

## **EASTERN NEIGHBORHOODS CODE AMENDMENTS**

This document contains a summary, by section, of the amendments made by the Eastern Neighborhoods Plan to the Planning Code.

### **Planning Code Amendments made by the Eastern Neighborhoods Plan**

#### **Sec. 102.5. District.**

This amendment updates the list of districts to include districts that are new and/or revised by these code amendments. To add clarity, new district categories are created.

#### **Sec. 102.9. Floor Area, Gross.**

This amendment updates the definition of gross floor area to reflect the districts that are new and/or revised by these code amendments.

#### **Sec. 102.29. Bedroom.**

This amendment adds a new definition for bedrooms.

#### **Sec 102.30. Width, Street or Alley.**

This amendment adds a new definition for the width of a street or alley.

#### **Sec. 121.1. Development of Large Lots, Neighborhood Commercial Districts.**

This amendment adds lot size controls for the new NCT-2, NCT-Mission St., and NCT-SoMa Districts.

#### **Sec. 121.2. Use Size Limits (Non-Residential), Neighborhood Commercial Districts.**

This amendment adds use size limit controls for the new NCT-2, NCT-Mission St., and NCT-SoMa Districts.

#### **Sec. 121.5. Development of Large Lots, Residential Districts.**

This amendment adds controls for development on large lots in the new RTO-M District.

#### **Sec. 121.8. Use Size Limits (Non-Residential), PDR Districts.**

This amendment renumbers the title of this section to avoid conflict with other recently adopted plans; clarifies that this only applies to PDR-1-B, and not other PDR-1 districts.

#### **Sec. 121.9. Subdivision of Large Lots, PDR Districts.**

This amendment renumbers the title of this section to avoid conflict with other recently adopted plans.

#### **Sec. 124. Basic Floor Area Ratio.**

This amendment applies controls for Floor Area Ratio (FAR) for all districts that are new and/or revised by these code amendments; creates new FARs in several districts, to enable FAR to be more closely correlated with the permitted height.

**Sec. 132. Front Setback Areas, RH, RTO, and RM Districts.**

This amendment updates the section title to reflect applicable districts; directs larger developments in the RTO District to be subject to Design Guidelines.

**Sec. 134. Rear Yards, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR, SLI and SSO Districts.**

This amendment applies existing controls for rear yards for all new districts; adds procedures to enable modification of rear yards in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 135. Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts.**

This amendment adds controls around usable open space for residential uses to the Eastern Neighborhoods Mixed Use Districts, including amount required, standards for provision, and process if required open space cannot be provided by a project; adds open space controls for DTR districts that were formerly found in Section 825; adds definition and special provisions for providing publicly accessible open space for both DTR and the Eastern Neighborhoods Mixed Use District; for the new mixed use districts, adds procedures for paying for open space in cases where it cannot be provided on site.

**Sec. 135.3. Usable Open Space for Uses other than Dwelling Units, Group Housing and Live/Work Units within the South of Market and Eastern Neighborhoods Mixed Use Districts.**

This amendment adds controls around usable open space for non-residential uses to the Eastern Neighborhoods Mixed Use Districts, including amount required, standards for provision, and in-lieu fee requirements; adds open space controls for DTR districts that formerly lived in Section 825, and adds definition and special provisions for providing a portion of this open space off-site.

**Sec. 136. Obstructions over Streets and Alleys and in Required Setbacks, Yards and Usable Open Space.**

This amendment applies existing controls for obstructions to new mixed use and DTR districts.

**Sec. 136.1. Awnings, Canopies and Marquees in NC, Eastern Neighborhoods Mixed Use and South of Market Mixed Use Districts.**

This amendment applies existing controls for obstructions to the Eastern Neighborhoods Mixed Use Districts; adds design clarification for canopies in NC and Mixed Use Districts.

**Sec. 136.2. Obstructions over Streets and Alleys and in Required Setbacks, Yards, and Usable Open Space in Mixed Use Districts.**

This amendment applies existing controls for obstructions to the Eastern Neighborhoods Mixed Use Districts; adds design clarification for canopies in NC and Mixed Use Districts.

**Sec. 140. All Dwelling Units in All Use Districts to Face on an Open Area.**

This amendment applies existing controls for exposure to new residential districts; modifies bulk requirements for single room occupancy buildings in the Eastern Neighborhoods Mixed Use Districts; adds clarification for how this requirement may be modified in historic buildings in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 141. Screening of Rooftop Features R, NC, C, M, MUG, MUO, MUR, UMU, DTR, SPD, RSD, SLR, SLI and SSO Districts.**

This amendment applies existing controls for screening of rooftop features to the Eastern Neighborhoods Mixed Use Districts and to all DTR districts.

**Sec. 142. Screening Of Parking Areas, R, NC, and Eastern Neighborhoods Mixed Use Districts.**

This amendment applies existing controls for screening of parking areas for the Eastern Neighborhoods Mixed Use Districts; corrects existing text mistakes in the Code.

