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SEC. 701. NEIGHBORHOOD COMMERCIAL DISTRICT PROVISIONS.

This Article is adopted specifically for Neighborhood Commercial Districts, as shown on the [Zoning Map](#) of the City and County of San Francisco. The provisions set forth or referenced in [Article 7](#) shall apply to any use, property, structure, or development which is located in a Neighborhood Commercial District, unless otherwise provided for within this Code. In the event of conflict between provisions of [Article 7](#) and other provisions of this Code, the provisions of [Article 7](#) shall prevail.

(Added by Ord. 69-87, App. 3/13/87)

📖 SEC. 701.1. PURPOSE OF ARTICLE 7.

This Article is intended to provide a comprehensive and flexible zoning system for Neighborhood Commercial Districts which is consistent with the objectives and policies set forth in the San Francisco General Plan. More specifically, the purposes of this Article are:

- (a) To provide in one article a complete listing of or cross-reference to all of the zoning categories, control provisions, and review procedures which are applicable to properties or uses in Neighborhood Commercial Districts.
- (b) To establish a zoning system which will accommodate all classes of Neighborhood Commercial Districts including general districts for citywide area groupings and individual districts which are tailored to the unique characteristics of specific areas.
- (c) To provide zoning control categories which embrace the full range of land use issues in all Neighborhood Commercial Districts, in order that controls can be applied individually to each district class to address particular land use concerns in that district.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Undesignated introductory paragraph and division (a) amended; Ord. [129-17](#), Eff. 7/30/2017.

📖 SEC. 701.2. REPORT TO THE BOARD OF SUPERVISORS.

The Director of City Planning shall prepare a report to the Board of Supervisors on the Neighborhood Commercial Zoning controls enacted by Ordinance No. 69-87 and Ordinance No. 445-87 within twenty-four months from the effective date of Ordinance No. 445-87, and every twenty-four months thereafter. The City Planning Commission shall hold a public hearing on the Neighborhood Commercial Zoning controls to solicit public input on a comprehensive review of said controls prior to forwarding the report, and any recommended amendments, to the Board of Supervisors.

(Added by Ord. 445-87, App. 11/12/87)

📖 SEC. 701.3. [REPEALED.]

(Added by Ord. [22-15](#), File No. 141253, App. 2/20/2015, Eff. 3/22/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

📖 SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

The following classes of districts are established for Neighborhood Commercial Districts.

- (a) **Neighborhood Commercial and Neighborhood Commercial Transit Districts.** The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in Section [201](#) of this Code, are established for the purpose of implementing the Commerce and Industry element and other elements of the General Plan, according to the objective and policies stated therein. Description and Purpose Statements outline the main functions of each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning Plan for San Francisco, supplementing the statements of purpose contained in Section [101](#) of this Code.

The description and purpose statements and land use controls applicable to each of the general and individual area districts are set forth in this Code for each district class. The boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit Districts are shown on the [Zoning Map](#) referred to in Sections [105](#) and [106](#) of this Code, subject to the provisions of that Section.

(1) **Neighborhood Commercial Districts.** Neighborhood Commercial Districts are low to high density mixed-use neighborhoods of varying scale established around historical neighborhood commercial centers. The Neighborhood Commercial Districts are intended to support neighborhood-serving uses on the lower floors and housing above. These Districts tend to be linear commercial corridors, but may also include small clusters of commercial activity in Residential Districts. Individually named Neighborhood Commercial Districts are intended to provide for more targeted residential and commercial controls to fit the needs of their respective neighborhoods.

(2) **Neighborhood Commercial Transit Districts.** Neighborhood Commercial Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The Neighborhood Commercial Transit 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 exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

(b) **Neighborhood Commercial Special Use Districts.** Neighborhood Commercial Special Use Districts, as listed in Section [201](#) of this Code, are established for the purpose of controlling changes in use and new development within sensitive neighborhood areas.

The purposes and provisions set forth in Section [780](#) of this Code shall apply within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Sections [105](#) and [106](#) of this Code, subject to the provisions of that Section.

(c) **Neighborhood Commercial Restricted Use Subdistricts.** Neighborhood Commercial Restricted Use Subdistricts listed in Section [201](#) of this Code are established for the purpose of controlling the expansion of certain kinds of uses that if uncontrolled may adversely affect the character of certain Neighborhood Commercial Districts.

The purposes and provisions set forth in Sections [781.1](#) through [781.10](#), Section [784](#), and Sections [249.35](#) through 249.99 of this Code shall apply respectively within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Section [105](#) of this Code, subject to the provisions of that Section.

(d) **Other Special Use Districts.** Certain special use districts established in Section [201](#) of this Code are located within certain Neighborhood Commercial District boundaries.

(Added by Ord. 69-87, App. 3/13/87; former Sections 702.1, 702.2, 702.3, and 702.4 merged into Section 702 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Sections 702.1, 702.2, 702.3, and 702.4 merged into Section [702](#) as divisions (a)-(d) and substantially amended; tables deleted; Ord. [129-17](#), Eff. 7/30/2017.

Editor's Note:

Former Sections 702.1 – 702.4 were merged into Section [702](#) and substantially amended by Ord. [129-17](#), effective July 30, 2017.

See Sections [702.1](#) – [702.4](#) for legislative histories of this material prior to Ord. [129-17](#).

📌 SEC. 702.1. [REDESIGNATED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 262-00, File No. 001426, App. 11/17/2000; Ord. 72-08, File No. 071157, App. 4/3/2008; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. 61-09, File No. 090181, App. 4/17/2009; Ord. [35-12](#), File No. 111305, App. 2/21/2012, Eff. 3/22/2012; Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [261-13](#), File No. 130084, App. 11/27/2013, Eff. 12/27/2013; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [228-14](#), File No. 120814, App. 11/13/2014, Eff. 12/13/2014; Ord. [126-15](#), File No. 150081, App. 7/17/2015, Eff. 8/16/2015; Ord. [127-15](#), File No. 150082, App. 7/17/2015, Eff. 8/16/2015; Ord. [229-15](#), File No. 151126, App. 12/22/2015, Eff. 1/21/2016; redesignated as Section 702(a) and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 702.2. [REDESIGNATED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; redesignated as Section 702(b) and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 702.3. [REDESIGNATED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [261-13](#), File No. 130084, App. 11/27/2013, Eff. 12/27/2013; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; redesignated as Section 702(c) and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 702.4. [REDESIGNATED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; redesignated as Section 702(d) and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIREMENTS.

(a) **Zoning Control Tables.** Each Zoning District in [Article 7](#) has a corresponding Zoning Control Table that details the basic development standards and Use controls for the respective district. Zoning Control Tables are explained in Section 202.1 of this Code. Permitted or Conditionally permitted uses and Uses that are not permitted in the zoning districts described in this Section are detailed in the corresponding Zoning Control Tables.

(b) **Uses in Enclosed Buildings.** All permitted uses shall be conducted within an enclosed building in Neighborhood Commercial Districts, unless otherwise specifically allowed in this Code. Exceptions from this requirement are: uses which, when located outside of a building, qualify as an Outdoor Activity Area or Open Air Sales, accessory off-street parking and loading, and other uses listed below which function primarily as open-air uses, or which may be appropriate if located on an open lot, outside a building, or within a partially enclosed building, subject to other limitations of this [Article 7](#) and other sections of this Code.

33A. Wireless Telecommunications Services Facility

Public and Private Parking Lots

Gas Station

Automotive Service Station

Automotive Wash

Automobile Sale or Rental

Institutional Uses (selected)

Public Facilities (selected)

Open Recreation Area

Outdoor Recreation Area

Neighborhood and Large Scale Urban Agriculture

Utility and Infrastructure Uses (selected)

(c) **Multiple Uses in One Structure.** If there are two or more uses in a structure and none is classified under Section [703](#)(d) below as an Accessory Use, then each of these uses will be considered separately as independent Principal, Conditional or temporary uses.

(d) **Accessory Uses.** Subject to the limitations set forth below and in Sections [204.1](#) (Accessory Uses for Dwelling Units in R and NC Districts), [204.4](#) (Dwelling Units Accessory to Other Uses), and [204.5](#) (Parking and Loading as Accessory Uses) of this Code, Accessory Uses as defined in Section 102 shall be permitted when located on the same lot. Any use that does not qualify as an Accessory Use shall be classified as a Principal or Conditional use unless it qualifies as a temporary use under Sections [205](#) through [205.4](#) of this Code.

No Use will be considered accessory to a permitted Principal or Conditional Use that involves or requires any of the following:

(1) The use of more than 1/3 of the total floor area occupied by such use and the Principal or Conditional use to which it is accessory, except in the case of accessory off-street parking and loading and as specified in subsection (d)(3) below as accessory wholesaling, manufacturing or processing of foods, goods, or commodities;

(2) Any Bar or Restaurant, or any other retail establishment which serves liquor for consumption on-site; however, this shall not prohibit take-out food activity which operates in conjunction with a Limited Restaurant, Restaurant, General Grocery, and Specialty Grocery;

(3) The wholesaling, manufacturing or processing of foods, goods, or commodities on the premises of an establishment that does not also use or provide for retail sale of such foods, goods or commodities at the same location where such wholesaling, manufacturing or processing takes place; except, however, in the North Beach Special Use District where such activities are limited to 15% of the total floor area occupied by the Principal or Conditional Use to which it is accessory unless the Principal or Conditional Use is Specialty Foods Manufacturing as defined in Section [780.3](#).

(4) Any retail Liquor Store.

(5) Medical Cannabis Dispensaries.

(6) Any General Entertainment or Nighttime Entertainment use, except for one that involves a Limited Live Performance Permit as set forth in Police Code Section [1060](#)*et seq.*

(7) Within the North Beach SUD and NCD a Limited Restaurant.

(8) A Health Service use as an Accessory Use in the Sacramento Street Neighborhood Commercial District requires a Conditional Use authorization on the ground story and is permitted above the ground story pursuant to Section [724](#) of this Code.

(e) **Uses Not Permitted.**

(1) No use, even though listed as a Permitted Use, shall be permitted in a Neighborhood Commercial District which, by reason of its nature or manner of operation, creates conditions that are hazardous, noxious,

or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.

(2) The establishment of a use that sells alcoholic beverages, other than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section [202.2\(b\)](#). Except in the SoMa NCT, where these uses are permitted Accessory Uses.

(f) **Conflicting Controls.** All uses, buildings and features in Neighborhood Commercial Districts shall comply with all controls set forth for the district in which they are located. Where different controls conflict or overlap within the same District, the use, building or feature shall abide by the most restrictive of all controls. For example, in an NC-2 District, a Dwelling Unit on the second story is proposed for conversion to a Personal Service use. Residential Conversions at the Second Story in an NC-2 District require Conditional Use authorization under [Table 711](#), while Personal Services at the Second Story in an NC-2 District are permitted as Principal Uses under [Table 711](#). Following the most restrictive control, the applicant must obtain Conditional Use authorization and all other necessary permits in order to legally convert the Dwelling Unit to a Personal Service use.

(Added by Ord. 69-87, App. 3/13/87; former Section 703.2 incorporated and combined section amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Undesignated paragraph deleted; divisions (a) and (f) added; former Section 703.2 incorporated as divisions (b)-(e) and amended; Ord. [129-17](#), Eff. 7/30/2017.

Editor's Note:

Former Section 703.2 was merged into Section [703](#) and substantially amended by Ord. [129-17](#), effective July 30, 2017. See Section [703.2](#) for its legislative history prior to Ord. [129-17](#).

📌 SEC. 703.1. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. 321-08, File No. 081100, App. 12/19/2008; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 703.2. [REDESIGNATED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 420-97, App. 11/7/97; Ord. 384-98, App. 12/24/98; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 270-04, File No. 041070, App. 11/9/2004; Ord. 298-06, File No. 061261, App. 12/12/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 245-08, File No. 080696; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [172-11](#), File No. 110506, App. 9/12/2011, Eff. 10/12/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [83-13](#), File No. 120901, App. 5/15/2013, Eff. 6/14/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [165-15](#), File No. 150465, App. 9/23/2015, Eff. 10/23/2015; Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [23-17](#), File No. 160656, App. 2/10/2017, Eff. 3/12/2017; merged into Section 703 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 703.3. [REPEALED.]

(Added by Ord. 62-04, File No. 031501, App. 4/9/2004; amended by Ord. 8-05, File No. 041067, App. 1/8/2005; Ord. 65-05, File No. 041071, App. 4/1/2005; Ord. 173-05, File No. 050254, App. 7/29/2005; Ord. 180-06, File No. 060266, App. 7/14/2006; Ord. 245-08, File No. 080696; Ord. [56-11](#), File No. 110070, App. 3/23/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [106-12](#), File No. 120047, App. 6/22/2012, Eff. 7/22/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

📌 SEC. 703.4. CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL USES.

(a) This Section [703.4](#) shall be known as the Small Business Protection Act.

(b) Except for those zoning districts where Formula Retail uses are not permitted as set forth in Section [303.1\(f\)](#), establishment of a Formula Retail use, as defined in Section [303.1](#), in any Neighborhood Commercial District, as identified in [Article 7](#), shall require Conditional Use authorization pursuant to the criteria of Sections [303\(c\)](#) and [303.1](#) and be subject to the terms of Sections [303.1\(g\)](#) and (h).

(c) Nothing herein shall preclude the Board of Supervisors from adopting more restrictive provisions for Conditional Use authorization of Formula Retail use or prohibiting Formula Retail use in any Neighborhood Commercial District.

(Added by Proposition G, 11/7/2006; amended by Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Division (b) amended; Ord. [235-14](#), Eff. 12/26/2014. Section amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 703.5. [REPEALED.]

(Added by Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET NCT AND RCD DISTRICTS.

The following controls are intended to support the economic viability of buildings of historic importance within the Folsom NCT and RCD Districts.

(a) This subsection (a) applies only to buildings that are a designated landmark building per [Article 10](#) of the Planning Code, buildings designated as Category I-IV pursuant to [Article 11](#) of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation.

(b) Non-Retail Professional Services, Retail Professional Services, Philanthropic Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial Services, Health Services, Personal Services and Instructional Services, as defined in Section [102](#), are permitted as of right, provided that prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of the Historic Preservation Commission, determines that allowing the use will enhance the feasibility of preserving the building.

(c) The Historic Preservation Commission shall review the proposed project for compliance with the Secretary of the Interior's Standards, (36 C.F.R. § 67.7 (2001)) and any applicable provisions of the Planning Code.

(Added by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Divisions (a) and (b) amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 709. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL 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.

These NC-1 Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. 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 NC-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

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

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. Accessory Dwelling Units are permitted within the District pursuant to subsection [207\(c\)\(4\)](#) of this Code.

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

		NC-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250–252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian	§ 138.1	Required

Improvements		
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning	§ 136.1	P
Canopy or Marquee	§ 136.1	NP
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 ¹ If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .
Dwelling Unit Mix	§ 207.6	Not required
Use Characteristics		
Single Room Occupancy	§ 102	P
Student Housing	§ 102	P
Residential Uses		Controls by Story
		1st 2nd 3rd+
Residential Uses	§ 102	P P P

Dwelling Unit Density	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2 (f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§ 102	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		

Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§ 102 , 145.2	P if located in front of building; C if located elsewhere		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES	Controls by Story			
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	NP	NP
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§§ 102 , 202.4	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	NP
Child Care Facility	§ 102	P	P(3)	P(3)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	NP(4)	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Religious Institution	§ 102	P	C	NP
Residential Care Facility	§ 102	P	P(5)	P(5)
Sales and Service Use Category				
Retail Sales and Service Uses*	§ 102	P(2)	NP	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	NP	NP	NP
Gym	§ 102	P	NP	NP
Hotel	§ 102	NP	NP	NP

Kennel	§ 102	NP	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Services, Financial	§ 102	NP	NP	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	P	NP	NP
Services, Instructional	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	NP	NP
Services, Retail Professional	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	NP	NP
Trade Office	§ 102	P	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

📌 (1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following areas:

(a) 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.

