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

Including amendments adopted through 4/2008

No.	Zoning Control Category	§ References	SECTION 731 NCT-3 Controls	SECTION 720 Hayes-Gough NCTD Controls	SECTION 733 Upper Market NCTD Controls	§ 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 Height Sculpting on Alleys §261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X §263.18	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	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	§§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 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	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 residential levels only §134(a) (e)	Required at residential levels only §134(a) (e)	Required from grade level and above §134(a) (e)	§§130, 134, 136	**Rear Yard**	.12
.13	**Street Frontage**		Required §145.1	Required §145.1	Required §145.1		**Street Frontage**	.13
.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)	Minimum 25 feet on ground floor, 15 feet on floors above §145.1(c),(e)	Minimum 25 feet on ground floor, 15 feet on floors above §145.1(c),(e)		**Street Frontage, Above-Grade Parking Setback and Active Uses**	.13a
.13b	**Street Frontage, Required Ground Floor Commercial**		Market Street, Church Street §145.1(d)	Hayes Street, Octavia Street from Fell to Hayes Streets §145.1(d),(e)	Market Street, Church Street §145.1(d)		**Street Frontage, Required Ground Floor Commercial**	.13b
.13c	**Street Frontage, Parking and Loading Access Restrictions**		C: Duboce Avenue, Haight Street; NP: Market Street, Church Street, Mission Street §155(r)	NP: Hayes Street, Octavia Street §155(r)	NP: Market Street, Church Street §155(r)		**Street Frontage, Parking and Loading Access Restrictions**	.13c
.14	**Awning**	§790.20	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)	§790.26	**Canopy**	.15
.16	**Marquee**	§790.58	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		**Street Trees**	.17
COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES								**COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES**
.20	**Floor Area Ratio**	§§102.9, 102.11, 123	3.6 to 1 §124(a) (b)	3.0 to 1 §124(a) (b)	3.0 to 1 §124(a) (b)	§§102.9, 102.11, 123	**Floor Area Ratio**	.20
.21	**Use Size** *(Non-Residential)*	§790.130	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 2,999 sq. ft.; C 3,000 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	None required. For uses in Table 151 that are described as a ratio of occupied floor area or of seats, P space per 1,500 ft. of occupied floor area or the quantity specified in Table 151.1(f); NP above. For retail grocery stores larger than 20,000 sq. ft., P up to 1,500, C up to 1,250 for space in excess of 20,000 sq. ft. subject to the conditions of §151(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of §151.1(f); NP above. §§ 151.1, 166, 145.1	None required. For uses in Table 151 that are described as a ratio of occupied floor area or of seats, P space per 1,500 ft. of occupied floor area or the quantity specified in Table 151.1(f); NP above. For retail grocery stores larger than 20,000 sq. ft., P up to 1,500, C up to 1,250 for space in excess of 20,000 sq. ft. subject to the conditions of §151(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of §151.1(f); NP above. §§ 151.1, 166, 145.1	None required. For uses in Table 151 that are described as a ratio of occupied floor area or of seats, P space per 1,500 ft. of occupied floor area or the quantity specified in Table 151.1(f); NP above. For retail grocery stores larger than 20,000 sq. ft., P up to 1,500, C up to 1,250 for space in excess of 20,000 sq. ft. subject to the conditions of §151(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of §151.1(f); NP above. §§ 151.1, 166, 145.1	§§150, 153-157, 159-160, 204.5	**Off-Street Parking, Commercial/Institutional**	.22
.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)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§152, 161(b)	§§150, 153-155, 204.5	**Off-Street Freight Loading**	.23
.24	**Outdoor Activity Area**	§790.70	P if located in front; C if located elsewhere §145.2(a)	P if located in front; C if located elsewhere §145.2(a)	P if located in front; C if located elsewhere §145.2(a)	§790.70	**Outdoor Activity Area**	.24
.25	**Drive-Up Facility**	§790.30				§790.30	**Drive-Up Facility**	.25
.26	**Walk-Up Facility**	§790.140	P if recessed 3 ft.; C if not recessed §145.2(b)	P if recessed 3 ft.; C if not recessed §145.2(b)	P if recessed 3 ft.; C if not recessed §145.2(b)	§790.140	**Walk-Up Facility**	.26
.27	**Hours of Operation**	§790.48	No Limit	P: 6 a.m. - 2 a.m.; C: 2 a.m. - 6 a.m.	P: 6 a.m. - 2 a.m.; C: 2 a.m. - 6 a.m.	§790.48	**Hours of Operation**	.27
.30	**General Advertising Sign**	§§262, 602-604, 608, 609	P if §607.1(f)(2	P §607.1(f)2	P if §607.1(f)2	§§262, 602-604, 608, 609	**General Advertising Sign**	.30
.31	**Business Sign**	§§262, 602-604, 608, 609	P if §607.1(f)3	P §607.1(f)2	P if §607.1(f)2	§§262, 602-604, 608, 609	**Business Sign**	.31
.32	**Other Signs**	§§262, 602-604, 608, 609	P §607.1(c) (d) (g)	P §607.1(c) (d) (g)	P if §607.1(c) (d) (g)	§§262, 602-604, 608, 609	**Other Signs**	.32