**Sec. 143. Street Trees, R, SPD, RSD, NC, C-3, DTR, MUG, MUO, MUR, UMU, SLR, SLI and SSO Districts.**

This amendment applies existing controls for street trees for the Eastern Neighborhoods Mixed Use Districts and DTR Districts; modifies the way street trees are measured in all districts; adds additional controls for street trees in the Eastern Neighborhoods Mixed Use Districts; moves controls for street trees in DTR districts from Section 827(g)(2) to this section.

**Sec. 144. Treatment of Ground Story on Street Frontages, RH-2, RH-3, RTO, RTO-M, RM-1, and RM-2 Districts.**

This amendment applies existing controls for ground stories to the RTO-M District; directs ground story units in the RTO to be governed by Design Guidelines.

**Sec. 145.1. Street Frontages, Neighborhood Commercial, Downtown Residential, and Eastern Neighborhood Mixed Use Districts.**

This amendment consolidates existing sections 145.1 and 145.4 to create a single section that addresses ground floor uses and design controls; applies existing to controls to new NCT, DTR, and Eastern Neighborhoods Mixed Use Districts; language revised to improve clarity; controls added around ceiling height; controls around required ground floor commercial uses were consolidated into 145.4.

**Sec. 145.4. Street Frontages, Downtown and Mixed-Use Districts.**

This amendment deletes this section, which was consolidated with Sec. 145.1.

**Sec. 145.4 Required Ground Floor Commercial Uses**

This amendment creates a new section to address required active commercial uses, consolidating information previously in Sec. 145.1 and 145.4; adds additional streets in the Eastern Neighborhoods Plan Area where this requirement would apply.

**Sec. 145.5 Ground Floor Standards in PDR Districts.**

This amendment creates a new section addressing ground floor ceiling height requirements in PDR Districts.

**Sec. 147. Reduction of Shadows on Certain Public or Publicly Accessible Open Spaces in C-3, South of Market Mixed Use, and Eastern Neighborhoods Mixed Use Districts.**

This amendment applies existing controls for shadows in open space to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 150. Off-Street Parking and Loading Requirements.**

This amendment addresses parking uses that would become non-complying by these proposed Code amendments.

**Sec. 151.1. Schedule of Permitted Off-Street Parking Spaces in Specified Districts**

This amendment adds controls around permitted off-street parking for the Eastern Neighborhoods Mixed Use, PDR-1-D, and PDR-1-G Districts, including permitted amounts and process for receiving additional parking; language revised for clarity, including expanding Table 151.1 to articulate existing controls.

**Sec. 152. Schedule of Required Off-Street Freight Loading Spaces in Districts other than C-3, Eastern Neighborhoods Mixed Use Districts, or South Of Market Mixed Use Districts.**

This amendment adds language clarifying that these controls do not apply to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 152.1. Required Off-Street Freight Loading and Service Vehicle Spaces in C-3, Eastern Neighborhoods Mixed Use Districts, and South of Market Mixed Use Districts.**

**Updated to include parking requirements for the Eastern Neighborhoods Mixed Use Districts.**

This amendment applies existing controls for required off-street freight loading and service vehicle spaces to the Eastern Neighborhoods Mixed Use Districts; adds process for modifying requirements in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 153. Rules for Calculation of Required Spaces.**

This amendment applies existing controls for calculating required parking spaces to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 154. Dimensions for Off-Street Parking, Freight Loading and Service Vehicle Spaces.**

This amendment applies existing controls for dimensions of parking spaces to new districts; clarifies methods for measuring parking spaces in all districts where there is no minimum parking requirement.

**Sec. 155. General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities.**

This amendment applies existing parking and loading standards to the DTR, MUO, MUG, and MUR Districts; adds controls around modifications in DTR and the Eastern Neighborhoods Mixed Use Districts; adds controls banning curb cuts on a number of streets in the Eastern Neighborhoods.

**Sec. 157.1 Conditional Use Applications for Non-Accessory Parking Garages in Eastern Neighborhoods Mixed Use Districts and DTR Districts.**

This amendment adds a new section with siting criteria for non-accessory parking garages in DTR and Eastern Neighborhoods Mixed Use Districts.

**Sec. 161. Exemptions from Off-Street Parking, Freight Loading and Service Vehicle Requirements.**

This amendment removes the South Park District from South of Market Mixed Use District controls regarding exemptions for parking and loading.

**Sec. 163. Transportation Management Programs and Transportation Brokerage Services in C-3, Eastern Neighborhoods Mixed Use, and South of Market Mixed Use Districts.**

This amendment applies existing controls for Transportation Management Programs and Transportation Brokerage Services to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 166. Car Sharing.**

This amendment applies existing controls for car sharing to the DTR and Eastern Neighborhoods Mixed Use Districts; increases car sharing requirement for large residential projects in all applicable districts.

**Sec. 175.6. Effective Date of South of Market Zoning Control Amendments.**

This amendment deletes this section whose applicability sunset in 1990.

**Sec. 175.6. Exemption from the Application of Amendments Implementing the Eastern Neighborhoods Plan.**

This amendment adds a new section that delineates the “grandfathering” procedure for “pipeline” projects that applied before the adoption of the Eastern Neighborhoods Plan, but have not yet received their entitlements.