(b) On Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.

📌 (2) 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.

📌 (3) C required for 13 or more children.

📌 (4) Permitted with DR if the Medical Cannabis Dispensaries can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and have obtained a final permit to operate by March 1, 2008.

📌 (5) C required for 7 or more persons.

📌 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 42-89, App. 2/8/89; Ord. 229-99, File No. 990991, App. 8/20/99; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App.

11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 5-10, File No. 090319, App. 1/22/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 710.69C and 710.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 710.10 and 710.17 amended; Specific Provisions: 710.68 added, 710.84 amended; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 710.43 and 710.44 amended, former categories 710.42, 710.67, and 710.69A deleted; Specific Provisions: 710.40 through 710.44 amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 710.10 amended; Ord. [175-12](#), Eff. 9/6/2012. Zoning Control Table: 710.13 and 710.69B amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 710.38 and 710.39 redesignated as 710.36 and 710.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 710.26 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 710.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 710.14, 710.15, 710.16, and 710.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 710.1); Zoning Control Table: 710.54, 710.91, and 710.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 710.91 amended; Specific Provisions: 710.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 710.36 and 710.37 deleted, 710.96 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Specific Provisions: 710.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 710.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 710.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which 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. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

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

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

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsection [207\(c\)\(4\)](#) of this Code.

**Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2
ZONING CONTROL TABLE**

		NC-2
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7¹-604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and	Subject to the Urban Design Guidelines

		Industry Element			
Zoning Category	§ References	Controls			
RESIDENTIAL STANDARDS AND USES					
Development Standards					
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common			
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .			
Dwelling Unit Mix	§ 207.6	Not required			
Use Characteristics					
Single Room Occupancy	§ 102	P			
Student Housing	§ 102	P			
Residential Uses		Controls by Story			
		1st	2nd	3rd+	
Residential Uses	§ 102	P	P	P	
Dwelling Unit Density	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.			
Senior Housing Density	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.			
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.			
Accessory Dwelling Unit Density	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.			
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code			
Loss of Dwelling Units		Controls by Story			
		1st	2nd	3rd+	

Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES	Controls by Story			
	1st	2nd	3rd+	
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c) ¹	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 202.2(b)	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C

Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	DR	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§ 102	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	P	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(4)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(4)	NP	NP
Services, Financial	§ 102	P(5)	C(5)	NP
Services, Fringe Financial	§ 102	P(5)(6)	NP	NP
Services, Limited Financial	§ 102	P(5)	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP

Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(7)	C(7)	C(7)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

📌 (1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Balboa Street between 2nd Avenue and 8th Avenue, and between 32nd Avenue and 39th Avenue.

📌 (2) C required for 13 or more children.

📌 (3) C required for seven or more persons.

📌 (4) TARAVAL STREET RESTAURANT SUBDISTRICT: Applicable only for the Taraval Street NC-2 District between 12th and 19th Avenues as mapped on Sectional Maps 5 SU and 6 SU. Restaurants, Limited-Restaurants are C; Formula Retail Restaurants and Limited-Restaurants are NP.

📌 (5) CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT: NP for properties on Chestnut Street zoned NC-2 from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU.

📌 (6) FRINGE FINANCIAL SPECIAL USE DISTRICT: The FFSUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District¹ 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 Small-Scale Neighborhood Commercial Districts within its boundaries.

Controls: 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).

📌 (7) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 155-88, App. 4/7/88; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 75-08, File No. 071531, App. 5/9/2008; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 321-08, File No. 081100, App. 12/19/2008; Ord. 61-09, File No. 090181, App. 4/17/2009; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [92-12](#), File No. 111247, App. 5/21/2012, Eff. 6/20/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [127-15](#), File No. 150082, App. 7/17/2015, Eff. 8/16/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 711.69C and 711.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 711.10 and 711.17 amended; Specific Provisions: 711.65 deleted; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 711.43 and 711.44 amended, former categories 711.42, 711.67, and 711.69A deleted; Specific Provisions: 711.43 and 711.44 amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 711.10 amended; Ord. [92-12](#), Eff. 6/20/2012. Zoning Control Table: 711.13, 711.54, and 711.69B amended; Specific Provisions: 711.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 711.38 and 711.39 redesignated as 711.36 and 711.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 711.69B amended; Specific Provisions: 711.68 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 711.26 amended; Specific Provisions: 711.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 711.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 711.14, 711.15, 711.16, 711.17, and 711.30 amended; Ord. [20-15](#),

Eff. 3/22/2015. Section redesignated (formerly Sec. 711.1); Zoning Control Table: 711.54, 711.91, and 711.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: 711.69B amended; Ord. [127-15](#), Eff. 8/16/2015. Zoning Control Table: former categories 711.36 and 711.37 deleted, 711.96 and 711.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 711.91 amended; Specific Provisions: 711.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 711.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

 SEC. 712. 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 permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3 ZONING CONTROL TABLE

		NC-3
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102 , 105 , 106 , 250-252 , 260, 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P(1) in some districts

Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet. (6)
Front Setback and Side Yard	§§ 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on some streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning	§§ 102 , 136	P
Canopy or Marquee	§§ 102 , 136	P
Signs	§§ 262 , 602-604 , 607 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 ¹ If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .


Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls by Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	C(2)
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS		
Development Standards		
Floor Area Ratio	§§ 102 , 123 , 124	3.6 to 1
Use Size	§§ 102 , 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike

		parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP(2)		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	No limit		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2(a)	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
NON-RESIDENTIAL USES		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Automotive Repair	§ 102	C	C	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Service, Motor Vehicle Tow	§ 102	NP	NP	NP
Service, Parcel Delivery	§ 102	NP	NP	NP
Vehicle Storage Garage	§ 102	NP	NP	NP
Vehicle Storage Lot	§ 102	NP	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	NP	NP
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	P	NP
Movie Theater	§§ 102 , 202.4	P	P	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§ 102	NP	NP	NP
Institutional Use Category				

Institutional Uses*	§ 102	P	P	P
Hospital	§ 102	C	C	C
Job Training	§ 102	P	P	P
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	DR	DR
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.3	P	P	P
Adult Business	§ 102	C	C	NP
Animal Hospital	§ 102	C	C	NP
Bar	§§ 102 , 202.2 (a)	P(3)	P(3)	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	C	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102 , 303 (o)	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C	C	C
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	P(3)(4)	P(3)(4)	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P(3)(4)	P(3)(4)	NP
Retail Sales and Service, General	§ 102	P(5)	P(5)	P(3)
Services, Financial	§ 102	P	P	NP
Services, Fringe Financial	§ 102	P(6)	NP(6)	NP(6)
Services, Limited Financial	§ 102	P	P	NP
Storage, Self	§ 102	C	C	C
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	C
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	P
Service, Non-Retail Professional	§ 102	C	C	C
Storage, Commercial	§ 102	C	C	C
Trade Office	§ 102	P	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(8)	C(8)	C(8)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) Additional 5 feet for NC-2 parcels zoned 40' or 50' with an Active Use on the ground floor within the following areas: Geary from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue, see § [263.20](#).

📌 (2) THIRD FLOOR RESIDENTIAL CONVERSION:

Boundaries: Applicable to NC-3 Districts.

Controls: A residential use may be converted to an Institutional Use, other than a Medical Cannabis Dispensary, 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:

(a) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places;

(b) The proposed use is to be operated by a nonprofit public benefit corporation; and

(c) No legally residing residential tenants will be displaced.

📌 (3) THIRD STREET SPECIAL USE DISTRICT

Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3.

Controls: Off-sale retail liquor sales are NP; drive-up facilities for Restaurants and Limited-Restaurants are C.

📌 (4) MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT

Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Street and Randall Street as mapped on Sectional Map 7 SU.

Controls: Formula Retail Restaurants and Limited Restaurants are NP.

📌 (5) GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT: 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. Formula Retail pet supply stores and formula retail eating and drinking uses are NP.

📌 (6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): The FFSUD¹ and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District¹ the Haight Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street Neighborhood Commercial 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.

Controls: 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\(c\)\(3\)](#).

📌 (7) MISSION-HARRINGTON SPECIAL USE DISTRICT

Boundaries: Applicable only to the Mission-Harrington SUD. as shown on Sectional Map SU11.

Controls: Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.

📌 (8) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 349-95, App. 11/3/95; Ord. 299-98, App. 10/9/98; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 261-03, File No. 022932, App. 11/25/2003; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 75-08, File No. 071531, App. 5/9/2008; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 253-08, File No. 080883; Ord. 321-08, File No. 081100, App. 12/19/2008; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [170-11](#), File No. 110592, App. 8/8/2011, Eff. 9/7/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [92-12](#), File No. 111247, App. 5/21/12, Eff. 6/20/12; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [127-15](#), File No. 150082, App. 7/17/2015, Eff. 8/16/2015; Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 712.69C and 712.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 712.10 and 712.17 amended; Specific Provisions: 712.43 (Mission St.) amended; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 712.10, 712.41, 712.42, and 712.67 amended; Specific Provisions: 712.43 (Geary Blvd.) amended; Ord. [170-11](#), Eff. 9/7/2011. Zoning Control Table: 712.43 and 712.44 amended, former categories 712.42, 712.67, and 712.69A deleted; Specific Provisions: 712.25, 712.40 through 712.44, and 790.34 amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 712.10 amended; Ord. [92-12](#), Eff. 6/20/12. Zoning Control Table: 712.13, 712.54, and 712.69B amended; Specific Provisions: 712.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 712.38 and 712.39 redesignated as 712.36 and 712.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 712.26 amended; Specific Provisions: 712.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 712.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 712.14, 712.15, 712.16, 712.17, and 712.30 amended; Specific Provisions: 712.30, 712.31, 712.32 deleted; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 712.1); Zoning Control Table: 712.54, 712.91, and 712.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Specific Provisions: 712.68 amended; Ord. [127-15](#), Eff. 8/16/2015. Introductory material amended; Zoning Control Table: 712.91 amended; Specific Provisions: 712.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 712.36 and 712.37 deleted, 712.96 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Specific Provisions: 712.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 712.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

- 1. So in Ord. [129-17](#).

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT.

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

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

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

Housing development in new buildings is permitted. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE

Zoning Category	§ References	NC-S Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 ,	Varies, but generally 40-X. Lakeshore Plaza

	250-252 , 253.3 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	SUD requires C for buildings above 26 feet (1) . See Height and Bulk Map Sheets HT02-05, HT07, and HT10-13 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Not Required.
Front Setback and Side Yard	§§ 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on certain streets, see § 145.4 for specific districts.
Vehicular Access Restrictions	§ 155(r)	Restricted on some streets, see § 155(r) for specific districts
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	N/A
Planned Unit Development	§ 304	C
Awning, Canopy, or Marquee	§§ 102 , 136	P
Signs	§§ 262 , 602-604 , 607 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP ⁽¹⁾
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	Generally, either 100 square feet if private, or 133 square feet if common. (1)
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one automotive space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking

		is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls by Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 800 square feet lot area, or the density permitted in the nearest Residential District, whichever is greater. (1)(4)		
Senior Housing Density	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater. (1)		
Accessory Dwelling Unit Density	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§ 102 , 121.2	P up to 5,999 square feet; C 6,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 ,	No car parking required if Occupied Floor		

	153-156 , 159 - 161 , 166 , 204.5	Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	C		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m., C 2 a.m. 6 a.m. ¹ (1)		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2(a)	P if located in front; C if located elsewhere		
Walk-up Facility	§§ 102 , 145.2(b)	P		
NON-RESIDENTIAL USES	Controls by Story			
	1st	2nd	3rd+	
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Automotive Sale/Rental	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 202.2(b)	P	NP	NP
Automotive Wash	§§ 102 , 202.2(b)	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C(1)	C(1)
Parking Garage, Public	§ 102	P	P	NP
Parking Lot, Private	§§ 102 , 142 , 156	C	C(1)	C(1)
Parking Lot, Public	§§ 102 , 142 , 156	P	P	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	NP	NP
Entertainment, General	§ 102	P(1)	P(1)	NP
Entertainment, Nighttime	§ 102	P(1)	P(1)	NP
Movie Theater	§§ 102 , 202.4	P(1)	NP(1)	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses*	§§ 102 , 202.2(d)	NP	NP	NP

Institutional Use Category				
Institutional Uses*	§ 102	P(1)	P(1)	NP(1)
Child Care Facility	§ 102	P(1)	P(1)	P(1)(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P(1)	P(1)	P(1)(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§ 102	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	C	NP
Bar	§§ 102 , 202.2(a)	P(1)	P(1)	NP
Hotel	§ 102	C(4)	C(4)	C(4)
Kennel	§ 102	C	C	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102 , 303(o)	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C(1)	C(1)	NP
Motel	§§ 102 , 202.2(a)	NP(4)	NP(4)	NP(4)
Restaurant, Limited	§§ 102 , 202.2(a)	P(1)	P(1)	NP
Services, Financial	§ 102	P	P	NP(1)
Services, Fringe Financial	§ 102	P	NP	NP
Services, Health	§ 102	P	P	NP(1)
Services, Instructional	§ 102	P	P	NP(1)
Services, Limited Financial	§ 102	P	P	NP
Services, Personal	§ 102	P	P	NP(1)
Storage, Self	§ 102	C	C	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Service, Non-Retail Professional	§ 102	C	C	NP(1)
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) LAKESHORE PLAZA SPECIAL USE DISTRICT

Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map SU13 and HT13.

Controls: Special controls on various features and uses, and residential standards per Section [780.1](#), and special Height controls per Section [253.3](#).

📌 (2) NP for 13 or more children

📌 (3) NP for 7 or more persons

📌 (4) BAYSHORE-HESTER SPECIAL USE DISTRICT

Boundaries: Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map 10SU.

Controls: Hotels and Motels may be permitted as a Conditional Use.

📌 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 42-89, App. 2/8/89; Ord. 331-97, App. 8/19/97; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [47-12](#), File No. 111315, App. 3/16/2012, Eff. 4/15/2012; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 713.69C and 713.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 713.61 amended; Ord. [47-12](#), Eff. 4/15/2012. Zoning Control Table: 713.43 and 713.44 amended, former categories 713.42, 713.67, and 713.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 713.13, 713.54, and 713.69B amended; Specific Provisions: 713.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 713.38 and 713.39 redesignated as 713.36 and 713.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 713.26 amended; Specific Provisions: 713.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 713.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 713.14, 713.15, 713.16, 713.17, and 713.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 713.1); Zoning Control Table: 713.54, 713.91, and 713.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 713.91 amended; Specific Provisions: 713.91 ("Accessory Dwelling Units") added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 713.36 and 713.37 deleted, 713.96 and 713.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Specific Provisions: 713.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 713.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

📌 1. So in Ord. [129-17](#).

📌 SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

The Broadway Neighborhood Commercial District, located in the northeast quadrant of San Francisco, extends along Broadway from east 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. Accessory dwelling units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#) of this Code.

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

Broadway NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 253.1 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X and 65-A. In 65-A Districts, P up to 40 ft., C 40 to 65 feet See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required.

Vehicular Access Restrictions	§ 155(r)	Prohibited on Columbus Avenue between Washington and North Point Streets, and on Broadway between Embarcadero and Polk Street
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines Guidelines ¹ and historic resource consideration. Properties in this District have been identified as potentially eligible for the National Register or California Register.

