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

Including amendments adopted through 05/2006

| No. | Zoning Control Category | § References | SECTION 710 NC-1 | SECTION 711 NC-2 | SECTION 712 NC-3 | SECTION 713 NC-S | 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 720 Hayes-Gough 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 | § References | Zoning Control Category | No. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | Controls | | | |
| **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. # §253.1 | 40-X, 65-B See Zoning Map | 40-X | 40-X | 40-X | 40-X | 50-X, 65-A See Zoning Map | 40-X, 50-X, 65-B, 80-B See Zoning Map | P up to 40 ft.; C 41 to 65 ft. # §253.1 | 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 | §§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 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1 | P up to 4,999 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 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 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 | §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 the second story and above and at all residential levels §134(a) (e) | Required at grade level and above §134(a) (e) | Required at residential levels only §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) | §§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) | 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) | §§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 2,499 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 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 2,999 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 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 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 | §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)