**Sec. 175.8. Sunset for Integrated PDR Uses.**

This amendment adds a new section that delineates that, starting five years from the effective date of the Eastern Neighborhoods Plan, new Integrated PDR uses will require conditional use authorization.

**Sec. 175.9. Duration of Authorization in the Eastern Neighborhoods.**

This amendment adds a new section that creates an incentive for approved and “grandfathered” projects to begin construction in a timely manner by requiring them to pay Eastern Neighborhoods fees if they do not.

**Sec. 179.1. Legitimization of Uses Located in the Eastern Neighborhoods.**

This amendment adds a new section that creates a “legitimization” program for existing uses whose permit record does not match their actual use. In districts where such uses will not be permitted by the Eastern Neighborhoods Plan, building owners have three years to apply to become legitimized.

**Sec. 181. Nonconforming Uses: Enlargements, Alterations and Reconstruction.**

This amendment applies existing controls for enabling limited expansion of entertainment uses to the MUG and MUR Districts; enables dwelling units in PDR Districts to be considered legal nonconforming uses, and enables such dwelling units in PDR Districts to expand, but does not allow an increase in units; enables non-residential uses in the Eastern Neighborhoods Mixed Use, PDR-1-D, and PDR-1-G Districts to have a one-time expansion of 25% with a conditional use authorization.

**Sec. 182. Nonconforming Uses: Changes of Use.**

This amendment maintains controls enabling limited expansion of entertainment uses in East SoMa by applying existing controls in the RSD and SLR Districts to the MUR and MUG Districts, respectively.

**Sec. 201. Classes of Use Districts.**

This amendment updates the classification of districts to include districts that are new and/or revised by these code amendments. To add clarity, new district categories are created.

**Sec. 202. Uses Permitted by this Code.**

This amendment applies existing controls for hazardous, noxious, or offensive uses to PDR-1 Districts.

**Sec. 204. Accessory Uses, General.**

This amendment enables uses accessory to production, distribution, or repair uses to be located on a different story from the principle use.

**Sec. 204.4. Dwelling Units Accessory to Other Uses.**

This amendment applies existing controls for integrating dwelling units into the working space of artists to the PDR and Eastern Neighborhoods Mixed Use Districts.

**Sec. 204.5. Parking and Loading as Accessory Uses.**

This amendment clarifies that accessory use provisions of this section do not apply to districts with parking maximums.

**Sec. 205. Temporary Uses, General.**

This amendment applies existing controls for the process for allowing temporary uses to PDR Districts and the Eastern Neighborhoods Mixed Use Districts.

**Sec. 205.1. Temporary Uses: Sixty-Day Limit.**

This amendment applies existing controls for temporary uses to the PDR Districts.

**Sec. 205.3. Temporary Uses: Twenty-Four-Hour Limit.**

This amendment applies existing controls for temporary uses to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 206. Description and Purpose of Residential Districts.**

This amendment applies existing language around the description and purpose of residential districts to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 206.5. RTO-M (Residential, Transit-Oriented – Mission Neighborhood District).**

This amendment provides the purpose for a new RTO-M District, which is intended to support areas characterized by a mix of houses and apartment buildings in the Mission District. Controls for this district are contained in Section 209.1 – 209.9.

**Sec. 207.1. Rules for Calculating Dwelling Unit Densities.**

This amendment applies existing controls for counting dwelling unit densities to the RTO-M District.

**Sec. 207.4. Density of Dwelling Units in Neighborhood Commercial Districts.**

This amendment removes dwelling unit density controls from the Valencia Street Neighborhood Commercial District; also removes Hayes-Gough from the list of districts with density controls, to correct a previous oversight in the Code.

**Sec. 207.5. Density of Dwelling Units in Mixed Use Districts.**

This amendment states that no dwelling unit density controls will be applied in the Eastern Neighborhoods Mixed Use Districts; conveys that the South Park District is an Eastern Neighborhoods Mixed Use District.

**Sec. 207.6. Required Minimum Dwelling Unit Mix in RTO, NCT, DTR, and Eastern Neighborhoods Mixed Use Districts.**

This amendment adds controls regarding required dwelling unit mix for those districts that do not have dwelling unit density controls; identifies specific special needs uses that may be exempted from this requirement; revises existing language for clarity; removes controls around the division of dwelling units, which moves to Sec. 207.8.

**Sec. 207.8. Division of Dwelling Units in the RTO and NCT Districts**

This amendment is a new section that containing the same information that previously existed in Sec. 207.6(d). This section conveys controls around the division of dwelling units in RTO and NCT Districts.

**Sec. 208. Density Limitations for Group Housing.**

This amendment exempts group housing from density limit controls in the RTO-M, Eastern Neighborhoods Mixed Use Districts and DTR Districts.

**Sec. 209.1. Dwellings.**

This amendment adds controls for dwellings to the RTO-M District. They are the same as for the existing RTO District, except that dwellings at all density are as-of-right.