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§ 135 , 136	60 square feet if private, or 80 square feet if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	No car parking required (2). P up to one car for each two Dwelling or SRO Units; C up to 0.75 cars for each Dwelling Unit, subject to the criteria and procedures of Section 151.1(g) ; NP above 0.75 cars for each Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses	Controls By Story			
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 400 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2(f) ,	P up to twice the number of dwelling units		

	207	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	1 bedroom per 140 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156, 166 , 204.5	Car parking not required. Limits set forth in § 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703 (b)	See § 703 (b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		

Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	NP	NP
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	P	NP
Movie Theater	§§ 102 , 202.4	P	P	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§ 102	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	C	C	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§ 102	C	C	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP

Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(4)(5)	C(4)(5)	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(4)	P(4)	NP
Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP(6)	NP(6)	NP(6)
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(7)	C(7)	C(7)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) BROADWAY OFF-STREET PARKING RESIDENTIAL

Boundaries: Broadway NCD.

Controls: Installing 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. In approving installation of the garage, the Commission shall find that:


(a) 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.


(b) 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;

(c) 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;

(d) the garage would not front on a public right-of-way narrower than 41 feet; and

(e) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section [101.1](#) of this Code.

 (2) C required for 13 or more children

 (3) C required for seven or more persons.

 (4) Formula Retail NP for this use.

 (5) BROADWAY LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the Broadway Neighborhood Commercial District.

Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place, as defined in Section [790.142¹](#) of this Code. Should a restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.

 (6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).


 (7) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 412-88, App. 9/10/88; Ord. 272-93, App. 8/25/93; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 139-09, File No. 090402, App. 7/2/2009; Ord. 77-10, File No. 091165, App. 4/16/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [232-14](#), File No. 120881, App. 11/26/2014, Eff. 12/26/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [162-15](#), File No. 150805, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 714.69C and 714.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 714.10, 714.17, and 714.69A amended; Specific Provisions: 714.65 deleted, 714.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 714.40, 714.43 and 714.44 amended, former categories 714.42, 714.67, and 714.69A deleted; Specific Provisions: 714.44 ("Broadway Liquor Licenses") added; Ord. [75-12](#), Eff. 5/23/2012. Introductory material amended; Zoning Control Table: 714.13, 714.54, and 714.69B amended; Specific Provisions: 714.54 added, designation of 714.94 corrected; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 714.38 and 714.39 redesignated as 714.36 and 714.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 714.22 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 714.22 and 714.94 amended; Specific Provisions: 714.94 amended; Ord. [232-14](#), Eff. 12/26/2014. Zoning Control Table: 714.26, 714.49, and 714.50 amended; Specific Provisions: 714.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 714.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 714.14, 714.15, 714.16, and 714.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 714.1); Zoning Control Table: 714.54, 714.91, and 714.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 714.91 amended; Specific Provisions: 714.91 added; Ord. [162-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 714.36 and 714.37 deleted, 714.96 and 714.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 714.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 714.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

(a) **The Castro Street 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.

(b) **Intent of Controls.** 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. Accessory Dwelling Units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#) of this Code.

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

		Castro NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 253.1 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X, 65-B. See Height and Bulk Map Sheet HT07 for more information. Height Sculpting on Alleys per § 261.1
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§ 130 § 134 , 134(a) and(e)	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet.
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	Prohibited on Market Street from Castro Street to the Embarcadero
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above

Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet if private, or 100 square feet if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2 (f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1		

		ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.0 to 1		
Use Size	§§ 102 , 121.2	P to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP(1) 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP


Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	C	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	NP	NP	NP
Gym	§ 102	P	P	C
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C(4)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	NP	NP
Services, Financial	§ 102	C	C	NP
Services, Fringe Financial	§ 102	NP(5)	NP(5)	NP(5)
Services, Health	§ 102	P	P	C


Services, Instructional	§ 102	P	P	C
Services, Limited Financial	§ 102	C	NP	NP
Services, Personal	§ 102	P	P	C
Services, Retail Professional	§ 102	C	P	C
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C	P	C
Trade Office	§ 102	C	P	C
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) USE SIZE EXEMPTION

Per Planning Code Section [121.2\(b\)](#), Use Size shall generally not exceed 4,000 square feet except that a Child Care Facility, School, Post-Secondary Educational Institution, Religious Institution, Social Service or Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section [102](#) that is operated by a non-profit and is neighborhood-serving may exceed 4,000 square feet by Conditional Use authorization.

 (2) C required for 13 or more children

 (3) C required for seven or more persons.

 (4) CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS


Boundaries: Applicable to the Castro Street Neighborhood Commercial District

Controls: A Restaurant, as defined in Section [102](#), may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place, as defined in Section [102](#) of this Code. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.

 (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 132-94, App. 4/1/94; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 198-00, File No. 992321, Appl. 8/18/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 101-05, File No. 041741, App. 6/2/2005; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 139-09, File No. 090402, App. 7/2/2009; Ord. 229-10, File No. 100434, App. 9/16/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [226-12](#), File No. 120774, App. 10/29/2012, Eff. 11/28/2012; Ord. [56-13](#),

File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [154-13](#), File No. 130263, App. 7/25/2013, Eff. 8/24/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [49-14](#), File No. 131063, App. 4/17/2014, Eff. 5/17/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [76-15](#), File No. 150017, App. 6/12/2015, Eff. 7/12/2015; Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 715.69C and 715.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 715.10 and 715.17 amended; Specific Provisions: 715.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 715.43 and 715.44 amended, former categories 715.42, 715.67, and 715.69A deleted; Specific Provisions: 715.44 added; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 715.10 amended; Ord. [226-12](#), Eff. 11/28/2012. Zoning Control Table: 715.13, 715.21, 715.54, and 715.69B amended; Specific Provisions: 715.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: 715.21 amended; Specific Provisions: 715.21 added; Ord. [154-13](#), Eff. 8/24/2013. Zoning Control Table: former categories 715.38 and 715.39 redesignated as 715.36 and 715.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Formerly undesignated introductory material designated as divisions (a) and (b); division (c) added; Zoning Control Table: categories 715.91, 715.93, and 715.94 amended; Specific Provisions: 715.54 amended, 715 ("In-Law Units") added; Ord. [49-14](#), Eff. 5/17/2014. Zoning Control Table: 715.26 amended; Specific Provisions: 715.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 715.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 715.14, 715.15, 715.16, and 715.17 amended; Specific Provisions: former 715.31 and 715.32 deleted; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 715.1); division (b) amended and former division (c) deleted; Zoning Control Table: 715.12, 715.54, 715.91, and 715.92 amended; Specific Provisions: 715, 715.12, 715.91, 715.93, 715.94 ("Accessory Dwelling Units") amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: 715.53 amended; Ord. [76-15](#), Eff. 7/12/2015. Specific Provisions: 715, 715.12, 715.91, 715.93, 715.94 ("Accessory Dwelling Units") amended; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 715.36 and 715.37 deleted, 715.96 and 715.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 715.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 715.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 716. 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 of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street.

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

Housing development is encouraged in new buildings above the ground story. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Clement
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet if private, or 100 square feet if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP

Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a), 202.3	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C(3)	NP	NP
Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	C	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C(4)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	NP	NP	NP
Services, Fringe Financial	§ 102	NP(5)	NP(5)	NP(5)
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	C	NP
Trade Office	§ 102	P	C	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C	C	C
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

 (1) C required for 13 or more children

📌 (2) C required for seven or more persons.

📌 (3) INNER CLEMENT STREET LIQUOR LICENSES FOR BARS

(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 as defined in Section [102](#) 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 a wine and beer bar with an ABC license type 42, which may include incidental food services; and

(2) The establishment maintains only an ABC license type 42. Other ABC license types, except those that are included within the definition of a Restaurant pursuant to Section [102](#), are not permitted for those uses subject to this Section.

(b) Subsequent to the granting of a Conditional Use authorization under this Section, the Planning 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.

📌 (4) INNER CLEMENT STREET LIQUOR LICENSES FOR RESTAURANTS

A Restaurant as defined in Section [102](#) may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place, as defined in Section [102](#) of this Code. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.

📌 (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Clement Street Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Subsection [249.35\(c\)\(3\)](#).

📌 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 250-07, File No. 070738, App. 11/7/2007; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [170-11](#), File No. 110592, App. 8/8/2011, Eff. 9/7/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [92-12](#), File No. 111247, App. 5/21/12, Eff. 6/20/12; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 716.69C and 716.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 716.10 and 716.17 amended; Specific Provisions: 716.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 716.43, 716.44, 716.67 and 716.69A amended; Specific Provisions: 716.41 (full-service restaurants) and 716.41 (eating and drinking uses) amended; Ord. [170-11](#), Eff. 9/7/2011. Zoning Control Table: 716.43 and 716.44 amended, former categories 716.42, 716.67, and 716.69A deleted; Specific Provisions: 716.41 through 716.44 amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 716.10 amended; Ord. [92-12](#), Eff. 6/20/12. Zoning Control Table: 716.13, 716.54, and 716.69B amended; Specific Provisions: 716.41 amended, 716.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 716.38 and 716.39 redesignated as 716.36 and 716.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 716.26 and 716.50 amended; Specific Provisions: 716.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 716.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 716.14, 716.15, 716.16, and 716.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 716.1); Zoning Control Table: 716.54, 716.91, and 716.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 716.36 and 716.37 deleted, 716.96 and 716.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 716.91 amended; Specific Provisions: 716.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 716.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

1. So in Ord. [129-17](#).

SEC. 717. 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 daytime neighborhood shoppers. Outer Clement Street contains many mixed-use buildings with some fully commercial and fully residential buildings interspersed between them.

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Clement
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheets HT03 and HT04 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian	§ 138.1	Required

Improvements		
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 600 square foot lot area, or the density permitted in the nearest Residential		

		District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.		

Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere(4)		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	NP
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.3	P	NP	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	C	NP	NP
Hotel	§ 102	NP	NP	NP

Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	C	NP	NP
Services, Fringe Financial	§ 102	NP(3)	NP(3)	NP(3)
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	NP	NP
Trade Office	§ 102	P	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

📌 (1) C required for 13 or more children.

📌 (2) C required for seven or more persons.

📌 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD).

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Outer Clement Street Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

📌 (4) Outdoor Activity Areas are permitted as a Principally Permitted U¹ if they existed prior to 1985.

📌 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [170-11](#), File No. 110592, App. 8/8/2011, Eff. 9/7/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [92-12](#), File No. 111247, App. 5/21/12, Eff. 6/20/12; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 717.69C and 717.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 717.10 and 717.17 amended; Specific Provisions: 717.68 added; Ord. [140-11](#), Eff. 8/4/2011. Introductory material amended; Zoning Control Table: 717.41, 717.42, 717.43, 717.44, 717.67, and 717.69A amended; Specific Provisions: 717.41 added; Ord. [170-11](#), Eff. 9/7/2011. Zoning Control Table: 717.43 and 717.44 amended, former categories 717.42, 717.67, and 717.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 717.10 amended; Ord. [92-12](#), Eff. 6/20/12. Zoning Control Table: 717.13 and 717.69B amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 717.38 and 717.39 redesignated as 717.36 and 717.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 717.26, 717.49 and 717.50 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 717.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 717.14, 717.15, 717.16, and 717.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 717.1); Zoning Control Table: 717.54, 717.91, and 717.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 717.36 and 717.37 deleted, 717.96 and 717.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 717.91 amended; Specific Provisions: 717.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 717.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 717.33A added; Ord. 166-16, Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

 SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Fillmore Street Neighborhood Commercial District is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides 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 during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.

The Upper Fillmore District controls are designed to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. Building standards regulate large lot and use development and protect rear yards above the ground story and at residential levels. Most commercial uses are permitted at the first two stories of new buildings. Special controls are designed to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent livability, additional bars (unless part of a full-service restaurant) and formula retail establishments are prohibited, other eating and drinking establishments and self-service specialty foods require conditional use authorization and ground-story entertainment and financial service uses are limited. In order to promote continuous retail frontage, drive-up and most automobile uses are prohibited.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Upper Fillmore NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See	40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1 .

	also Height and Bulk District Maps	
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	CU required for the entirety of California Street.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required

		when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelter Density	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 ,	No car parking required if Occupied Floor Area is less than 5,000 square feet. See

	166, 204.5	chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102, 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102, 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Greenhouse	§§ 102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102, 187.1, 202.2(b), 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102, 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102, 202.2(e)	DR	NP	NP

Philanthropic Admin. Services	§ 102	P	P	P
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.3	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	C(3)	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C(4)(5)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(5)	NP	NP
Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

📌 (1) C required for 13 or more children

📌 (2) C required for seven or more persons.

📌 (3) A new bar will be allowed with a Conditional Use authorization from the Planning Commission only in conjunction with a Restaurant use.

📌 (4) In considering a Conditional Use for a Restaurant, the Planning Commission shall consider whether the use proposes lunch service or other daytime usage in order to limit the number of such establishments on the block that have no daytime activity.

📌 (5) Formula Retail NP for this use


 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 161-09, File No. 090367, App. 7/15/2009; Ord. [56-11](#), File No. 110070, App. 3/23/2011; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 718.69C and 718.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 718.10 and 718.17 amended; Specific Provisions: 718.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 718.43 and 718.44 amended, former categories 718.42, 718.67, and 718.69A deleted; Specific Provisions: 718.43, 718.44 (Upper Fillmore NCD) added; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 718.13, 718.54, and 718.69B amended; Specific Provisions: 718.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 718.38 and 718.39 redesignated as 718.36 and 718.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 718.26, 718.49 and 718.50 amended; Specific Provisions: 718.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 718.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 718.14, 718.15, 718.16, and 718.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 718.1); Zoning Control Table: 718.54, 718.91, and 718.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 718.36 and 718.37 deleted, 718.96 and 718.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 718.91 amended; Specific Provisions: 718.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 718.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 719. 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.

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibition of upper-story conversions and limitations on demolitions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

**Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

Haight Street NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheets HT06 and HT07 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§ 130 § 134 , 134(a) (e)	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Unit Density	§§ 102 , 207	1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	§§ 102 , 202.2 (f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit Density	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C


Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 sq. ft. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	P	P	NP

Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Job Training	§ 102	P	C	C
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	NP	NP	NP
Grocery, General	§ 102 , 202.3	P(3)	C(3)	NP
Grocery, Specialty	§ 102	P(3)	C(3)	NP
Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Pharmacy	§§ 102 , 202.2 (a)	P(3)	C(3)	NP
Restaurant	§§ 102 , 202.2 (a)	NP(3)(4)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	P	P
Retail Sales and Service, General	§ 102	P(3)	C(3)	NP
Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP(5)	NP(5)	NP(5)
Services, Health	§ 102	NP	C	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C(6)	C(6)	C(6)
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP

Design Professional	§ 102	P	C	NP
Trade Office	§ 102	P	C	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(7)	C(7)	C(7)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) C required for 13 or more children.

 (2) C required for seven or more persons.

 (3) HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section [781.9](#).

 (4) HAIGHT STREET RESTAURANTS


Boundaries: Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.


Controls: A 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 Restaurants in accordance with this Section. Should a 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 Restaurant in accordance with the terms of this Section.


 (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Haight Street Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

 (6) 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. 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.

 (7) C if a Macro WTS Facility; P if a Micro WTS Facility.

 (8) Within the Haight Street Neighborhood Commercial District, that portion of an General Entertainment use comprised of mechanical amusement game devices will be considered an Amusement Game Arcade Use, for the purposes of the Planning Code.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 88-08, File No. 071669, App. 5/21/2008; Ord. 412-88, App. 9/10/88; Ord. 229, File No. 990991, App. 8/20/99; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 88-08, File No. 071669, App. 5/21/2008; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 151-09, File No. 090141, App. 7/10/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [223-14](#), File No. 140804, App. 11/7/2014, Eff. 12/7/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

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CODIFICATION NOTE

- 1. So in Ord. [129-17](#).

SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

The Excelsior Outer Mission Street Neighborhood Commercial District is located along Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Parking for residential and commercial uses is not required. Buildings range in height, with height limits generally allowing up to four stories. Lots vary in size, generally small- or medium-sized with some very large parcels.

Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Excelsior Outer Mission NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P

Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required.
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to one car for each unit; NP above. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .
Dwelling Unit Mix	§ 207.6	Not required
Use Characteristics		

Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 600 square foot lot area		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 210 square foot lot area		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU all owed ¹ in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	C
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.6 to 1		
Use Size	§ 102 , 121.2	P up to 5,999 square feet; C 6,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		

Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703.2	See § 703.2		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 142 , 156 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Automotive Repair	§ 102	C	C	NP
Service, Motor Vehicle Tow	§ 102	NP	NP	NP
Service, Parcel Delivery	§ 102	NP	NP	NP
Vehicle Storage Garage	§ 102	NP	NP	NP
Vehicle Storage Lot	§ 102	NP	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	C	NP	NP
Arts Activities	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	P	NP
Movie Theater	§ 102	P	P	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Hospital	§ 102	C	C	C
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR(1)	DR(1)	DR(1)
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	P
Adult Business	§ 102	C	C	NP
Animal Hospital	§ 102	C	C	NP
Bar	§§ 102 , 202.2(a)	P	P	NP

Grocery, General	§ 102	P(2)	P(2)	P(2)
Grocery, Specialty	§ 102	P(2)	P(2)	P(2)
Hotel	§ 102	C	C	C
Kennel	§ 102	C	C	NP
Liquor Store	§ 102	NP(2)	NP(2)	NP(2)
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C	C	C
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P	P	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	P	NP
Services, Financial	§ 102	P	P	NP
Services, Fringe Financial	§ 102	NP(3)	NP(3)	NP(3)
Services, Limited Financial	§ 102	P	P	NP
Storage, Self	§ 102	C	C	C
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	P
Service, Non-Retail Professional	§ 102	C	C	C
Storage, Commercial	§ 102	C	C	C
Trade Office	§ 102	P	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(4)	C(4)	C(4)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) MEDICAL CANNABIS DISPENSARIES

Controls:

(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a Conditional Use; provided, however, that any amendments to regulations governing the proximity of an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD and will supersede the condition use requirement contained in this Section [745.1](#)

(b) In addition to the requirements of Planning Code Section [303](#), the Planning Commission shall approve the application and authorize the Conditional Use if the facts presented are such to establish that:

(i) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission Street Neighborhood Commercial District,

(ii) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients,

(iii) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the Conditional Use, including adequate security measures in the operation of their business and designating a community liaison to deal effectively with current and future neighborhood concerns.

(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.

(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.

(e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be accessible to persons with disabilities as required under the California Building Code.

📌 (2) OFF-SALE LIQUOR ESTABLISHMENTS

Controls:

(a) New Liquor Store uses with Type 20 or Type 21 ABC licenses are not permitted in the district; provided, however, that any use within the District with an existing Type 20 or Type 21 ABC license may obtain a new license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or reconstruction.

(b) Liquor Store uses may relocate within the district with Conditional Use authorization.

(c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the following good neighbor policies:

(i) Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;

(ii) Advertisements in windows and clear doors are not permitted, and no more than 25% of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.

📌 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Excelsior Outer Mission Street Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Section [249.35\(c\)\(3\)](#).

📌 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 72-08, File No. 071157, App. 4/3/2008; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

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CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street. The character of these streets is largely commercial, including large malls, although there are some residential units above the ground story. Buildings are typically two- to four-stories, although there are two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit corridors. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and far.

The Japantown Neighborhood Commercial District controls are designed to encourage and promote development that enhances the walkable, commercial character of this area and to support its local and regional role. New commercial development is required on the ground floor and permitted above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating, drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are encouraged above the ground floor, along with housing and institutional uses.

Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Japantown NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	50-X, and 65-A along Fillmore Street. See Height and Bulk Map Sheet HT02 for more information. Along Buchanan Street between Post and Sutter, an upper story setback of one foot for every foot above 35 feet in height from the front property line is required. Height Sculpting on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet.
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage, Above Grade	§ 145.1	Required; controls apply to above-grade

Parking Setback and Active Uses		parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Street Frontage, Ground Floor Commercial	§ 145.4	Required on Buchanan Street between Post Street and Sutter Street and Post Street between Fillmore Street and Laguna Street on the south side, between Webster Street and Laguna Street on the north side.
Vehicular Access Restrictions	§ 155(r)	Prohibited on the north side of Post Street from Webster Street to Laguna Street; the south side of Post Street from Fillmore Street to Webster Street; and Buchanan Street from Post Street to Sutter Street.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 . ¹ All Business Signs, as defined in § 602.3 are also subject to the guidelines in the “Commission Guide for Formula Retail.”
General Advertising Signs	§§ 262 , 602.7¹-604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.75 cars per unit, C up to 1.00 cars per unit, NP above. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		

		1st (1)	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 400 square foot lot area		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 210 square foot lot area		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st (1)	2nd	3rd+
Residential Conversion	§ 317	C	C	C
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102 , 123 , 124	3.6 to 1
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Maximum permitted as set forth in Section 151.1 . Bike parking required per § 155.2 .
Off-Street Freight Loading	§§ 150 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet.
Commercial Use Characteristics		
Drive-up Facility	§ 102	NP
Formula Retail	§§ 102 , 303.1	C
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
Maritime Use	§ 102	NP
Open Air Sales	§§ 102 , 703(b)	See § 703(b)
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere

Walk-up Facility	§ 102	P		
		Controls by Story		
		1st (1)	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Sale/Rental	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	P	P	P
Entertainment, General	§ 102	P(2)	P(2)	C(2)
Entertainment, Nighttime	§ 102	P(2)	P(2)	C(2)
Movie Theater	§§ 102 , 202.4	P	P	P
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	NP	NP	NP
Philanthropic Admin. Services	§ 102	C	P	P
Public Facilities	§ 102	C	C	C
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	C
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	P(2)	C(2)	C(2)
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	C	NP

Massage Establishment	§ 102	C	C	C
Massage, Foot/Chair	§ 102	P	C	C
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(2)	P(2)	C(2)
Restaurant, Limited	§§ 102 , 202.2(a)	P(2)	P(2)	C(2)
Services, Financial	§ 102	P(3)	C(3)	C(3)
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	C	P	P
Services, Limited Financial	§ 102	C	P	P
Services, Retail Professional	§ 102	C	P	P
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P(2)	P(2)	P(2)
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C	P	P
Service, Non-Retail Professional	§ 102	NP	C	C
Trade Office	§ 102	C	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(4)	C(4)	C(4)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below


- 📌 (1) The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.
- 📌 (2) No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section [2901\(f\)](#) of the Police Code by more than 8 dBA.
- 📌 (3) Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new Financial Services uses are not permitted south of Post Street.
- 📌 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 101-05, File No. 041741, App. 6/2/2005; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [25-11](#), File No. 101464, App. 2/24/2011; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [83-13](#), File No. 120901, App. 5/15/2013, Eff. 6/14/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 721.69C and 721.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 721.10 and 721.17 amended; Specific Provisions: 721.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 721.43 and 721.44 amended, former categories 721.42, 721.67, and 721.69A deleted; Specific Provisions: 721.44 added; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 721.13, 721.13a, 721.13b, 721.13c, 721.54, and 721.69B amended; Specific Provisions: 721.44 amended, 721.54 added; Ord. [56-13](#), Eff. 4/27/2013. Introductory material amended; Ord. [83-13](#), Eff. 6/14/2013. Zoning Control Table: former categories 721.38, 721.39, and 721.39a redesignated as 721.36, 721.37, and 721.38 and amended; new category 721.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 721.26 and 721.49 amended; Specific Provisions: 721.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 721.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 721.14, 721.15, 721.16, and 721.17 amended; Specific Provisions: former 721.31 and 721.32 deleted; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 721.1); Zoning Control Table: 721.54, 721.91, and 721.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 721.91 amended; Specific Provisions: 721.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 721.36, 721.37, 721.38, and 721.39 deleted, 721.96, 721.97, and 721.98 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Specific Provisions: 721.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 721.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

-  1. So in Ord. [129-17](#).

SEC. 722. 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 financial services, and professional services has also upset the district's balance of uses. The relocation of business and professional offices from downtown to North Beach threatens the loss of upper-story residential units.

The North Beach District controls are designed to ensure the livability and attractiveness of North Beach. Building standards limit new development to a small to moderate scale. Rear yards are protected above the ground story and at residential levels. Active commercial uses shall be required at the ground floor. Small-scale, neighborhood-serving businesses are strongly encouraged and formula retail uses are prohibited. To preserve and maintain the district's small-scale, fine grain storefronts, the consolidation or merger of existing retail or commercial spaces or storefronts are prohibited, and Use Sizes are controlled to encourage conversion back to the traditional small-scale commercial spaces. Special controls are necessary because an over-concentration of food and beverage service establishments limits neighborhood-serving retail sales and personal services in an area that needs them to thrive as a neighborhood. In order to maintain neighborhood-serving retail sales and personal services and to protect residential livability, additional eating and drinking establishments are prohibited in spaces that have been occupied by neighborhood-serving retail sales and personal services. Special controls limit additional ground-story entertainment uses and prohibit new walk-up facilities. Financial services, limited financial services, and ground-story business and professional office uses are prohibited from locating in the portion of the district south of Greenwich Street, while new financial services locating in the portion of the district north of Greenwich Street are limited. Restrictions on automobile and drive-up uses are intended to promote continuous retail frontage and maintain residential livability.

In keeping with the district's existing mixed-use character, housing development in new buildings is encouraged above the ground floor. Existing residential units are protected by prohibitions of upper-story conversions, mergers, removals, and demolitions. Per Section [207\(c\)\(4\)](#) of this Code, Accessory Dwelling Units are permitted within the existing building envelope, but may not eliminate or reduce ground-story retail or commercial space.

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

		North Beach NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a)-(e) , 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Restrictions on Lot Mergers	§ 121.7	Restrictions on lot mergers resulting in a lot with a single public street or private frontage greater than 25 feet. For lots that do not have a street frontage, the merger would not result in a lot width greater than 25 feet.
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§§ 145.4 , 780.3	Required within the entire District. Consolidation of ground floor Retail or Commercial spaces is prohibited.
Vehicular Access Restrictions	§ 155(r) and(t)	Prohibited on Columbus Avenue between Washington and North Point Streets, Grant Avenue between Columbus Avenue and Filbert Street, and Green Street between Grant Avenue and Columbus/Stockton streets, and Alleys in the NBNCD and Telegraph Hill-NB Residential SUD. Mandatory discretionary review required to

		install garages in buildings with four or more units.
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	NP
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 . ¹ Vintage Signs permitted per Section 608.14 .
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the General Plan's Urban Design Guidelines and historic resource consideration. Properties in this District have been identified as potentially eligible for National Register or California Register.

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	60 square feet per unit if private, or 80 square feet per unit if common		
Off Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	No car parking required. P up to 0.5 parking spaces for each Dwelling Unit; C up to 0.75 parking spaces for each Dwelling Unit. (1) Per 155 (t), special controls when installing garages in Residential Buildings. Bike parking required per § 155.2		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§§ 102 ¹	NP(11)	P	P
Dwelling Units	§§ 102 , 207	1 unit per 400 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2 (f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all		

		requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing	§ 208	1 bedroom per 140 square foot lot area.		
Accessory Dwelling Units	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units	Controls by Story			
		1st	2nd	3rd+
Residential Conversion	§ 317780.3 (c)(4), ¹	C	NP	NP
Residential Demolition and Merger	§§ 317 , 780.3 (c)(4)	C	NP	NP

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2 , 780.3 (c)(3)	P up to 1,999 square feet; C 2,000 square feet to 3,999 square feet; NP 4,000 square feet and above. Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.		
Off Street Parking Requirements	§§ 150 , 151 , 155 (r) and (t), 161	Car parking not required. Limits set forth in § 151.1 . Bike parking required per Section 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 . See restrictions under Vehicular Access.		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 . See restrictions under Vehicular Access.		
Storefront Mergers	§ 780.3 (c)(3)	Storefront mergers NP and Specialty Grocery use shall not exceed a Use Size of 1,000 square feet within the North Beach Special Use District.		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	NP		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; NP 2 a.m. - 6 a.m.		

Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section § 703(b) ¹		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	NP (2)		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture Uses*	§§ 102 , 202.2(c)	NP	NP	NP
Agriculture, Neighborhood Agriculture	§§ 102 , 202.2(c)	P	P	P
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 145.4	NP(11)	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(3)	P(3)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§§ 102 , 145.4	NP	P(4)	P(4)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.3	P(10)	P(10)	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a) , 780.3	C(5)(6)	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	NP	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§§ 102 , 303(n)	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP

Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a) , 780.3	C(5)(6)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a) , 780.3	C(5)	NP	NP
Services, Financial	§ 102 , 781.6	C(7)	NP	NP
Services, Fringe Financial	§ 102 , 781.6	NP(8)	NP(8)	NP(8)
Services, Limited Financial	§ 102	C(2)(7)	NP	NP
Services, Retail Professional	§ 102	C(7)	P	NP
Specialty Food Manufacturing	§ 780.3(c)	C	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102 , 790.124¹	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102 , 781.6	C(7)	P	NP
Trade Office	§ 102 , 781.6	C(7)	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(9)	C(9)	C(9)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP
Utility Installation	§§ 102 , 145.4	NP	NP	NP

* Not listed below

 (1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section [155\(t\)](#))

Boundaries: North Beach NCD

Controls:

(a) Installing 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. In approving installation of the garage, the Commission shall find that:

(i) 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;

(ii) 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;

(iii) 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,

(iv) the garage would not front on a public right-of-way narrower than 41 feet, and

(v) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section [101.1](#) of this Code.

(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.

 (2) NORTH BEACH WALK UP FACILITIES: Walk-up facilities are NP in the District, including

automated bank teller machines (ATMs).

📖 (3) C required for 13 or more children.

📖 (4) C required for seven or more persons.

📖 (5) NORTH BEACH SPECIAL USE DISTRICT (Section [780.3](#)): Restaurants, Limited-Restaurants and Bars may be permitted as a Conditional Use on the First Story per Section [303](#) only if the Zoning Administrator first determines that the Restaurant, Limited Restaurant, or Bar would occupy a space that is currently or was last occupied by the same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections [186.1\(d\)](#) or [178\(d\)](#) of this Code; and provided further that the following shall apply: (A) a Bar could occupy a space that is currently or was last legally occupied by a Bar, (B) a Restaurant could occupy a space that is currently or was last legally occupied by a Restaurant or Bar, and (C) a Limited Restaurant could occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant, or Bar. Except as provided herein, no other use shall be allowed to convert to a Limited Restaurant, Restaurant or Bar.

📖 (6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS (Section [780.3](#)): A Restaurant Use may only add ABC license types 47, 49 or 75 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 Restaurant is operating as a Bona Fide Eating Place as defined in Section [790.142](#).¹ Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation. To verify that the Restaurant is continuing to operate as a Bona Fide Eating Place, records of the Restaurant's gross receipts, showing that a minimum of 51% of its gross receipts within the last year is from food sales prepared and sold to guests on the premises, shall be provided to the Department upon request. All records and information shall be submitted to the Department under penalty of perjury.

📖 (7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT (Section [781.6](#))

Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01.

Controls: Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services, Design Professional, and Trade Office are NP at the First story.

📖 (8) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) SECTION [249.35](#)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the North Beach Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

📖 (9) C if a Macro WTS Facility; P if a Micro WTS Facility.

📖 (10) Per the North Beach Special Use District in Section [780.3\(c\)\(3\)](#) of this Code, Specialty Grocery use shall not exceed a Use Size of 1,000 square feet in order to preserve and maintain the district's small-scale, fine grain storefronts.

