We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Richard Meacham  
Still Point Gardens

CC: Diego Sanchez, Staff Planner, San Francisco Planning Department



# :CHEZ: PANISSE:

☐☐ CAFE ☐☐ & ☐☐ RESTAURANT ☐☐  
☐☐ 1517 ☐☐ SHATTUCK ☐☐ BERKELEY ☐☐ 94709 ☐☐  
☐☐ 548-5525 ☐☐

Dear Members of the Planning Commission:

Chez Panisse Restaurant writes in support of the urban agriculture zoning proposal introduced in December (Ordinance 101537) along with a few important amendments. San Francisco could be home to a number of small urban farming businesses that would strengthen the local economy, provide green jobs, and beautify the city. But the current zoning regulations are a barrier to realizing that potential.

Chez Panisse has been working to develop a local, sustainable and healthy food system for almost forty years. We believe in the power of small urban farms to create a variety of new opportunities to re-engage with the process of growing food, strengthen the local food system, improve the general quality of urban life, as well as provide schoolchildren with new possibilities to learn about food.

While we are generally supportive of the proposal, we also share the concerns of the San Francisco Urban Agriculture Alliance that a couple of provisions in the proposal would hinder the development of new garden projects by making them prohibitively expensive. Additionally, to support the blossoming of these small green businesses in San Francisco, the proposal should be expanded to allow for a greater variety of on-site donations and sales. Specifically, we urge you to support the following changes to the proposal:

- 1) Remove any fencing requirement. The proposal's requirement that any fences surrounding a garden must be wood or "ornamental" would place an unnecessarily heavy cost burden on community gardens and market gardens.
  - 2) Remove or waive "change of use" permit fees for urban agriculture projects. Similarly, the current "change of use" fee structure would require future urban agriculture projects to pay more than \$300 before they could even plant a seed at a new site. This is another unnecessary and expensive hurdle for these types of projects and would hinder their growth in the city.
  - 3) Allow sales of value-added products and pooled produce on site.
- We urge you to allow gardens and farms to pool together their produce and also allow them to sell value-added products made from their produce by supporting amendment language that would permit both.

We hope you will support the proposal with the amendments outlined above.

Sincerely,

Jerome Waag  
Chez Panisse Restaurant





Karen Peteros  
<kpeteros@comcast.net>  
02/08/2011 08:32 PM

To: diego.sanchez@sfgov.org  
cc  
bcc  
Subject: Proposed Urban Agriculture Ordinance

Dear Diego: Thank you for speaking with me today regarding my concerns and thoughts regarding the proposed Ordinance.

As I explained, I am a San Francisco homeowner and beekeeper. I am involved in both Alemany Farm and Hayes Valley Farm, and am an adamant supporter of urban agriculture within San Francisco. I also am an attorney. From each of these perspectives, I have serious concerns about the proposed language of the Ordinance.

To address my concerns, I am providing for your information and use my proposed changes to the Ordinance. My proposed changes are aimed at making the Ordinance (i) more clear and precise consistent with my understanding of the Planning Department's intent to regulate only horticultural activities; and (ii) more consistent with stated San Francisco public policy to encourage and support efforts by residents to increase availability of healthy foods and food security within the city.

FYI, the attachment contains my proposed changes using the "track changes" feature of Word, so you can see them in the "Final" view as well as a "Final Showing Markup" view.

I look forward to the hearing on the proposed Ordinance next week, providing my thoughts to the Planning Commission, and reviewing a revised version of the Ordinance.