**Sec. 209.2. Other Housing.**

This amendment adds controls for other housing to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 209.3. Institutions.**

This amendment adds controls for institutions to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 209.4. Community Facilities.**

This amendment adds controls for community facilities to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 209.5. Open Recreation and Horticulture.**

This amendment adds controls for open recreation and horticulture to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 209.6. Public Facilities and Utilities.**

This amendment adds controls for public facilities and utilities to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 209.7. Vehicle Storage and Access.**

This amendment adds controls for vehicle storage and access to the RTO-M District. They are the same as for the existing RTO District; enables off-street car share parking spaces to be permitted in the RTO and RTO-M Districts.

**Sec. 209.8. Commercial Establishments.**

This amendment adds controls for commercial establishments to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 209.9. Other Uses.**

This amendment adds controls for other uses to the RTO-M District. They are the same as for the existing RTO District.

**Sec. 210. Description and Purpose of Commercial, Industrial, and Production/Distribution/Repair Districts.**

This amendment removes unnecessary references from the Code.

**Sec. 210.8 PDR-1-B Districts: Light Industrial Buffer.**



This amendment changes the name of this existing district from PDR-1 to PDR-1-B, to enable differentiation from other new PDR-1 Districts being created by these Code amendments; adds clarifying language as to the intent of the District.

**Sec. 210.9. PDR-1-D Districts: Design.**

This amendment provides the purpose for a new PDR-1-Design District, which is intended to retain and encourage clusters of design-related businesses in Showplace Square. Controls for this district are contained in Sections 215-227.

**Sec. 210.10. PDR-1-G Districts: General**

This amendment provides the purpose for a new PDR-1-General District, which is intended to retain and encourage existing PDR uses in industrially zoned areas of the Mission and Showplace Square, but allow for less intensive uses than the PDR-2 District. Controls for this district are contained in Sections 215-227.

**Sec. 210.11. PDR-2 Districts: Core Production, Distribution, and Repair.**

This amendment adds “Core” to the description of this district to enable differentiation from other PDR districts; changes the section number to reflect addition of new PDR-1 districts; adds clarifying language as to the intent of the District.

**Sec. 215. Dwellings.**

This amendment makes new dwelling units a non-permitted use in the PDR-1-D and PDR-1-G Districts.

**Sec. 216. Other Housing.**

This amendment makes group housing, hotels, and motels a non-permitted use in the PDR-1-D and PDR-1-G Districts.

**Sec. 217. Institutions.**

This amendment sets controls for institutional uses in the PDR-1-D and PDR-1-G Districts; generally, if they are permitted, they are limited in size.

**Sec. 218. Retail Sales and Personal Services.**

This amendment sets strict controls around the amount of retail allowed in the PDR-1-D and PDR-1-G Districts; creates new use categories and controls for grocery stores and gyms; moves miscellaneous uses from this section (they are added into other appropriate areas in Section 215-227).

**Sec. 218.1. Massage Establishments.**

This amendment enables massage establishments to be permitted with a conditional use in the PDR-1-D and PDR-1-G Districts.

**Sec. 219. Offices.**

This amendment establishes that office uses are not permitted above in the PDR-1-D and PDR-1-G Districts, except in designated landmark buildings.

**Sec. 220. Laundering, Cleaning and Pressing.**

This amendment generally permits laundering, cleaning, and pressing uses in the PDR-1-D and PDR-1-G Districts.

**Sec. 221. Assembly and Entertainment.**

This amendment generally permits assembly and entertainment uses in the PDR-1-D and PDR-1-G Districts.

**Sec. 222. Home and Business Services.**

This amendment generally permits home and business services in the PDR-1-D and PDR-1-G Districts; adds controls around hardware stores and contractor supply operations previously contained in Section 218.

**Sec. 222.1. Conversion of Business Services to Office Uses in the PDR Districts.**

This amendment enables certain business service uses to legally convert to office uses, requires payment of all applicable fees.

**Sec. 223. Automotive.**

This amendment generally permits automotive uses in the PDR-1-D and PDR-1-G Districts.

**Sec. 224. Animal Services.**

This amendment generally permits animal services in the PDR-1-D and PDR-1-G Districts; adds controls around cat boarding previously contained in Section 218.

**Sec. 225. Wholesaling, Storage, Distribution and Open-Air Handling of Materials and Equipment.**

This amendment generally permits wholesaling, distribution, and open-air handling of materials and equipment in the PDR-1-D and PDR-1-G Districts, while limiting storage.

**Sec. 226. Manufacturing and Processing.**

This amendment generally permits manufacturing and processing uses in the PDR-1-D and PDR-1-G Districts; revises the classifications of laboratory to reflect more pertinent classifications.

**Sec. 227. Other Uses.**

This amendment controls miscellaneous uses as appropriate in the PDR-1-D and PDR-1-G Districts; removes outdated reference to live/work units; adds a new use category and controls for Small Enterprise Workspaces; adds a new use category and controls for Integrated PDR.

**Sec. 231. Limited Corner Commercial Uses in RTO Districts.**

This amendment applies existing controls for commercial uses in the RTO District to the RTO-M District; limits commercial uses in the RTO Districts to those allowed in the NC-1 District; makes formula retail a conditional use in the RTO District; clarifies language around permitted use size; moves from Section 230 to 231 to avoid conflict with another existing section.

**Sec. 233. Live/Work Units.**

This amendment clarifies that new live/work units are not permitted in the City.

