SAN FRANCISCO PLANNING DEPARTMENT • NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE (DERIVED FROM PLANNING CODE ARTICLE 7)

Including amendments adopted through 4/2008

No.	Zoning Control Category	§ References	SECTION 710 NC-1 Neighborhood Commercial Cluster	SECTION 711 NC-2 Neighborhood Commercial Small-Scale	SECTION 712 NC-3 Neighborhood Commercial Moderate-Scale	SECTION 713 NC-S Neighborhood Commercial Shopping Center	SECTION 714 Broadway NCD	SECTION 715 Castro Street NCD	SECTION 716 Inner Clement Street NCD	SECTION 717 Outer Clement Street NCD	SECTION 718 Upper Fillmore Street NCD	SECTION 719 Haight Street NCD	SECTION 721 Upper Market Street NCD	SECTION 722 North Beach NCD	SECTION 723 Polk Street NCD	SECTION 724 Sacramento Street NCD	SECTION 725 Union Street NCD	SECTION 726 Valencia Street NCD	SECTION 727 24th Street—Mission NCD	SECTION 728 24th Street—Noe Valley NCD	SECTION 729 West Portal Avenue NCD	SECTION 730 Inner Sunset NCD	SECTION 731 Pacific Avenue NCD	§ References	Zoning Control Category	No.
BUILDING STANDARDS																										BUILDING STANDARDS
.10	Height and Bulk Limit	§§102.12, 105, 106, 250-252, 260, 270, 271	Varies, See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X # See Zoning Map	P up to 40 ft.; C 41 to 65 ft. # §263.1	40-X, 65-B See Zoning Map	40-X	40-X	40-X	40-X	40-X, 50-X, 65-B, 80-B See Zoning Map	P up to 40 ft.; C 41 to 65 ft. # §263.1	65-A, 80-A, 130-E See Zoning Map	40-X	40-X	40-X, 50-X See Zoning Map	40-X, 50-X, 105-E See Zoning Map	40-X	26-X	40-X	40-X	§§102.12, 105, 106, 250-252, 260, 270, 271	Height and Bulk Limit	.10
.11	Lot Size *(Per Development)*	§§790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. above §121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	Not Applicable	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 5,999 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 5,999 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above §121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1	§§790.56, 121.1	Lot Size *(Per Development)*	.11
.12	Rear Yard	§§130, 134, 136	Required at grade level and above §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at residential levels only §134(a) (e)	Not Required	Required at residential levels only §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at grade level and above §134(a) (e)	Required at grade level and above §134(a) (e)	Required at grade level and above §134(a) (e)	Required at residential levels only §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at residential levels only §134(a) (e)	Required at grade level and above §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at the second story and above and at all residential levels §134(a) (e)	Required at grade level and above §134(a) (e)	Required at grade level and above §134(a) (e)	Required at grade level and above §134(a) (e)	40% required at grade level and above §134(c)	§§130, 134, 136	Rear Yard	.12
.13	Street Frontage		Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1	Required §145.1		Street Frontage	.13
.14	Awning	§790.20	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	P §136.1(a)	§790.20	Awning	.14
.15	Canopy	§790.26	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	P §136.1(b)	§790.26	Canopy	.15
.16	Marquee	§790.58	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	P §136.1(c)	§790.58	Marquee	.16
.17	Street Trees		Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143	Required §143		Street Trees	.17
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES																										COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES
.20	Floor Area Ratio	§§102.9, 102.11, 123	1.8 to 1 §124(a) (b)	2.5 to 1 §124(a) (b)	3.6 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	2.5 to 1 §124(a) (b)	3.0 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	2.5 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	3.0 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	2.5 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	3.0 to 1 §124(a) (b)	2.5 to 1 §124(a) (b)	2.5 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	1.8 to 1 §124(a) (b)	§§102.9, 102.11, 123	Floor Area Ratio	.20
.21	Use Size *(Non-Residential)*	§790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above §121.2	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above §121.2	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above §121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2	§790.130	Use Size *(Non-Residential)*	.21
.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)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§