📖 (11) GROUND FLOOR COMMERCIAL USES REQUIRED

Boundaries: North Beach NCD

Controls: Unless otherwise prohibited or limited by Section [780.3](#), Section [722](#), or any other section of this Code, to promote active, pedestrian-oriented streetscape, Active Commercial uses shall be required at the Ground Floor pursuant to Section [145.4](#). Per Section [145.4\(c\)\(1\)](#), "active commercial uses" shall not include Automotive Uses except for Automobile Sale or Rental uses where curb-cuts, garage doors, or loading access are not utilized or proposed and such sales or rental activity is entirely within an enclosed building and does not encroach on surrounding sidewalks or open spaces.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/23/87; Ord. 412-88, App. 9/10/88; Ord. 272-93, App. 8/25/93; Ord. 312-99, File No. 991586, App. 12/3/99; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 87-08, File No. 071674, App. 5/13/2008; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696;

Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 77-10, File No. 091165, App. 4/16/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [232-14](#), File No. 120881, App. 11/26/2014, Eff. 12/26/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [162-15](#), File No. 150805, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 722.69C and 722.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 722.10, 722.17, and 722.26 amended; Specific Provisions: 722.65 deleted, 722.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 722.43 and 722.44 amended, former categories 722.42, 722.67, and 722.69A deleted; Specific Provisions: 722.43, 722.44 amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 722.13, 722.40, 722.54, and 722.69B amended; Specific Provisions: 722.43, 722.44 amended, 722.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 722.38 and 722.39 redesignated as 722.36 and 722.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 722.22 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 722.22 and 722.94 amended; Specific Provisions: 722.94 amended; Ord. [232-14](#), Eff. 12/26/2014. Specific Provisions: 722.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 722.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 722.14, 722.15, 722.16, and 722.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 722.1); Zoning Control Table: 722.54, 722.91, and 722.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 722.91 amended; Specific Provisions: 722.91 added; Ord. [162-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 722.36 and 722.37 deleted, 722.96 and 722.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 722.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 722.33A added; Ord. [166-16](#), Eff. 9/10/2016. Introductory material amended; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord [129-17](#).

SEC. 723. 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 as some automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as movie theaters, restaurants, and bars which keep the district active into the evening.

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

Housing developed in new buildings is encouraged above the second story, especially in the less intensely developed portions of the district along Larkin Street. Existing housing units are protected by limitations on demolitions and upper-story conversions. Accessory dwelling units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#) of this Code.

**Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

		Polk Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	65-A, 80-A, and 130-E. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§ 130 § 134 , 134(a) (e)	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage and Public Realm		
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	CU required for the entirety of California Street.
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Miscellaneous		
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1¹
General Advertising Signs	§§ 262 , 602.7¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	60 square feet per unit if private, or 80 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 400 square foot lot area; or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Residential Density, Group Housing	§ 208	1 bedroom per 140 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP

Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a), 202.3	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	NP(4)	NP(4)	NP(4)
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	NP(5)	NP(5)	NP(5)
1	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

- 📌 (1) C required for 13 or more children
- 📌 (2) C required for seven or more persons.
- 📌 (3) **POLK STREET LIQUOR LICENSES FOR RESTAURANTS:** A Restaurant use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.
- 📌 (4) **FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD):**
Boundaries: 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.
Controls: 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\(c\)\(3\)](#).
- 📌 (5) **TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION–** Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of “Tobacco Paraphernalia Establishments” applicable to the Polk Street Neighborhood Commercial District shall be repealed six 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.
- 📌 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 251-07, File No. 070851, App. 11/7/2007; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 3-10, File No. 090962, App. 1/15/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [74-13](#), File No. 121065, App. 4/30/2013, Eff. 5/30/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [162-15](#), File No. 150805, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 723.69C and 723.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 723.43 and 723.44 amended, former categories 723.42, 723.67, and 723.69A deleted; Specific Provisions: 723.44 added; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 723.13, 723.54, and 723.69B amended; Specific Provisions: 723.54 added; Ord. [56-13](#), Eff. 4/27/2013. Specific Provisions: 723.69 amended; Ord. [74-13](#), Eff. 5/30/2013. Zoning Control Table: former categories 723.38 and 723.39 redesignated as 723.36 and 723.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 723.26 and 723.49 amended; Specific Provisions: 723.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 723.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 723.14, 723.15, 723.16, and 723.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 723.1); Zoning Control Table: 723.54, 723.91, and 723.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 723.91 amended; Specific Provisions: 723.91 added; Ord. [162-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 723.36 and 723.37 deleted, 723.96 and 723.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 723.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 723.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

- 📌 1. So in Ord. [129-17](#).

📌 SEC. 724. 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 Streets. Interspersed among residential buildings and garages, the district's daytime-oriented retail stores provide a limited array of convenience goods to the immediate neighborhood. Sacramento Street also has many elegant clothing, accessory, and antique stores and services, such as hair salons, which attract customers from a wider trade area. Its numerous medical and business offices draw clients from throughout the City. Evening activity in the district is limited to one movie theater, a few restaurants, and some stores near Presidio Avenue.

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

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheets HT02 and HT03 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.

Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Street Frontage, Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls	
RESIDENTIAL STANDARDS AND USES			
Development Standards			
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common.	
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .	
Dwelling Unit Mix	§ 207.6	Not required	
Use Characteristics			
Single Room Occupancy	§ 102	P	
Student Housing	§ 102	P	
Residential Uses	Controls By Story		
	1st	2nd	3rd+

Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C


Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		

Hours of Operation	§ 102	P 6 a.m. - 12 a.m.; C 12 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.3	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	NP	NP	NP
Gym	§ 102	C	NP	NP

Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	NP	NP
Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP(3)	NP(3)	NP(3)
Services, Health	§ 102	C(4)	P	P
Services, Instructional	§ 102	C	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	C	NP	NP
Services, Retail Professional	§ 102	C(4)	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C(4)	NP	NP
Trade Office	§ 102	C(4)	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below


 (1) C required for 13 or more children


 (2) C required for seven or more persons.

 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Sacramento Street Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

 (4) A Health Service Use requires a Conditional Use authorization on the ground story whether it is Principal or Accessory.

 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 243-05, File No. 051248, App. 10/21/2005; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No.

101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [63-13](#), File No. 130042, App. 4/10/2013, Eff. 5/10/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [23-17](#), File No. 160656, App. 2/10/2017, Eff. 3/12/2017; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 724.69C and 724.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 724.10, 724.17, and 724.69 amended; Specific Provisions: 724.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 724.43 and 724.44 amended, former categories 724.42, 724.67, and 724.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 724.13 and 724.69B amended; Ord. [56-13](#), Eff. 4/27/2013. Introductory material amended; Zoning Control Table: 724.51 amended; Specific Provisions: 724.51 added; Ord. [63-13](#), Eff. 5/10/2013. Zoning Control Table: former categories 724.38 and 724.39 redesignated as 724.36 and 724.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 724.26, 724.49, and 724.50 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 724.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 724.14, 724.15, 724.16, and 724.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 724.1); Zoning Control Table: 724.54, 724.91, and 724.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 724.36 and 724.37 deleted, 724.96 and 724.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 724.91 amended; Specific Provisions: 724.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 724.33A added; Ord. [166-16](#), Eff. 9/10/2016. Introductory material amended; Zoning Control Table: 724.51 amended; Specific Provisions: 724.51 amended; Ord. [23-17](#), Eff. 3/12/2017. Introductory material amended; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Union Street Commercial District is located in northern San Francisco between the Marina and Pacific Heights neighborhoods. The district lies along Union Street between Van Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard. The shopping area provides limited convenience goods for the residents of sections of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately surrounding the street. Important aspects of Union Street's business activity are eating and drinking establishments and specialty shops whose clientele comes from a wide trade area. There are also a significant number of professional, realty, and business offices. Many restaurants and bars as well as the district's two movie theaters are open into the evening hours, and on weekends the street's clothing, antique stores and galleries do a vigorous business.

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

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Union Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 600 square foot lot area or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	C
Residential Demolition and Merger	§ 317	C	C	C


Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.0 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP

Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a), 202.3	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	NP	NP	NP
Gym	§ 102	P	P	C
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	C	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	NP(4)	NP(4)	NP(4)
Services, Health	§ 102	P	P	C
Services, Instructional	§ 102	P	P	C
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	P	C
Services, Retail Professional	§ 102	P	P	C
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	C
Trade Office	§ 102	P	P	C
Utility and Infrastructure Use Category				

Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) C required for 13 or more children

 (2) C required for seven or more persons.

 (3) UNION STREET RESTAURANTS:


Applicability: 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.

Controls: The Planning Commission may approve a Restaurant if in addition to meeting the criteria set forth in Section [303](#), 1: the use is located on the ground floor, and 2: the Planning Commission finds that an additional Restaurant would not result in a net total of more than 44 Restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Restaurants to Conditional Use authorizations required by Planning Code § [178](#), including but not limited to significant alterations, modifications, and intensifications of use. No new alcoholic beverage license type 47 or 49 shall be permitted in the Union Street NCD. Transfer of an existing license type 47 or 49 from an existing Restaurant located within the Union Street NCD to another Restaurant, new or existing, located within the Union Street NCD is permitted with Conditional Use authorization, consistent with the requirements of Planning Code Section [303](#).

 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Union Street Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.


(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 8-09, File No. 080872, App. 1/16/2009; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 98-09, File No. 090274, App. 6/19/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [214-12](#), File No. 120773, App. 10/9/2012, Eff. 11/8/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 725.69C and 725.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 725.10, 725.17, and 725.42 amended; Specific Provisions: 725.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 725.43 and 725.44 amended, former categories 725.42, 725.67, and 725.69A deleted; Specific Provisions: 725.44 amended, 725.44, 725.69B deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 725.43 and 725.69B amended; Specific Provisions: 725.44 amended; Ord. [214-12](#), Eff. 11/8/2012. Zoning Control Table: 725.13 and 725.69B amended; Specific Provisions: 725.44 amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 725.38 and 725.39 redesignated as 725.36 and 725.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 725.26 and 725.49 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 725.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 725.14, 725.15, 725.16, and 725.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 725.1); Zoning Control Table: 725.54, 725.91, and 725.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 725.36 and 725.37 deleted, 725.96 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 725.91 amended; Specific Provisions: 725.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 725.33A added; Ord. [166-16](#), Eff.

9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

 SEC. 726. 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. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)](#) (4) of this Code.

Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Pacific Avenue NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X. See Height and Bulk Map Sheets HT01 and HT02 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 45% of lot depth, averaging not permitted.
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces,

		transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 151 , 161	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 1,000 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number		

		of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units	Controls by Story			
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition	§ 317	C	NP	NP
Residential Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.5 to 1		
Use Size	§ 102 , 121.2	P up to 1,999 square feet; C 2,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 2,000 square feet. See chart in § 151 for uses over 2,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m.; NP 2 a.m. to 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		

Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5 ¹	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	NP	NP
Parking Garage, Public	§ 102	C	NP	NP
Parking Lot, Private	§§ 102 , 142 , 156	C	NP	NP
Parking Lot, Public	§§ 102 , 142 , 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Open Recreation Area	§ 102	C	NP	NP
Passive Outdoor Recreation	§ 102	C	NP	NP
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§§ 102 , 202.2(e)	NP	NP	NP
Child Care Facility	§ 102	C(1)	NP	NP
Public Facilities	§ 102	C	NP	NP
Residential Care Facility	§ 102	C(2)	NP	NP
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	NP	NP	NP
Bar	§§ 102 , 202.2(a)	NP	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	NP	NP	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	NP	NP

Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP(4)	NP(4)	NP(4)
Services, Health	§ 102	C	C	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	C	NP
Trade Office	§ 102	P	C	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C	NP	NP
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP
Wireless Telecommunications Services Facility	§ 102	C(5)	C(5)	C(5)

* Not listed below

📌 (1) NP for 13 or more children

📌 (2) NP for seven or more persons.

📌 (3) C required if use sells alcohol

📌 (4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Pacific Avenue Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

📌 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.


(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [3-13](#), File No. 120880, App. 1/24/2013, Eff. 2/23/2013; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [180-13](#), File No. 130459, App. 8/7/2013, Eff. 9/6/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 726.69C and 726.69D added; Ord. [66-11](#), Eff. 5/20/2011. Table titles amended; Zoning Control Table: 726.13 added, 726.10 and 726.17 amended; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: title amended [identical amendment previously had been made by Ord. [140-11](#)]; Ord. [196-11](#), Eff. 11/3/2011. Zoning Control Table: 726.43 and 726.44 amended; former categories 726.42, 726.67,

and 726.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 726.52 amended; Ord. [3-13](#), Eff. 2/23/2013. Zoning Control Table: 726.13, 726.13a, 726.13b, 726.13c, 726.54, and 726.69B amended; Specific Provisions: 726.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: 726.44 amended; Specific Provisions: "Ground Floor Conversion" entry added; Ord. [180-13](#), Eff. 9/6/2013. Zoning Control Table: former categories 726.37, 726.38, and 736.39 redesignated as 726.36, 726.37, and 726.38 and amended, new category 726.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 726.26 amended; Specific Provisions: 726.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 726.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 726.14, 726.15, 726.16, and 726.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 726.1); Zoning Control Table: 726.54, 726.91, and 726.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 726.36, 726.37, 726.38, and 726.39 deleted, 726.96, 726.97, and 726.98 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 726.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 726.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 727. RESERVED.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 298-08, File No. 081153, App. 12/19/2008; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; repealed by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Zoning Control Table deleted by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 728. 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-night activity, certain potentially troublesome commercial uses are regulated. Eating and drinking establishments require conditional use authorization, and ground-story entertainment and financial service uses are restricted to and at the ground story. Prohibitions on drive-up and most automobile uses help prevent additional traffic and parking congestion.

Housing development in new buildings is encouraged above the ground story. Existing housing units are protected by prohibitions on upper-story conversions and limitations on demolitions. Accessory Dwelling Units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#) of this Code.

Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		24th Street - Noe Valley NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§ 130 § 134 , 134(a) (e)	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 4,999 square feet, C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls


RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet if private, or 100 square feet if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 600 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				

Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a), 202.3	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C	NP	NP
Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P(4)	NP	NP
Services, Financial	§ 102	C	NP	NP
Services, Fringe Financial	§ 102	NP(5)	NP(5)	NP(5)
Services, Health	§ 102	C	P	NP
Services, Limited Financial	§ 102	C	NP	NP
Services, Retail Professional	§ 102	C	P	C
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C	P	C
Trade Office	§ 102	C	P	C
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

 (1) C required for 13 or more children

📌 (2) C required for seven or more persons.

📌 (3) 24th STREET – NOE VALLEY LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the 24th Street – Noe Valley Neighborhood Commercial District.

Controls: A Restaurant Use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation.

📌 (4) 24TH STREET – NOE VALLEY SPECIALTY RETAIL USES

Boundaries: 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 as set forth in Code §§ 710.10 and [186](#).

Controls: Formula Retail Limited-Restaurants are NP.

📌 (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley Neighborhood Commercial District.

Controls: 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\(c\)\(3\)](#).

📌 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 412-88, App. 9/10/88; Ord. 384-98, App. 12/24/98; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 24-06, File No. 051676, App. 2/8/2006; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. 101-10, File No. 091208, App. 5/13/2010; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [226-12](#), File No. 120774, App. 10/29/2012, Eff. 11/28/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [76-15](#), File No. 150017, App. 6/12/2015, Eff. 7/12/2015; Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 728.69C and 728.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 728.40, 728.41, 728.43 and 728.44 amended, former categories 728.42, 728.67, and 728.69A deleted; Specific Provisions: 728.40 amended, former category 728.41 redesignated as 728.44 and amended; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 728.10 amended; Ord. [226-12](#), Eff. 11/28/2012. Introductory material amended; Zoning Control Table: 728.13, 728.40, 728.54, and 728.69B amended; Specific Provisions: 728.43 and 728.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 728.38 and 728.39 redesignated as 728.36 and 728.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 728.26 amended; Specific Provisions: 728.40/728.43 and 728.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 728.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 728.15, 728.16, and 728.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 728.1); Zoning Control Table: 728.54, 728.91, and 728.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: 728.51 and 728.53 amended; Ord. [76-15](#), Eff. 7/12/2015. Introductory material amended; Zoning Control Table: 728.91 amended; Specific Provisions: 728.12, 728.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 728.36 and 728.37 deleted, 728.96 and 728.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 728.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 728.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

📌 1. So in Ord. [129-17](#).