**Sec. 234.2. Conditional Uses, P Districts.**

This amendment adds controls for conditional uses in P Districts within the Eastern Neighborhoods Mixed Use Districts.

**Sec. 249.36. Life Science and Medical Special Use District.**

This amendment creates a new Life Science and Medical Special Use District, which is intended to support uses that benefit from proximity to the University of California, San Francisco (UCSF) campus at Mission Bay.

**Sec. 249.37. Innovative Industries Special Use District.**

This amendment creates a new Innovative Industries Special Use District, which is intended is to provide affordable office space to small firms and organizations which are engaged in innovative activities, incubator businesses and microenterprises.

**Sec. 249.38. Transit-Oriented Retail Special Use District.**

This amendment creates a new Transit-Oriented Retail Special Use District, which is intended is to support street activity along 16<sup>th</sup> Street.

**Sec. 249.39. Restricted Integrated PDR Special Use District.**

This amendment creates a new Restricted Integrated PDR Special Use District, which is intended is to ensure that newly constructed Integrated PDR uses support the intention of the PDR-1-G District in the Central Waterfront.

**Sec. 249.40. Potrero Center Mixed-Use Special Use District.**

This amendment creates a new Potrero Center Mixed-Use Special Use District, which is intended to support the continued use of the existing Potrero Center as a formula retail shopping complex. Additionally, in the instance that the Potrero Center is redeveloped with housing, this Special Use District incentivizes the land dedication alternative as a way to meet affordable housing requirements.

**Sec. 249.41. SoMa Youth and Family Special Use District.**

This amendment creates a new SoMa Youth and Family Special Use District, which is intended to support youth- and family-oriented development within a portion of the South of Market. Requirements in this Special Use District include increased requirements for affordable housing and controls requiring a conditional use, at minimum, for uses with a perceived negative community impact (e.g., bars and liquor stores).

**Sec. 253.4. Review of Proposed Buildings and Structures Exceeding a Height of 65 Feet in the Mission Street NCT District.**

This amendment creates a requirement that buildings in the Mission Street NCT District must have a setback above a height of 65 feet. This requirement is waivable through a conditional use authorization.

**Sec. 260. Height Limits: Measurement.**

This amendment applies existing height measurement requirements to the Eastern Neighborhoods Mixed Use Districts; adds limited exemptions to height limits for rooftop features in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 261.1. Additional Height Limits for Narrow Streets and Alleys in RTO, NCT, and Eastern Neighborhoods Mixed Use Districts.**

This amendment applies existing bulk limits for promoting sun access along alleys to the Eastern Neighborhoods Mixed Use Districts; modifies existing language around required sun access; adds language controlling bulk along required mid-block passages.

**Sec. 263.19. Height Limits: Permitted Podium and Tower Heights in the R Bulk Districts.**

This amendment enables height exceptions in the new South Beach DTR District.

**Sec. 263.21. Special Height Exceptions: Vertical Non-Habitable Architectural Elements in the Eastern Neighborhoods Mixed Use Districts.**

This amendment enables a special height exemption for certain non-habitable architectural elements in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 270. Bulk Limits: Measurement.**

This amendment adds bulk measurement controls to the new DTR - South Beach District; adds language reflecting exceptions enabled in Sec. 263.19.

**Sec. 270.1 Special Bulk Limitations: Horizontal Mass Reductions in Large Lots in the Eastern Neighborhoods Mixed Use Districts.**

This amendment adds a new section requiring the reduction of horizontal mass on large lots in the Eastern Neighborhoods Mixed Use Districts, including reduction requirements and criteria for modifying controls.

**Sec. 270.2 Special Open Space Requirement: Mid-Block Alleys in Large Lot Development in the Eastern Neighborhoods Mixed Use Districts.**

This amendment adds a new section that supports pedestrian circulation by requiring mid-block alleys on lots with long street frontages in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 271. Bulk Limits: Special Exceptions, in Districts Other Than C-3.**

This amendment adds new procedures for modifying bulk controls specifically for large projects in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 304. Planned Unit Developments.**

This section adds the Eastern Neighborhoods Mixed Use Districts to the list of districts in which Planned Unit Developments are not allowed. Special procedures for large developments in the Eastern Neighborhoods Mixed Use Districts are contained in Section 329.

**Sec. 305. Variances.**

This amendment adds reduction or waiving of fees related to open space to the list of items that cannot be varied.

**Sec. 306.2. Scheduling of Hearings.**

This amendment applies existing controls for conditions for scheduling of hearings to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 307. Other Powers and Duties of the Zoning Administrator.**

This amendment enables the Zoning Administrator, through Administrative Review, to except smaller projects from certain specific code standards in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 309.1. Permit Review in Downtown Residential Districts.**

This amendment clarifies language and updates references for requirements for permit review in DTR Districts.

**Sec. 311. Residential Permit Review Procedures for RH, RM, and RTO Districts.**

This amendment adds controls for public noticing for changes in the RTO District; clarifies that new buildings in the RTO District are be subject to design guidelines.