Karen Peteros

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-(((O8  
^



Tele: 415-585-2076 SF Urban Ag Ordinance.doc



**SEC. 102.34. URBAN AGRICULTURE.** Urban Agriculture shall be defined as follows:

**(a) Neighborhood Agriculture.**

A use that occupies less than 1 acre for the production of horticultural crops for human consumption to be harvested, sold or donated, and complies with the physical and operational standards herein, except production of horticultural crops grown for personal consumption are not regulated herein. "Horticultural crops" means plant foods and foods harvested from plants for human consumption, whether such plants are annuals, perennials, biennials, shrubs or trees, including but not limited to fruits, vegetables, nuts and seeds. Neighborhood Agriculture use includes, but is not limited to, home, kitchen, and roof gardens and may include community gardens, community-supported agriculture, market gardens and private gardens. Neighborhood Agricultural use may be principal or accessory use. The following physical and operational standards shall apply to Neighborhood Agriculture:

- (1) Compost areas must be situated and managed so as to not constitute a nuisance to adjacent properties;
- (2) If the site, within which an area is used for the production of horticultural crops, is enclosed by fencing, the fencing must be wood fencing or ornamental fencing as defined by Planning Code Section 102.32, or otherwise be as good in appearance and quality as existing fencing prevailing within a two block radius of the site;
- (3) Use of heavy mechanized equipment is generally prohibited in residential districts; provided, however, that during the initial preparation of a site for production of horticultural crops, such equipment may be used. Mechanized equipment designed primarily for home, rather than heavy commercial, use is generally permitted;
- (4) Sale and donation of horticultural crops, resulting from the use may occur on-site between the hours of 6 a.m. and 8 p.m.;
- (5) Sale of processed or value-added goods using or incorporating horticultural crops grown on-site, is not prohibited so long as sales of such goods otherwise comply with applicable San Francisco and California law.

**(b) Urban Industrial Agriculture.**

The use of land for the production of horticultural crops for human consumption to be harvested, sold or donated that occur: (a) on a plot of land 1 acre or larger or (b) on smaller parcels that cannot meet the physical and operational standards for Neighborhood Agriculture.

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- Deleted: , but are not limited to,
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- Deleted: Limited sales and donation of fresh food and/or horticultural products grown on-site may occur on otherwise vacant property, but may not occur within a dwelling unit
- Deleted: Food and/or horticultural products grown that are used for personal consumption are not regulated.
- Deleted: be setback at least 3' ... [1]
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**SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN R OR NC DISTRICTS.**

No use shall be permitted as an accessory use to a dwelling unit in any R or NC District which involves or requires any of the following:

(a) Any construction features or alterations not residential in character;

(b) The use of more than of the total floor area of the dwelling unit, except in the case of accessory off-street parking and loading or Neighborhood Agriculture use as defined by Section 102.34;

(c) The employment of any person not resident in the dwelling unit, except as a domestic servant, gardener, janitor or other person concerned in the operation or maintenance of the dwelling unit or Neighborhood Agriculture use as defined by Section 102.34;

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(d) Residential occupancy by persons except those specified in the definition of "family" in this Code;

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(e) In RH-1(D), RH-1 and RH-1(S) Districts, the provision of any room for a roomer or boarder with access other than from within the dwelling unit;

(f) Addition of a building manager's unit, unless such unit meets all the normal requirements of this Code for dwelling units;

(g) The maintenance of a stock in trade, except horticultural crops resulting from Neighborhood Agriculture use of the site as defined by Section 102.34, or processed or value-added goods using or incorporating horticultural crops grown on-site;

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(h) The use of show windows or window displays or advertising to attract customers or clients; or

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(g) The conduct of a business office open to the public other than for sales of horticultural crops and goods resulting from Neighborhood Agriculture use of the site, as defined by Section 102.34. Provided, however, that Subsection (g) of this Section shall not exclude the maintenance within a dwelling unit of the office of a professional person who resides therein, if accessible only from within the dwelling unit; and provided, further, that Subsection (g) shall not exclude the display of signs permitted by Article 6 of this Code.

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**Page 1: [1] Deleted** **Author**  
be setback at least 3 feet from property lines

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**Page 1: [2] Deleted** **Author**  
to prepare the land for agriculture use

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**Page 1: [3] Deleted** **Author**  
(4) Farm equipment shall be enclosed or otherwise screened from sight;