No.	Zoning Control Category	§ References	Controls by Story 1st	2nd	3rd+	Controls by Story 1st	2nd	3rd+	Controls by Story 1st	2nd	3rd+	§ References	Zoning Control Category	No.
.38	**Residential Conversion**	§790.84	C	C	C	C	C		C	C		§790.84	**Residential Conversion**	.38
.39	**Residential Demolition**	§790.86	C	C	C	C	C	C	C	C	C	§790.86	**Residential Demolition**	.39
.39a	**Residential Division**	§790.86	P	P	P	P	P	P	P	P	P	§790.86	**Residential Demolition**	.39a
Retail Sales and Services													**Retail Sales and Services**	
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§790.102	P	P	P	P	P		P	P		§790.102	**Other Retail Sales and Services** *(Not Listed Below)*	.40
.41	**Bar**	§790.22	P	P		P			C			§790.22	**Bar**	.41
.42	**Full-Service Restaurant**	§790.92	P	P		P			C			§790.92	**Full-Service Restaurant**	.42
.43	**Large Fast Food Restaurant**	§790.90	C	C		C						§790.90	**Large Fast Food Restaurant**	.43
.44	**Small Self-Service Restaurant**	§790.91	P	P		P			C			§790.91	**Small Self-Service Restaurant**	.44
.45	**Liquor Store**	§790.55				C			C			§790.55	**Liquor Store**	.45
.46	**Movie Theater**	§790.64	P	P		P			P			§790.64	**Movie Theater**	.46
.47	**Adult Entertainment**	§790.36	C	C								§790.36	**Adult Entertainment**	.47
.48	**Other Entertainment**	§790.38	P	P		C			C #			§790.38	**Other Entertainment**	.48
.49	**Financial Service**	§790.110	P	P		P	C		C	C		§790.110	**Financial Service**	.49
.50	**Limited Financial Service**	§790.112	P	P		P			P			§790.112	**Limited Financial Service**	.50
.51	**Medical Service**	§790.114	P	P	P	C	P	C	P	P	C	§790.114	**Medical Service**	.51
.52	**Personal Service**	§790.116	P	P	P	P	P	C	P	P	C	§790.116	**Personal Service**	.52
.53	**Business or Professional Service**	§790.108	P	P	P	C	P	C	P	P	C	§790.108	**Business or Professional Service**	.53
.54	**Massage Establishment**	§790.60; Health Code §1900	C	C		C			C	C		§790.60; Health Code §1900	**Massage Establishment**	.54
.55	**Tourist Hotel**	§790.46	C	C	C	C	C	C	C	C	C	§790.46	**Tourist Hotel**	.55
.56	**Automobile Parking**	§§790.8, 156, 160	C	C	C	C	C	C	C	C	C	§§790.8, 156, 160	**Automobile Parking**	.56
.57	**Automotive Gas Station**	§790.14	C									§790.14	**Automotive Gas Station**	.57
.58	**Automotive Service Station**	§790.17	C									§790.17	**Automotive Service Station**	.58
.59	**Automotive Repair**	§790.15	C	C					C			§790.15	**Automotive Repair**	.59
.60	**Automotive Wash**	§790.18	C									§790.18	**Automotive Wash**	.60
.61	**Automobile Sale or Rental**	§790.12	C									§790.12	**Automobile Sale or Rental**	.61
.62	**Animal Hospital**	§790.6	C	C		C			C			§790.6	**Animal Hospital**	.62
.63	**Ambulance Service**	§790.2	C									§790.2	**Ambulance Service**	.63
.64	**Mortuary**	§790.62	C	C	C							§790.62	**Mortuary**	.64
.65	**Trade Shop**	§790.124	P	C	C	P	C		P	C		§790.124	**Trade Shop**	.65
.66	**Storage**	§790.117	C	C	C							§790.117	**Storage**	.66
.67	**Video Store**	§790.135	C	C	C	C	C		C	C		§790.135	**Video Store**	.67
.68	**Fringe Financial Service**	§790.111				P #						§790.111	**Fringe Financial Service**	.68
Institutions and Non-Retail Sales and Services													**Institutions and Non-Retail Sales and Services**	
.70	**Administrative Service**	§790.106	C	C	C							§790.106	**Administrative Service**	.70
.80	**Hospital or Medical Center**	§790.44	C	C	C							§790.44	**Hospital or Medical Center**	.80
.81	**Other Institutions, Large**	§790.50	P	P	P	P	C	C	P	C	C	§790.50	**Other Institutions, Large**	.81
.82	**Other Institutions, Small**	§790.51	P	P	P	P	P	P	P	P	P	§790.51	**Other Institutions, Small**	.82
.83	**Public Use**	§790.80	C	C	C	C	C	C	C	C	C	§790.80	**Public Use**	.83
.84	**Medical Cannabis Dispensary**	§790.141	P #			P			P			§790.141	**Medical Cannabis Dispensary**	.84
RESIDENTIAL STANDARDS AND USES													**RESIDENTIAL STANDARDS AND USES**	
.90	**Residential Use**	§790.88	P except C for frontages listed in §145.1(d)	P	P	P except C for frontages listed in §145.1(d)	P	P	P except C for frontages listed in §145.1(d)	P	P	§790.88	**Residential Use**	.90
.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	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	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	§§207, 207.1, 790.88(a)	**Residential Density, Dwelling Units**	.91
.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	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	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	§§207.1, 790.88(b)	**Residential Density, Group Housing**	.92
.93	**Usable Open Space** *(Per Residential Unit)*	§§135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common §139(d)	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common §139(d)	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common §139(d)	§§135, 136	**Usable Open Space** *(Per Residential Unit)*	.93
.94	**Off-Street Parking, Residential**	§§150, 153-157, 159-160, 204.5	None required. P up to 0.5 spaces per unit; C up to 0.75 spaces per unit; NP above 0.75 spaces per unit §§151.1, 166, 167, 145.1	None required. P up to 0.5 spaces per unit; C up to 0.75 spaces per unit; NP above 0.75 spaces per unit §§151.1, 166, 167, 145.1	None required. P up to 0.5 spaces per unit; C up to 0.75 spaces per unit; NP above 0.75 spaces per unit §§151.1, 166, 167, 145.1	§§150, 153-157, 159-160, 204.5	**Off-Street Parking, Residential**	.94
.95	**Community Residential Parking**	§790.10	C	C	C	C	C	C	C	C	C	§790.10	**Community Residential Parking**	.95

NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE LEGEND

No. provides a Category Number for each Zoning Control
§ References contains References to other pertinent Sections in the Planning Code or other City Codes or by reference to other Code Sections

The following Symbols and Abbreviations are used in this table:

P — Permitted as a Principal Use
C — Permitted as a Conditional Use, subject to a hearing by the Planning Commission (CPC)
— — A blank space on the table or the symbol "NP" indicates that the use or feature is Not Permitted
— See "Specific Provisions" listed by Section and Zoning Category number at the bottom of table

1st — 1st story and below
2nd — 2nd story
3rd+ — 3rd story and above

NCTD — Abbreviation for Neighborhood Commercial Transit District
CPC — Abbreviation used to refer to Planning Commission

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

Art. 7 §	Other §	Zoning Controls
§731.30 §731.31 §731.32	§608.10	**UPPER MARKET STREET SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD2 **Controls:** Special restrictions and limitations for signs
§731.84 §790.141	Health Code §3308	Medical cannabis dispensaries in the NCT-3 Districts my only operate between the hours of 8 a.m. and 10 p.m.

SPECIFIC PROVISIONS FOR UPPER MARKET STREET NCTD

Art. 7 §	Other §	Zoning Controls
§733.24 §733.32	§608.10	**UPPER MARKET STREET SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD2 **Controls:** Special restrictions and limitations for signs
§715.48 §733.48		**Boundaries:** Applicable for the Castro Street and Upper Market **Controls:** Existing bars in Upper Market Street NCTDs will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the CPC 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, conditional use was denied within 12 months prior to the date of this ordinance

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