**Sec. 312. Permit Review Procedures for all NC and Eastern Neighborhoods Mixed Use Districts.**

This amendment articulates the notification requirements for projects in the Eastern Neighborhoods Mixed Use Districts.

**Sec. 313.6. Compliance through Payment of In-Lieu Fee.**

This amendment states the Jobs-Housing Linkage Fee for two new uses: Integrated PDR and Small Enterprise Workspaces.

**Sec. 315.1. Definitions.**

This amendment adds and defines student housing as a new use in the Code.

**Sec. 315.4. On-Site Housing Requirements and Benefits.**

This amendment is related to how small residential projects in the Eastern Neighborhoods provide affordable housing units. In cases where a project's affordable housing requirements are a percentage of a unit, this amendment enables the project sponsor to pay an in-lieu fee equivalent to that percentage, rather than rounding up to provide an entire unit.

**Sec. 316. Procedures for Conditional Use Authorization in Neighborhood Commercial, Eastern Neighborhoods Mixed Use Districts, and South of Market Mixed Use Districts and for Live/Work Units in RH and RM Districts.**

This amendment updates references, reflecting that section numbers have been altered as part of these Code amendments.

**Sec. 319. Housing Requirement for Residential Development Projects in the UMU Zoning Districts of the Eastern Neighborhoods and the Land Dedication Alternative in the Mission NCT District.**

**Sec. 319.1. Findings.**

**Sec. 319.2. Definitions.**

**Sec. 319.3. Application.**

**Sec. 319.4. Housing Requirements for UMU Districts.**

These amendments establish inclusionary housing requirements for residential projects in the UMU District, and includes findings, definitions, applicability, controls, and alternatives (including middle income housing and land dedication).

**Sec. 319.5. Land Dedication Alternative in the Mission NCT District.**

This amendment establishes the ability for residential projects in the Mission NCT District to utilize the land dedication alternative described in Sec. 319.4.

**Sec. 327 Eastern Neighborhoods Community Improvement Plan.**

**Sec. 327.1. Findings.**

**Sec. 327.2. Definitions.**

**Sec. 327.3. Application.**

**Sec. 327.4. Lien Proceedings.**

**Sec. 327.5. Eastern Neighborhoods Impact Fee Refund When Building Permit Is Modified or Expires Prior to Completion of Work and Commencement of Occupancy.**

**Sec. 327.6. Fund.**

These amendments establish the Eastern Neighborhoods Public Benefit Fund, and sets forth an Eastern Neighborhoods Impact Fee to be applied to net new development in the Eastern Neighborhoods Plan Area. This section includes findings, definitions, applicability, fees, and fund mechanisms. Additionally, this section includes language that states the ramifications if the Controller's Office determines in their Capital Expenditure Evaluation Report that the Eastern Neighborhoods fees are not being effectively utilized (see Administrative Code Sec. 10E.7 for a description of the Capital Expenditure Evaluation Report).

**Sec. 328. Integrated PDR Fee Discount Program.**

This amendment, in conjunction with new Sec. 10E.8 of the Admin Code, establishes a program by which buildings containing Integrated PDR uses may receive fee discounts. The discounts are dependent upon the hiring of "disadvantaged workers" by the Integrated PDR businesses.

**Sec. 329. Large Project Authorization in Eastern Neighborhoods Mixed Use Districts.**

This amendment adds a new section dedicated to ensuring that all large projects proposed in the Eastern Neighborhoods Mixed Use Districts are reviewed by the Planning Commission, in an effort to achieve the objectives and policies of the General Plan and the purposes of this Code. This section sets out criteria for project applicability, the parameters of Planning Commission review, and the hearing and decision process. Review of smaller projects is addressed through alternative processes, such as variances, waivers, and Administrative Review, as described elsewhere in this document.

**Sec. 352. Commission and Zoning Administrator Hearing Applications.**

This amendment extends applies existing hearing application fees to the Eastern Neighborhoods Commission Review process (Sec. 329).

**Sec. 603. Exempted Signs.**

This amendment applies existing controls for sign exemptions to the RTO-M, PDR, and Eastern Neighborhoods Mixed Use Districts.

**Sec. 607. Commercial and Industrial Districts.**

This amendment applies existing sign controls for Commercial and Industrial Districts to PDR Districts.

**Sec. 607.1. Neighborhood Commercial Districts.**

This amendment applies existing sign controls for Neighborhood Commercial Districts to new NCT Districts.

**Sec. 607.2. Mixed Use Districts.**

This amendment applies existing sign controls for Mixed Use Districts to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 608.1. Near R Districts.**

This amendment applies existing sign controls for parcels near R Districts to the PDR and Eastern Neighborhoods Mixed Use Districts.

**Sec. 702.1. Neighborhood Commercial Use Districts.**

This amendment adds the new NCT-2, Mission St. NCT, and SoMa NCT to the list of Neighborhood Commercial Districts; adds NCT-2, Mission St. NCT, SoMa NCT, and Valencia NCT to the list of Neighborhood Commercial Transit Districts.

**Sec. 703.2. Uses Permitted in Neighborhood Commercial Districts.**

This amendment enables wholesaling and manufacturing to be a permitted accessory use in the SoMa NCT.

**Sec. 726.1. Valencia Street Neighborhood Commercial District.**

This amendment converts the existing Valencia Street Neighborhood Commercial District into an NCT District by changing controls around parking and residential density; revises district purpose accordingly; adds updated references.

**Sec. 727.1. 24<sup>th</sup> Street – Mission Neighborhood Commercial District.**

This amendment converts the existing 24<sup>th</sup> Street – Mission Neighborhood Commercial District into an NCT District by changing controls around parking and residential density; revises district purpose accordingly; adds updated references.

**Sec. 734.1. NCT-2 -- Small-Scale Neighborhood Commercial Transit District.**

This amendment established a new Small-Scale Neighborhood Commercial Transit District (NCT-2), including a district description, building standards, and use controls. 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.

**Sec. 735.1. SoMa Neighborhood Commercial Transit District.**

This amendment establishes a new SoMa Neighborhood Commercial Transit District (SoMa NCT), located along the 6th Street and Folsom Street corridors in the South of Market. This section includes a district description, building standards, and use controls. The SoMa NCT District is a mixed use districts covering areas formerly zoned RSD and SLR. This district supports neighborhood-serving commercial uses on lower floors and housing above. The aim of the district is to maximize residential and commercial opportunities near major transit services.

**Sec. 736.1. Mission Street Neighborhood Commercial Transit District.**

This amendment establishes a new Mission Street Neighborhood Commercial Transit District (Mission Street NCT), located along Mission Street between 14<sup>th</sup> Street and Cesar Chavez Street in the Mission District. This section includes a district description, building standards, and use controls. The Mission Street NCT District is a mixed use district covering areas formerly zoned NC-3. This district supports neighborhood-serving commercial uses on lower floors and housing above. The aim of the district is to maximize residential and commercial opportunities on or near major transit services.

**Sec. 801.1. Purpose of Article 8.**

This amendment updates language to reflect that Mixed Use districts are not all proximate to downtown.

**Sec. 802.1. Mixed Use Districts.**

This amendment adds the Mixed Use districts established by these Code Amendments to the citywide list of Mixed Use districts.

**Sec. 802.3. Chinatown Mixed Use Districts.**

This amendment creates a new section to identify which districts are considered Chinatown Mixed Use Districts.



**Sec. 802.4. Eastern Neighborhoods Mixed Use Districts.**

This amendment creates a new section to identify which districts are considered Eastern Neighborhoods Mixed Use Districts.

**Sec. 802.5. South of Market Mixed Use Districts.**

This amendment creates a new section to identify which districts are considered South of Market Mixed Use Districts.

**Sec. 802.6. Downtown Residential Districts.**

This amendment creates a new section to identify which districts are considered Downtown Residential, or “DTR”, Districts.

**Sec. 803. Mixed Use District Requirements.**

This amendment adds correct references for sections governing mixed uses.

**Sec. 803.3. Uses Permitted in Eastern Neighborhoods Mixed Use Districts and South of Market Use Mixed Use Districts.**

This amendment applies existing use categories and use limitations to the Eastern Neighborhoods Mixed Use Districts; enables uses accessory to production, distribution, and repair to be located on a different story within the same building.

**Sec. 803.4. Uses Prohibited in South of Market and Eastern Neighborhood Mixed Use Districts**

This amendment applies existing controls for prohibited uses to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 803.5. Good Neighbor Policies Governing Uses in Mixed Use Districts.**

This amendment consolidates the “good neighbor” policies of Section 803.5, while moving policies related to housing and commercial uses to Sections 803.8 and 803.9, respectively; applies existing good neighbor policies to the Eastern Neighborhoods Mixed Use Districts.

**Sec. 803.6. Formula Retail Uses in the MUG District, UMU District, and the Western Soma Planning Area Special Use District.**

This amendment applies existing formula retail controls to the MUG and UMU Districts.

**Sec. 803.8 Housing in Mixed Use Districts.**

This amendment consolidates housing policies formerly contained in Section 803.5; applies existing housing policies to the Eastern Neighborhoods Mixed Use Districts; adds new language requiring in the MUR District that three square feet of residential uses be provided for every square foot of non-residential; adds new language that requires that new SRO units in the SLI district be affordable.

**Sec. 803.9 Commercial Uses in Mixed Use Districts.**

This amendment consolidates commercial use policies formerly contained in Section 803.5; adds commercial use policies in the Eastern Neighborhoods Mixed Use Districts, including new language regarding preservation of historic buildings, controls to amount and location of office uses, and retail use size controls.

**Sec. 809. Guide to Understanding the Mixed Use District Zoning Controls.**

This amendment updates applicable references that have changed with these Code amendments.

**Sec. 813. RED -- Residential Enclave District.**

This amendment updates applicable references that have changed with these Code amendments.

**Sec. 814. SPD -- South Park District.**

This amendment revises the South Park District similarly to other Eastern Neighborhood Mixed Use Districts, including removing dwelling unit densities, adding dwelling unit mix controls, limiting parking, and controlling retail, office, and industrial uses.

**Sec. 815. RSD -- Residential/Service Mixed Use District.**

This amendment updates applicable references and geographical boundaries that have changed with these Code amendments.

**Sec. 816. SLR -- Service/Light Industrial/Residential Mixed Use District.**

This amendment updates applicable references that have changed with these Code amendments.

**Sec. 817. SLI -- Service/Light Industrial District.**

This amendment updates applicable references that have changed with these Code amendments; requires that new SRO units be affordable.

**Sec. 818. SSO -- Service/Secondary Office District.**

This amendment updates applicable references that have changed with these Code amendments.

**Sec. 820. South of Market Base District.**

This amendment deletes this section that lists all the South of Market Mixed Use Districts. This section has been superseded by Section 802.5.

**Sec. 822. South of Market Special Hall of Justice Legal Services District.**

This amendment updates applicable references that have changed with these Code amendments.

**Sec. 825. DTR -- Downtown Residential Districts.**

This amendment consolidates the requirements that apply to all DTR districts (Rincon Hill, Transbay, and South Beach) previously found in Sections 825, 825.1, and 827; revises building and development standards around rear yard, dwelling unit exposure, and sidewalk treatment requirements; controls for street trees in DTR Districts now

appear in Sec. 143; controls for open space in DTR Districts now appear in Sections 135 and 135.3.

**Sec. 825.1. Uses Permitted in Downtown Residential Districts.**

This amendment deletes this Section. Use provisions are now completely contained within the individual DTR Districts (Sections 827-829).

**Sec. 827. Rincon Hill Downtown Residential Mixed Use District (RH-DTR).**

This amendment updates applicable references that have changed with these Code amendments; building standards around residential use controls, lot coverage, dwelling unit exposure, loading and parking, open space, and street trees have largely been moved to other sections of the Code, as previously noted; dash added to District name in conformance with existing naming protocol.

**Sec. 829. South Beach Downtown Residential District (SB-DTR).**

This amendment creates a new South Beach Downtown Residential District (SB-DTR), including a district description, building standards, and use controls. This 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.

**Sec. 840. MUG – Mixed Use-General District.**

This amendment creates a new Mixed Use-General District, including a district description, building standards, and use controls. This District generally maintains the same boundaries as the portion of the Service/Light Industry/Residential District (SLR) within the East SoMa Plan Area. The MUG District is intended 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.

**Sec. 841. MUR – Mixed Use – Residential District.**

This amendment creates a new Mixed Use-Residential District, including a district description, building standards, and use controls. This District generally maintains the same boundaries as the portion of the Residential Service District (RSD) within the East SoMa Plan Area. The MUR is intended to serve 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.

**Sec. 842. MUO – Mixed Use – Office District.**

This amendment creates a new Mixed Use-Office District, including a district description, building standards, and use controls. This District generally maintains the same boundaries as the portion of the Service/Secondary Office District (SSO) within the East SoMa Plan Area. The MUO is intended to encourage office uses and housing, as well as small-scale light industrial and arts activities.

**Sec. 843. UMU – Urban Mixed Use District.**

This amendment creates a new Urban Mixed Use District, including a district description, building standards, and use controls. This District includes portions of land formerly zoned C-M, M-1, and M-2 in the Mission, Showplace Square/Potrero Hill, and Central Waterfront Plan Areas. The UMU is intended to promote a vibrant mix of uses, including housing, retail, industrial, arts, and a limited amount of office.

**Sec. 890.49. Integrated PDR.**

This amendment defines and creates controls for a new land use, Integrated PDR. Integrated PDR (IPDR) uses are typically those that are a hybrid of a production/distribution/repair use with another primary land use – generally, office. IPDR uses are only permitted in new construction and in older, larger existing buildings.

**Sec. 890.52. Laboratory.**

This amendment adds a new definition for laboratory.

**Sec. 890.53. Life Science.**

This amendment adds a new definition for life sciences.

**Sec. 890.54. Light Manufacturing, Wholesale Sales, Storage.**

This amendment adds a new definition for self-storage uses.

**Sec. 890.70. Office Use.**

This amendment revises the office definition to increase clarity as to which uses are to be considered offices.

**Sec. 890.88. Residential Use.**

This amendment revises the definition of an SRO building as one which contains only SRO units.

**Sec. 890.111. Service, Business.**

This amendment revises the definition of business services to clarify that these are not office or laboratory uses.

**Appendix I to Article 10 South End Historic District, Sec. 10. Vertical Additions.**

This amendment controls how additions to existing buildings and new infill construction proposed within the South End Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district.

**Appendix L to Article 10 Dogpatch Historic District, Sec. 10. Additions to Existing Buildings.**

This amendment controls how additions to existing buildings and new infill construction proposed within the Dogpatch Historic District must reflect an understanding of the relationship of the proposal with the contributing buildings within the district.

**Section 3. Historic Preservation Procedures (Uncodified).**

This uncodified amendment creates interim procedures for reviewing projects until the Planning Commission adopts the Eastern Neighborhoods Historic Resources Survey.

**Section 4. Severability of Fees (Uncodified).**

This uncodified amendment creates a clause by which, if the final adjudication of a court voids any of the fees associated with the Eastern Neighborhoods Plan, then the height and density increases associated with the Plan shall be rescinded.