SEC. 729. 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.

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

Housing development is limited. Existing residential units are protected by limitations on demolition and prohibition of upper-story conversions; new construction is to be carefully reviewed to ensure appropriate scale, design and compatibility with adjacent development. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

West Portal NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 .	26-X. See Height and Bulk Map Sheets HT06 and HT12 for more information.

	See also Height and Bulk District Maps	Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet if private, or 133 square feet if common
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required

		when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	NP
Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2 (f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C


Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 to 3,999 square feet; NP 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 ,	No car parking required if Occupied Floor Area is less than 5,000 square feet. See		

	166, 204.5	chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102, 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m., NP 2:00 a.m. - 6:00 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See 703(b)		
Outdoor Activity Area	§§ 102, 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Greenhouse	§§ 102, 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102, 142, 156, 187.1, 202.2(b), 202.5	NP	NP	NP
Automotive Service Station	§§ 102, 187.1, 202.2(b), 202.5	C	NP	NP
Parking Garage, Private	§ 102	C	C	NP
Parking Lot, Private	§§ 102, 142, 156	C	C	NP
Entertainment, Arts and Recreation Use Category				
Entertainment and Recreation Uses*	§§ 102, 202.4	NP	NP	NP
Open Recreation Area	§ 102	C	C	NP
Passive Outdoor Recreation	§ 102	C	C	NP
Industrial Use Category				
Industrial Uses*	§§ 102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	C	C	NP
Child Care Facility	§ 102	P(1)	P(1)	NP
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102, 202.2(e)	C	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Residential Care Facility	§ 102	P(2)	P(2)	NP
Sales and Service Use Category				

Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.3	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	C	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	C	NP	NP
Services, Financial	§ 102	NP	NP	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	C	P	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Retail Professional	§ 102	C(3)	P	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C	P	NP
Trade Office	§ 102	C	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C	C	NP
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP
Wireless Telecommunications Services Facilities	§ 102	C(4)	C(4)	C(4)


* Not listed below

 (1) C required for 13 or more children.

 (2) C required for seven or more persons.

 (3) Boundaries: The entire West Portal Neighborhood Commercial District.

Controls: 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 uses and/or stock brokerages in the district, stock brokerages shall not be permitted.

 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 412-88, App. 9/10/88; Ord. 327-97, App. 8/8/97; Ord. 120-99, File No. 990188, Eff. 5/17/99; Ord. 87-00, File No. 991963, App. 5/19/2000; Ord. 260-00, File No. 001424, App. 11/17/2000; Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 729.69C and 729.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 729.17 amended; Specific Provisions: 729.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 729.40, 729.43 and 729.44 amended, former categories 729.42, 729.67, and 729.69A deleted; Specific Provisions: 729.40 deleted; Ord. [75-12](#), Eff. 5/23/2012. Introductory material amended; Zoning Control Table: 729.13 and 729.69B amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 729.38 and 729.39 redesignated as 729.36 and 729.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 729.26 and 729.50 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 729.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 729.14, 729.15, 729.16, and 729.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 729.1); Zoning Control Table: 729.54, 729.91, and 729.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 729.36 and 729.37 deleted, 729.96 and 729.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 729.91 amended; Specific Provisions: 729.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 729.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 730. 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 shopping area provides convenience goods and services to local Inner Sunset 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.

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

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by prohibition of upper-story conversions and limitations on demolitions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 40-X. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses		P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
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NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5 ¹	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	NP

Passive Outdoor Recreation	§ 102	C	C	NP
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	NP
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§ 102 , 202.2 (a)	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C	NP	NP
Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP(3)	NP(3)	NP(3)
Services, Health	§ 102	C	C	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	C	NP
Trade Office	§ 102	P	C	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C	C	NP
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP
Wireless Telecommunications Services Facility	§ 102	C(4)	C(4)	C(4)

* Not listed below

📌 (1) C required for 13 or more children.

📌 (2) C required for seven or more persons.

📌 (3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Inner Sunset Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

📌 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 262-00, File No. 001426, App. 11/17/2000; amended by Ord. 275-05, File No. 051250, App. 11/30/2005; Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 730.69C and 730.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 730.1, 730.17, and 730.68 amended; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 730.43 and 730.44 amended, former categories 730.42, 730.67, and 730.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: former category 730.1 redesignated as 730.10, 730.13, 730.20, 730.54, and 730.69B amended; Specific Provisions: 730.54 added, 730.68 amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 730.38 and 730.39 redesignated as 730.36 and 730.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 730.26 amended; Specific Provisions: 730.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 730.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 730.14, 730.15, 730.16, and 730.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 730.1); Zoning Control Table: 730.54, 730.91, and 730.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 730.36 and 730.37 deleted, 730.96 and 730.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 730.91 amended; Specific Provisions: 730.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 730.33A added; Ord. [166-16](#), Eff. 9/10/2016. New Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

📌 1. So in Ord. [129-17](#).

📌 SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Noriega Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Noriega Street between 19th and 27th and 30th through 33rd Avenues.

The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground

story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street’s active retail frontage, and local fabrication and production of goods.

Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Noriega Street NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P

Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2 (f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not		






		eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 ,	C	NP	NP

	202.2(b) , 202.5			
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	C	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a) , 202.5	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	C	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(3)	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP

Services, Personal	§ 102	P	C	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P(4)	C(4)	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below


-  (1) C required for 13 or more children
-  (2) C required for seven or more persons.
-  (3) Formula Retail NP for this use
-  (4) Subject to Formula Retail Controls
-  (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 72-08, File No. 071157, App. 4/3/2008; amended by Ord. 245-08, File No. 080696; Ord. 321-08, File No. 081100, App. 12/19/2008; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [76-15](#), File No. 150017, App. 6/12/2015, Eff. 7/12/2015; Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 731.69C and 731.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: title amended, 731.13a, 731.17, and 731.39a amended; Specific Provisions: 731.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 731.40, 731.43 and 731.44 amended, former categories 731.42, 731.67, and 731.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 731.13, 731.13a, 731.13b, 731.13c, 731.54, 731.68, and 731.69B amended; Specific Provisions: 731.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 731.38, 731.39, and 731.39a redesignated as 731.36, 731.37, and 731.38 and amended; new category 731.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 731.26 amended; Specific Provisions: 731.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 731.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 731.14, 731.15, 731.16, 731.17, and 731.30 amended; Specific Provisions: former 731.30, 731.31 and 731.32 deleted; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 731.1); Zoning Control Table: 731.54, 731.91, and 731.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: 731.50 and 731.53 amended; Specific Provisions: 731.50 and 731.53 added; Ord. [76-15](#), Eff. 7/12/2015. Introductory material amended; Zoning Control Table: 731.91 amended; Specific Provisions: 731.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 731.36, 731.37, 731.38, and 731.39 deleted, 731.96 and 731.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 731.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 731.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

-  1. So in Ord. [129-17](#).

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District’s vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street’s active retail frontage, and local fabrication and production of goods.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Irving Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,

		railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
1		P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a		






		Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		

		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2 (c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2 (c)	C	C	C
Greenhouse	§§ 102 , 202.2 (c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2 (b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2 (b), 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2 (b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	C	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP

Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	P(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P(3)	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	C	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P(4)	C(4)	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

-  (1) C required for 13 or more children
-  (2) C required for seven or more persons.
-  (3) Formula Retail NP for this use
-  (4) Subject to Formula Retail Controls
-  (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 167-07, File No. 070681, App. 7/20/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [162-15](#), File No. 150805, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 732.69C and 732.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 732.10 and 732.17 amended; Specific Provisions: 732.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 732.43 and 732.44 amended, former categories 732.42, 732.67, and 732.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 732.13, 732.68, and 732.69B amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 732.38 and 732.39 redesignated as 732.36 and 732.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 732.26 and 732.49 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 732.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 732.14, 732.15, and 732.16 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 732.1); Zoning Control Table: 732.54, 732.91, and 732.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory

material amended; Zoning Control Table: 732.91 amended; Specific Provisions: 732.91 added; Ord. [162-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 732.36 and 732.37 deleted, 732.96 and 732.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 732.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 732.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

- 1. So in Ord. [129-17](#).

SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District’s vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street’s active retail frontage, and local fabrication and production of goods.

Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Taraval Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.

Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required.
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P






Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2 (f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2 (f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2 (f)(1), ¹ except for § 202.2 (f)(1)(D)(iv), related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§ 102	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151 , 153 - 156 , 159 - 161 , 166 , 204.5	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		

Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	C	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP

Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	C	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(3)	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	C	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P(4)	C(4)	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

-  (1) C required for 13 or more children
-  (2) C required for seven or more persons.
-  (3) Formula Retail NP for this use
-  (4) Subject to Formula Retail Controls
-  (5) C if a Macro WTS Facility; P if a Micro WTS Facility.


(Added by Ord. 72-08, File No. 071157, App. 4/3/2008; amended by Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [83-13](#), File No. 120901, App. 5/15/2013, Eff. 6/14/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [13-15](#), File No. 140982, App. 2/13/2015, Eff. 3/15/2015; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [76-15](#), File No. 150017, App. 6/12/2015, Eff. 7/12/2015; Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [35-16](#), File No. 151084, App. 3/25/2016, Eff. 4/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App.

8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 733.69C and 733.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 733.13b and 733.39a amended; Specific Provisions: 733.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 733.43 and 733.44 amended, former categories 733.42, 733.67, and 733.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 733.13, 733.13a, 733.13b, 733.13c, 733.23, 733.44, 733.54, 733.68, and 733.69B amended; Specific Provisions: 733.54 added; Ord. [56-13](#), Eff. 4/27/2013. Introductory material amended; Zoning Control Table: 733.10, 733.17, and 733.48 amended, 733.69 added; Specific Provisions: 733.48 deleted; Ord. [83-13](#), Eff. 6/14/2013. Zoning Control Table: former categories 733.38, 733.39, and 733.39a redesignated as 733.36, 733.37, and 733.38 and amended; new category 733.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 733.26 amended; Specific Provisions: 733.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 733.48 and 733.69B amended; Specific Provisions: 733.48 added; Ord. [13-15](#), Eff. 3/15/2015. Zoning Control Table: 733.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 733.14, 733.15, 733.16, and 733.17 amended; Specific Provisions: former 733.31 and 733.32 deleted; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 733.1); Zoning Control Table: 733.54, 733.91, and 733.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: 733.50 and 733.53 amended; Ord. [76-15](#), Eff. 7/12/2015. Introductory material amended; Zoning Control Table: 733.91 amended; Specific Provisions: 733.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 733.36, 733.37, 733.38, and 733.39 deleted, 733.96, 733.97, and 733.98 added; Ord. [33-16](#), Eff. 4/10/2016. Zoning Control Table: 733.41 amended; Specific Provisions: 733.41 added; Ord. [35-16](#), Eff. 4/24/2016. Specific Provisions: 733.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 733.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 733.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

-  1. So in Ord. [129-17](#).

Editor's Note:

This Section was designated 732.1 when enacted by Ord. [72-08](#). It was redesignated as "733.1" by the editor to avoid conflicting with previously existing material. The section was re-enacted and/or amended under that number by multiple subsequent ordinances, as shown in the history notes above. The section was formally redesignated as "733" by Ord. [30-15](#).

SEC. 733A. [REPEALED.]

(Added by Ord. 61-09, File No. 090181, App. 4/17/2009; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; repealed by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL NEIGHBORHOOD COMMERCIAL DISTRICT.¹

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to

preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

**Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

Judah Street NCD		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP

Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines
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Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 151 , 161 , 166	A minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per § 161 . Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	Not required		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Dwelling Units	§§ 102 , 207	1 unit per 800 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Senior Housing	§§ 102 , 202.2(f) , 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1) . C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1) , ¹ except for § 202.2(f)(1)(D)(iv) , related to location.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District, whichever is greater.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		






Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 150 , 151 , 161	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in § 151 for uses over 5,000 square feet. See § 161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C

Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(1)	P(1)
Hospital	§ 102	NP	NP	NP
Job Training	§ 102	P	C	C
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	C	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(2)	P(2)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	C	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(3)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(3)	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	C	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP

Trade Shop	§ 102	P(4)	C(4)	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below


-  (1) C required for 13 or more children
-  (2) C required for seven or more persons.
-  (3) Formula Retail NP for this use
-  (4) Subject to Formula Retail Controls
-  (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. 61-09, File No. 090181, App. 4/17/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 734.69C and 734.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 734.10 and 734.17 amended, 734.69, 734.69A, and 734.69B added; Specific Provisions: 734.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: title amended, 734.69, 734.69A, and 734.69B added [identical additions previously had been made by Ord. [140-11](#)]; Ord. [196-11](#), Eff. 11/3/2011. Zoning Control Table: 734.43 and 734.44 amended, former categories 734.42, 734.67, and 734.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: designation of category 734.39 corrected, 734.13, 734.13b, 734.13c, 734.54, and 734.69B amended; Specific Provisions: 734.54 added, 734.68 deleted; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 734.37, 734.38, and 734.39 redesignated as 734.36, 734.37, and 734.38 and amended; new category 734.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 734.26 amended; Specific Provisions: 734.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 734.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 734.14, 734.15, 734.16, 734.17, and 734.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 734.1); Zoning Control Table: 734.54, 734.91, and 734.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 734.36, 734.37, 734.38, and 734.39 deleted, 734.96, 734.97, and 734.98 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 734.91 amended; Specific Provisions: 734.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 734.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 734.33A added; Ord. 166-16, Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

-  1. So in Ord. [129-17](#).

 SEC. 735. [REDESIGNATED.]

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File

No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [102-16](#), File No. 160346, App. 6/24/2016, Eff. 7/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 753 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 736. [REDESIGNATED.]

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 754 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 737. [REDESIGNATED.]

(Added by Ord. 61-09, File No. 090181, App. 4/17/2009; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [66-14](#), File No. 140097, App. 5/14/2014, Eff. 6/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [209-15](#), File No. 150271, App. 12/16/2015, Eff. 1/15/2016; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 755 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 738. [REDESIGNATED.]

(Added by Ord. [35-12](#), File No. 111305, App. 2/21/2012, Eff. 3/22/2012; amended by Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 756 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Noriega Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Noriega Street between 19th and 27th and 30th through 33rd Avenues.

The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Noriega Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. To protect continuous frontage, drive-up uses are prohibited and active,

pedestrian-oriented ground floor uses generally must be provided, unless such uses are authorized by Conditional Use. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

(Added by Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012; amended by Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [100-17](#), File No. 170466, App. 5/19/2017, Eff. 6/18/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: former categories 739.38 and 739.39 redesignated as 739.36 and 739.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 739.17 and 739.31 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 739.26 amended; Specific Provisions: 739.43/739.44 and 739.65 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 739.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 739.14, 739.15, 739.16, 739.17, and 739.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 739.1); Zoning Control Table: 739.54, 739.91, and 739.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 739.36 and 739.37 deleted, 739.96 and 739.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 739.91 amended; Specific Provisions: 739.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 739.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 739.41, 739.45, 739.52, and 739.84 amended; Ord. [100-17](#), Eff. 6/18/2017. Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

(Added by Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012; amended by Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [100-17](#), File No. 170466, App. 5/19/2017, Eff. 6/18/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Specific Provisions for Irving St. Restaurant Subdistrict deleted; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 740.38 and 740.39 redesignated as 740.36 and 740.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 740.17 and 740.31 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 740.26 amended; Specific Provisions: 740.43/740.44 and 740.65 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 740.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 740.14, 740.15, 740.16, 740.17, and 740.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 740.1); Zoning Control Table:

740.54, 740.91, and 740.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 740.36 and 740.37 deleted, 740.96 and 740.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 740.91 amended; Specific Provisions: 740.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 740.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 740.41, 740.45, 740.52, and 740.84 amended; Ord. [100-17](#), Eff. 6/18/2017. Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

SEC. 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Taraval Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Taraval Street from 19th through 36th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Taraval Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

(Added by Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012; amended by Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [100-17](#), File No. 170466, App. 5/19/2017, Eff. 6/18/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: former categories 741.38 and 741.39 redesignated as 741.36 and 741.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 741.17 and 741.31 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 741.26 amended; Specific Provisions: 741.43/741.44 ("Restaurants") and 741.65 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 741.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 741.14, 741.15, 741.16, 741.17, and 741.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 741.1); Zoning Control Table: 741.54, 741.91, and 741.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 741.36 and 741.37 deleted, 741.96 and 741.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 741.91 amended; Specific Provisions: 741.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 741.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 741.41, 741.45, 741.52, and 741.84 amended; Ord. [100-17](#), Eff. 6/18/2017. Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Judah Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Judah Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District's

vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street's active retail frontage, and local fabrication and production of goods.

Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

(Added by Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012; amended by Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [100-17](#), File No. 170466, App. 5/19/2017, Eff. 6/18/2017; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: former categories 742.38 and 742.39 redesignated as 742.36 and 742.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 742.17 and 742.31 amended; Ord. [227-14](#), Eff. 12/13/2014. Zoning Control Table: 742.26 amended; Specific Provisions: 741.43/741.44 [so designated in Ord. [175-12](#)] and 742.65 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 742.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 742.14, 742.15, 742.16, 742.17, and 742.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 742.1); Zoning Control Table: 742.54, 742.91, and 742.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 742.36 and 742.37 deleted, 742.96 and 742.96¹ added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 742.91 amended; Specific Provisions: 742.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 742.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 742.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 742.41, 742.45, 742.52, and 742.84 amended; Ord. [100-17](#), Eff. 6/18/2017. Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTES

¹. So in Ord. [33-16](#).

SEC. 743. [REDESIGNATED.]

(Added by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [102-16](#), File No. 160346, App. 6/24/2016, Eff. 7/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 757 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 744. [REDESIGNATED.]

(Added by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [204-14](#), File No. 140724, App. 10/9/2014, Eff. 11/8/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [102-16](#), File No. 160346, App. 6/24/2016, Eff. 7/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 758 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 745. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.


The Excelsior Outer Mission Street Neighborhood Commercial District is located along Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and

neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The Excelsior Outer Mission Street Neighborhood Commercial District is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Parking for residential and commercial uses is not required. Buildings range in height, with height limits generally allowing up to four stories. Lots vary in size, generally small- or medium-sized with some very large parcels. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

(Added by Ord. [261-13](#), File No. 130084, App. 11/27/2013, Eff. 12/27/2013; amended by Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

 Zoning Control Table: 745.26 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 745.14, 745.15, 745.16, and 745.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 745.1); Zoning Control Table: 745.54, 745.91, and 745.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 745.38¹ and 745.39¹ deleted, 745.96 added; Ord. 33-16, Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 745.91 amended; Specific Provisions: 745.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 745.33A added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 745.33A added; Ord. 166-16, Eff. 9/10/2016. Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

¹ Former categories 745.38 and 745.39 were referenced as 745.36 and 745.37 in Ord. [33-16](#), which struck them from the Zoning Control Table.

SEC. 746. [REDESIGNATED.]

(Added by Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; redesignated and amended by Ord. [127-15](#), File No. 150082, App. 7/17/2015, Eff. 8/16/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 759 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 747. [REDESIGNATED.]

(Added by Ord. [228-14](#), File No. 120814, App. 11/13/2014, Eff. 12/13/2014; redesignated and amended by Ord. [126-15](#), File No. 150081, App. 7/17/2015, Eff. 8/16/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated as Section 760 and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 748. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.


The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street. The character of these streets is largely commercial, including large malls, although there are some residential units above the ground story. Buildings are typically two- to four-stories, although there are two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit corridors. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and far.

The Japantown Neighborhood Commercial District controls are designed to encourage and promote development that enhances the walkable, commercial character of this area and to support its local and

regional role. New commercial development is required on the ground floor and permitted above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating, drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are encouraged above the ground floor, along with housing and institutional uses. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

(Added by Ord. [229-15](#), File No. 151126, App. 12/22/2015, Eff. 1/21/2016; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

 Zoning Control Table: former categories 748.38¹ and 748.39¹ deleted, 748.96 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 748.91 amended; Specific Provisions: 748.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

¹ Former categories 748.38 and 748.39 were referenced as 748.36 and 748.37 in Ord. [33-16](#), which struck them from the Zoning Control Table.

SEC. 750. 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 neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space.

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

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

**Table 750. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1
ZONING CONTROL TABLE**

		NCT-1
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on certain streets, see § 145.4 for more information.
Vehicular Access Restrictions	§ 155(r)	Required on certain streets, see 155(r) for more information.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Canopy or Marquee	§ 136.1	NP
Awning	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and	Subject to the Urban Design Guidelines

		Industry Element			
Zoning Category	§ References	Controls			
RESIDENTIAL STANDARDS AND USES					
Development Standards					
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet if private, or 133 square feet if common			
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to one space for each two Dwelling Units; C up to 0.75 spaces for each Dwelling Unit, subject to the criteria and procedures of Section 151.1 (f); NP above 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .			
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.			
Use Characteristics					
Single Room Occupancy	§ 102	P			
Student Housing	§ 102	P			
Residential Uses		Controls By Story			
		1st	2nd	3rd+	
Residential Uses	§ 102	P(1)	P	P	
Dwelling Units, Senior Housing, and Group Housing.	§ 102 , 202.2 (f), 207 , 208	No 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.			
Accessory Dwelling Unit	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.			
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code			
Loss and Division of Dwelling Units		Controls by Story			
		1st	2nd	3rd+	
Residential Conversion	§ 317	P	NP	NP	
Residential Demolition or Merger	§ 317	C	C	C	

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	1.8 to 1		
Use Size	§§ 102 , 121.2	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	NP	NP
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§§ 102 , 202.4	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP

Entertainment, Nighttime	§ 102	C	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	NP
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P(4)	NP	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	NP	NP	NP
Gym	§ 102	P	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§ 102	NP	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	NP	NP	NP
Massage, Foot/Chair	§ 102	NP	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C(5)	NP	NP
Services, Financial	§ 102	NP	NP	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	P	NP	NP
Services, Instructional	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	NP	NP
Services, Retail Professional	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	NP	NP
Trade Office	§ 102	P	NP	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP


Public Utilities Yard	§ 102	NP	NP	NP
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* Not listed below

- (1) C required for ground floor Residential Use when street frontage is listed in [145.4\(b\)](#)
- (2) C required for 13 or more children; NP on 3rd floor for 13 or more children.
- (3) C required for seven or more persons; NP on 3rd floor for seven or more persons.
- (4) P if located more than ¼ mile from any NC District or Restricted Use Sub district¹ with more restrictive controls; otherwise, same as more restrictive control.
- (5) C if located more than ¼ mile from any NC District or Restricted Use Sub district¹ with more restrictive controls; otherwise, same as more restrictive control.
- (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 751. 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 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-2 Districts are 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. The small-scale district controls provide for mixed-use buildings, which approximate or slightly exceed the standard development pattern. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks.

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

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

**Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2
ZONING CONTROL TABLE**

		NCT-2
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT08, HT11, and HT12 for more information. Height sculpting required on Alleys per § 261.1
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on certain streets
Vehicular Access Restrictions	§ 155(r)	Required on certain streets, see 155(r) for more information.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602- 604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and	Subject to the Urban Design Guidelines

	Industry Element	
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Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing.	§ 102 , 202.2(f) , 207 , 208	No 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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP

Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	P	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	P	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(4)	C(4)	C(4)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

- (1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)
- (2) C required for 13 or more children
- (3) C required for seven or more persons.
- (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 752. 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 exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of NC and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

NCT-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. NCT-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 may range in height, with height limits varying from four to eight stories.

NCT-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 NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, and financial service uses generally are permitted with certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

**Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-3
ZONING CONTROL TABLE**

		NCT-3
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250–252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on certain streets, see § 145.4 for more information.
Vehicular Access Restrictions	§ 155(r)	Prohibited on Market Street, Church Street, and Mission Street. C required on Duboce Street, Haight Street
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602–604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ – 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan	Subject to the Urban Design Guidelines

Commerce and Industry Element

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Not permitted above .75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§ 102 , 202.2(f) , 207 , 208	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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	C
Residential Demolition or Merger	§ 317	C	C	C

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.6 to 1		
Use Size	§§ 102 , 121.2	P up to 5,999 square feet; C 6,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet ¹ Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	No Limit		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5¹	C	NP	NP
Automotive Repair	§ 102	C	C	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Service, Motor Vehicle Tow	§ 102	NP	NP	NP
Service, Parcel Delivery	§ 102	NP	NP	NP

Vehicle Storage Garage	§ 102	NP	NP	NP
Vehicle Storage Lot	§ 102	NP	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	P	NP
Movie Theater	§§ 102 , 202.4	P	P	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Hospital	§ 102	C	C	C
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	P
Adult Business	§ 102	C	C	NP
Animal Hospital	§ 102	C	C	NP
Bar	§§ 102 , 202.2(a)	P	P	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	C	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C	C	C
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P	P	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	P	NP
Services, Financial	§ 102	P	P	NP
Services, Fringe Financial	§ 102	NP(2)	NP(2)	NP(2)
Services, Limited Financial	§ 102	P(3)	P	NP
Services, Retail Professional	§ 102	P(3)	P	P
Storage, Self	§ 102	C	C	C
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	C
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P(3)	P	P
Service, Non-Retail Professional	§ 102	C	C	C

Storage, Commercial	§ 102	C	C	C
Trade Office	§ 102	P(3)	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(4)	C(4)	C(4)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

(3) CU FOR LIMITED FINANCIAL SERVICE AND OTHER USES


Boundaries: Applicable only for the parcels zoned NCT-3 on Market Street West of Octavia Boulevard.

Controls: A Conditional Use authorization is required for a Limited Financial Service, Retail Professional Services, Design Professional, and Trade Office uses on the 1st story.

(4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 753. 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 non-retail commercial uses. Above-ground parking is required to be setback or below ground. Active, pedestrian-oriented ground floor uses are required.

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

required. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

**Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

		SoMa NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT01 and HT08 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on 6th Street for its entirety within the District
Vehicular Access Restrictions	§ 155(r)	Prohibited on 6th Street for its entirety within the District
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1²
General Advertising Signs	§§ 262 , 602.7²-604 , 608 , 609 , 610 , 611	NP

Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines
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Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet if private, or 100 square feet if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces Per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§ 102 , 202.2(f) , 207 , 208	No 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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per §		

[207.8](#)

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	2		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§ 102	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				

Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	P	P	P
Passive Outdoor Recreation	§ 102	P	P	P
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	C	C	C
Child Care Facility	§ 102	P(2)	P(2)	P(2)
Community Facility	§ 102	P	P	P
Community Facility, Private	§ 102	P	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Residential Care Facility	§ 102	P(3)	P(3)	P(3)
Social Service or Philanthropic Facility	§ 102	P	P	P
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C	NP	NP
Hotel	§ 102	C	C	C
Jewelry Store	§ 102	P	P	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	P	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP

Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	P	P	P
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP
Wireless Telecommunications Services Facility	§ 102	C(4)	C(4)	C(4)

* Not listed below


- (1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)
- (2) C required for 13 or more children
- (3) C required for seven or more persons.
- (4) C if a Macro WTS Facility; P if a Micro WTS Facility.


(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [102-16](#), File No. 160346, App. 6/24/2016, Eff. 7/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 735.69C and 735.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 735.10 and 735.17 amended, 735.69, 735.69A, and 735.69B added; Specific Provisions: table title amended, 735.68 added, 735.85 amended; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 735.69, 735.69A, and 735.69B added [identical additions previously had been made by Ord. [140-11](#)]; Specific Provisions: table title amended; Ord. [196-11](#), Eff. 11/3/2011. Zoning Control Table: 735.43 and 735.44 amended, former categories 735.42, 735.67, and 735.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 735.13, 735.13a, 735.13b, 735.54, and 735.69B amended; Specific Provisions: 735.54 added, 735.68 deleted; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 735.37, 735.38, and 735.39 redesignated as 735.36, 735.37, and 735.38 and amended; new category 735.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 735.26 amended; Specific Provisions: 735.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 735.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 735.14, 735.15, 735.16, 735.17, and 735.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 735.1); Zoning Control Table: 735.54, 735.91, and 735.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 735.36, 735.37, 735.38, and 735.39 deleted, 735.96, 735.96¹, and 735.97 added; Ord. [33-16](#), Eff. 4/10/2016. Zoning Control Table: 735.10 amended; Ord. [102-16](#), Eff. 7/24/2016. Introductory material amended; Zoning Control Table: 735.91 amended; Specific Provisions: 735.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 735.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 735); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTES

 1. So in Ord. 33-16.

 2. So in Ord. [129-17](#).

SEC. 754. 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. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 754. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Mission Street NCT		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250–252 , 253.4 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT07 for more information. Buildings above 65 feet require C. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces,

		transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on Mission Street for the entirety of the District; 16th Street, between Guerrero and Capp Streets; 22nd Street, between Valencia and Mission Streets
Vehicular Access Restrictions	§ 155(r)	Prohibited on Mission Street for the entirety of the District and on 16th Street between Guerrero and Capp Streets.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls	
RESIDENTIAL STANDARDS AND USES			
Development Standards			
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet if private, or 100 square feet if common	
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .	
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.	
Use Characteristics			
Single Room Occupancy	§ 102	P	
Student Housing	§ 102	P	
Residential Uses	Controls By Story		
	1st	2nd	3rd+
Residential Uses		P(1)	P
Dwelling Units, Senior Housing, Group Housing	§§ 102 , 202.2(f) , 207 , 208	No 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.
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code
Loss and Division of Dwelling Units		Controls by Story
		1st 2nd 3rd+
Residential Conversion	§ 317	C C C
Residential Demolition or Merger	§ 317	C C C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102 , 123 , 124	3.6 to 1
Use Size	§§ 102 , 121.2	P up to 5,999 square feet; C 6,000 square feet and above
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .
Commercial Use Characteristics		
Drive-up Facility	§ 102	NP
Formula Retail	§§ 102 , 303.1	C
Hours of Operation	§ 102	No Limit
Maritime Use	§ 102	NP
Open Air Sales	§§ 102 , 703(b)	See § 703(b)
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere
Walk-up Facility	§ 102	P
		Controls by Story
		1st 2nd 3rd+

		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 142 , 156	NP	NP	NP
Automotive Repair	§ 102	C	C	NP
Automotive Sale/Rental	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Automotive Wash	§§ 102 , 202.2(b)	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Services, Ambulance	§ 102	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	NP	NP
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	P	NP
Movie Theater	§ 102	P	P	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Hospital	§ 102	C	C	C
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	P
Adult Business	§ 102	C	C	NP
Animal Hospital	§ 102	C	C	NP
Bar	§§ 102 , 202.2(a)	P	P	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	C	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	C	NP

Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C	C	C
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	NP	NP
Services, Financial	§ 102	P	P	NP
Services, Fringe Financial	§ 102	NP(2)	NP(2)	NP(2)
Services, Limited Financial	§ 102	P	P	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	C
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	P
Service, Non-Retail Professional	§ 102	C	C	C
Trade Office	§ 102	P	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(3)	C(3)	C(3)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)

(2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Mission Street Neighborhood Commercial Transit District.

Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section [249.35](#), unless Fringe Financial Service is a Non-Profit. Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

(3) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 736.69C and 736.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: title amended, 736.13b amended, 736.69, 736.69A, and 736.69B added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 736.69, 736.69A, and 736.69B added; Ord. [196-11](#), Eff. 11/3/2011. Zoning Control Table: 736.43 and 736.44 amended, former categories 736.42, 736.67, and 736.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 736.13, 736.13a, 736.13b, 736.13c, 736.54, and 736.69B amended; Specific Provisions: 736.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 736.37, 736.38, and 736.39 redesignated as 736.36, 736.37, and 736.38 and amended; new category 736.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 736.26 amended; Specific Provisions: 736.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 736.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning

Control Table: 736.14, 736.15, 736.16, 736.17, and 736.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 736.1); Zoning Control Table: 736.54, 736.91, and 736.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 736.36, 736.37, 736.38, and 736.39 deleted, 736.96 and 736.97 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 736.91 amended; Specific Provisions: 736.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 736.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 736; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

- 1. So in Ord. [129-17](#).

SEC. 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean Avenue from Howth Street to Manor Drive. 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 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.

Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 755. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Ocean Avenue NCT		
Zoning Category	§ References	Controls

BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 45-X. See Height and Bulk Map Sheet HT12 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on Ocean Avenue within the District, except on the north side of Ocean Avenue between Plymouth and Brighton Avenues.
Vehicular Access Restrictions	§ 155(r)	Prohibited on Ocean Avenue within the District.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Lot Consolidation	§ 121.6	Not Permitted except to create corner lots
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, Group Housing.	§ 102 , 202.2(f) , 207 , 208	No 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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	C
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		

NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C

Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	P	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	P	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(4)	C(4)	C(4)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in [145.4](#)(b)

- (2) C required for 13 or more children
- (3) C required for seven or more persons.
- (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. 61-09, File No. 090181, App. 4/17/2009; amended by Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [66-14](#), File No. 140097, App. 5/14/2014, Eff. 6/13/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [209-15](#), File No. 150271, App. 12/16/2015, Eff. 1/15/2016; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 737.68 and 737.68A added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: title amended, 737.10 and 737.17 amended, designation of category 737.38 corrected, 737.39a amended; former categories 737.68 and 737.68A redesignated as rows 737.69C and 737.69D, 737.69, 737.69A, and 737.69B added; Specific Provisions: 737.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 737.43 and 737.44 amended, former categories 737.42, 737.67, and 737.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Introductory material amended; Zoning Control Table: 737.13, 737.13a, 737.13b, 737.13c, 737.54, and 737.69B amended; Specific Provisions: 737.54 added, 737.68 deleted; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 737.38, 737.39, and 737.39a redesignated as 737.36, 737.37, and 737.38 and amended; new category 737.39 added; Ord. [287-13](#), Eff. 1/25/2014. Specific Provisions: 737.84 amended; Ord. [66-14](#), Eff. 6/13/2014. Zoning Control Table: 737.26 amended; Specific Provisions: 737.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 737.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 737.14, 737.15, 737.16, 737.17, and 737.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 737.1); Zoning Control Table: 737.54, 737.91, and 737.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Ord. [209-15](#), Eff. 1/15/2016. Zoning Control Table: former categories 737.36, 737.37, 737.38, and 737.39 deleted, 737.96, 737.97, and 737.98 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 737.91 amended; Specific Provisions: 737.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 7.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 737); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Glen Park Neighborhood Commercial Transit (NCT) District lies primarily along Diamond Street from Chenery Street to Monterey Boulevard and Chenery Street from Thor Avenue to Castro Street and includes adjacent portions of Wilder Street, Bosworth Street, Joost Avenue and Monterey Boulevard. The district is mixed use, with predominantly two and three story buildings with neighborhood-serving commercial and retail uses on lower floors and housing or offices above. The area is well-served by both local and regional transit including the Glen Park BART station, Muni bus lines, and a Muni light rail stop (J-Church).

The Glen Park NCT is designed to protect and enhance the neighborhood's intimate scale, walkability and "village" atmosphere. Human-scaled buildings with neighborhood-serving uses such as specialty retail stores, restaurants, and local offices are encouraged. Buildings may range in height, with height limits allowing up to three and four stories depending on location. Rear yard corridors above the ground story and at residential levels are generally preserved.

Commercial uses are encouraged at the ground story. Retail frontages and pedestrian-oriented streets are protected by limiting curb cuts (i.e. driveways, garage entries) as well as requiring ground floor commercial uses on portions of Diamond and Chenery Streets. Housing development is encouraged above the ground story. Housing density is not controlled by the size of the lot but by dwelling unit standards, physical envelope controls and unit mix requirements. Given the area's location and accessibility to the transit network, accessory parking for residential and commercial uses is not required. Any new parking is required

to be set back to support a pedestrian friendly streetscape. Accessory Dwelling Units are permitted within the district pursuant to Subsection [207\(c\)\(4\)](#) of this Code.

**Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

Glen Park NCT		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	30-X and 40-X. See Height and Bulk Map Sheet HT11 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on Diamond and Chenery Streets within the District.
Vehicular Access Restrictions	§ 155(r)	Prohibited on Chenery and Diamond Streets within the District.
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 ,	P

	608 , 609 , 610 , 611	
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common		
Off-Street Parking Requirements	§§ 151 , 161 , 166	Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§ 102 , 202.2(f) , 207 , 208	No 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		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C

Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8
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Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C

Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	P	NP	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	P	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	P	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				

Utility and Infrastructure*	§ 102	C(4)	C(4)	C(4)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

- (1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)
- (2) C required for 13 or more children
- (3) C required for seven or more persons.
- (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [35-12](#), File No. 111305, App. 2/21/2012, Eff. 3/22/2012; amended by Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [161-15](#), File No. 150804, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 738.10, 738.13, 738.13a, 738.13b, 738.13c, 738.43, 738.44, 738.54, and 738.69B amended, former categories 738.42, 738.67, and 738.69A deleted; Specific Provisions: 738.54 added; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 738.38, 738.39, and 738.39a redesignated as 738.36, 738.37, and 738.38 and amended; new category 738.39 added; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 738.26 amended; Specific Provisions: 738.54 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 738.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 738.14, 738.15, 738.16, 738.17, and 738.30 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 738.1); Zoning Control Table: 738.54, 738.91, and 738.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 738.91 amended; Specific Provisions: 738.91 added; Ord. [161-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 738.36, 738.37, 738.38, and 738.39 deleted, 738.96, 738.97, and 738.98 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 738.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 738.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 738); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

Editor's Notes:

See also Ord. [36-12](#), File No. 111306, App. 2/21/2012, Eff. 3/22/2012, "Zoning Map Amendments - Glen Park Area Plan."

See also Ord. [37-12](#), File No. 111307, App. 2/21/2012, Eff. 3/22/2012, "Ordinance amending the San Francisco General Plan by adding the Glen Park Area Plan..."

SEC. 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Folsom Street Neighborhood Commercial Transit District (Folsom Street NCT) is located along Folsom Street in the Western SoMa area, generally between 7th Street and 10th Streets.

The Folsom Street 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 where transparency and fenestration requirements add to the activation at the street level. While offices and general retail sales uses may locate on the second story, most commercial uses are prohibited above the second story. In order to protect the balance and variety of retail use, bars and restaurants are permitted on the ground floor, and liquor stores are allowed with a conditional use. Continuous non-

residential frontage is promoted by prohibiting drive-up facilities, some automobile uses, and permitting a mix of commercial and production, distribution, and repair uses. Parking is required to be setback if above grade or locate below ground. Active, pedestrian-oriented ground floor uses are required.

Housing development in new buildings is encouraged above the ground story, and student housing is only permitted in newly constructed buildings. Housing density is not controlled by the size of the lot or by density controls, but by bedroom counts. Given the area's central location and accessibility to the City's transit network, parking for residential and commercial uses is not required. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Folsom Street NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 263.29 , 270 , 271 , 823(c)(11) . See also Height and Bulk District Maps	65-X to 75-X. See Height and Bulk Map Sheets HT01, HT07, and HT08 for more information. Height sculpting required on alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136 , 823(c)	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above

Planned Unit Development	§ 304	C
Awning, Canopy, or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	§ 823(b) , and General Plan Commerce and Industry Element	WSoMa Design Standards and the Urban Design Guidelines.

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136 , 823(c) (2)	80 square feet per unit if private, or 100 square feet per unit if common - roof decks do not qualify.		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§§ 102 , 823(c) (7)	P		
Student Housing	§ 102	C in newly constructed buildings, NP otherwise.		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses (except for Group Housing, see below)	§ 102	P	P	P
Group Housing	§§ 102 , 208	C(1)	C	C
Dwelling Units, Senior Housing, Group Housing	§§ 102 , 202.2(f) , 207 , 208	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required Dwelling Unit mix, 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.		
Accessory Dwelling Unit	§§ 102 , 207(c) (4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer		

		Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1 , 823(c)(10)	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P at 1st and 2nd Floors if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP

Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5¹	NP	NP	NP
Automotive Repair	§ 102	C(2)	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§§ 102 , 202.4	NP	NP	NP
Livery Stable	§ 102	P(4)	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses*	§§ 102 , 202.2(d)	NP	NP	NP
Manufacturing, Light	§§ 102 , 202.2(d)	P	P	NP
Institutional Use Category				
Institutional Uses*	§ 102	NP	NP	NP
Child Care Facility	§ 102	P	P	NP
Community Facility	§ 102	C	C	NP
Community Facility, Private	§ 102	C	C	NP
Job Training	§ 102	C	C	NP
Philanthropic Admin. Services	§ 102	P(8)	P(8)	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	NP	C(3)	C(3)
School	§ 102	P	P	P
Social Service or Philanthropic Facility	§ 102	C	C	NP
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§§ 102 , 823(c)(9)(B)	P(4)	NP	NP
Bar	§§ 102 , 202.2(a)	P	NP	NP
Cat Boarding	§§ 102 , 823(c)(9)(B)	P(4)	NP	NP
Gym	§ 102	P(8)	P	NP
Hotel	§ 102	P(5)	P(5)	P(5)
Kennel	§§ 102 , 823(c)(9)(B)	P(4)	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(6)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(6)	NP	NP
Services, Financial	§ 102	P(7)(8)	NP	NP

Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	P(7)(8)	NP	NP
Services, Instructional	§ 102	P(8)	P(8)	NP
Services, Limited Financial	§ 102	NP	NP	NP
Services, Personal	§ 102	P(8)	P(8)	NP
Services, Retail Professional	§ 102	P(7)(8)	P	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	NP	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P(7)	NP	NP
Trade Office	§ 102	P(7)	NP	NP
Wholesale Sales	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(9)	C(9)	C(9)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

- (1) NP on 1st floor on lots with more than 25 feet of street frontage
- (2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts is NP
- (3) NP for seven or more persons
- (4) P for grooming and daycare only; no 24 hour care.
- (5) NP above 25 rooms per Hotel.
- (6) NP above 10,000 Gross Square Feet per Lot.
- (7) Must be primarily open to the general public on a client- oriented basis, NP if not.
- (8) P on first or second floor, but not both.
- (9) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [102-16](#), File No. 160346, App. 6/24/2016, Eff. 7/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 743.26 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 743.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 743.14, 743.15, 743.16, and 743.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 743.1); Zoning Control Table: 743.54, 743.91, and 743.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 743.37, 743.38, and 743.39 deleted, 743.96, 743.97, and 743.98 added; Ord. [33-16](#), Eff. 4/10/2016. Zoning Control Table: 743.10 amended; Ord. [102-16](#), Eff. 7/24/2016. Introductory material amended; Zoning Control Table: 743.91 amended; Specific Provisions: 743.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 743.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 743); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

1. So in Ord. [129-17](#).

Editor’s Note:

See also Sec. [703.9](#), “Preservation of Historic Buildings Within the Folsom Street NCT and RCD Districts.”

SEC. 758. REGIONAL COMMERCIAL DISTRICT.

The Regional Commercial District (RCD) is located along the 9th Street and 10th Street corridors, generally running from Mission Street to Harrison Street, and provides for a wide variety of commercial uses and services to a population greater than the immediate neighborhood. While providing convenience goods and services to the surrounding neighborhood, the RCD corridors are also heavily trafficked thoroughfares into and out of the City that serve shoppers from other neighborhoods and cities.

Large-scale lots and buildings and wide streets distinguish the RCD from smaller-scaled neighborhood commercial streets, although the district also includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures.

A diverse commercial environment is encouraged for the RCD. Eating and drinking establishments, general retail, office, certain auto uses, and production, distribution, and repair uses generally are permitted with certain limitations at the first and second stories. Arts activities are encouraged on all floors, but nighttime entertainment uses are prohibited.

Housing development is encouraged at the second story and above, and permitted on the ground floor on smaller lots. Student housing is not permitted, and existing residential units are protected by limitations on demolitions and conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

**Table 758. REGIONAL COMMERCIAL DISTRICT
 ZONING CONTROL TABLE**

Regional Commercial District		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 263.29 , 270 , 271 , 823(c)(11) . See also Height and Bulk District Maps	55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting required on narrow streets
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	NP
Rear Yard	§§ 130 , 134 , 134(a) (e), 136 , 823(c)	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.

Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	§ 823(b) , and General Plan Commerce and Industry Element	WSoMa Design Standards and the Urban Design Guidelines.

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136 , 823(c) (2)	80 square feet per unit if private, or 100 square feet per unit if common - roof decks do not qualify.
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.
Use Characteristics		
Single Room Occupancy	§§ 102 , 823(c) (7)	P, except on the ground floor
Student Housing	§ 102	NP
Residential Uses		Controls By Story

		1st	2nd	3rd+
Residential Uses (Except for Group Housing, see below)	§ 102	P	P	P
Group Housing	§ 102 , 208	C (1)	C	C
Dwelling Units, Group Housing and Senior Housing	§§ 102 , 202.2 (f), 207 , 208	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, 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.		
Accessory Dwelling Unit	§§ 102 , 207 (c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1
Use Size	§ 102 , 121.2	P up to 10,000 square feet; C above; NP above 25,000 square feet except for Schools and Child Care Facilities
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .
Commercial Use Characteristics		
Drive-up Facility	§ 102	NP

Formula Retail	§§ 102 , 303.1 , 823(c)(10)	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P at 1st and 2nd Floors if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5¹	NP	NP	NP
Automotive Repair	§ 102	C(2)	NP	NP
Parking Garage, Private	§ 102 , 158.1	C	NP	NP
Parking Garage, Public	§ 102 , 158.1	C	NP	NP
Parking Lot, Private	§§ 102 , 142 , 156 , 158.1	C	NP	NP
Parking Lot, Public	§§ 102 , 142 , 156 , 158.1	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§§ 102 , 202.4	NP	NP	NP
Open Recreation Area	§ 102	P	P	P
Passive Outdoor Recreation	§ 102	P	P	P
Industrial Use Category				
Industrial Uses*	§§ 102 , 202.2(d)	NP	NP	NP
Manufacturing, Light	§§ 102 , 202.2(d)	P	P	NP
Institutional Use Category				
Institutional Uses*	§ 102 , 202.2(e)	NP	NP	NP
Child Care Facility	§ 102	P(3)	P(3)	NP
Community Facility	§ 102	P	P	P
Community Facility, Private	§ 102	C	C	C
Job Training	§ 102	C	C	C
Public Facilities	§ 102	P	P	P
Residential Care Facility	§ 102	NP	C(4)	C(4)
School	§ 102	P	P	P
Social Service or Philanthropic Facility	§ 102	C	C	C

Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§§ 102 , 823(c)(9)(B)	P(8)	NP	NP
Bar	§§ 102 , 202.2(a)	P	NP	NP
Cat Boarding	§§ 102 , 823(c)(9)(B)	P(8)	NP	NP
Hotel	§ 102	NP	NP	NP
Kennel	§§ 102 , 823(c)(9)(B)	P(8)	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(5)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P(5)	NP	NP
Services, Financial	§ 102	P(6)(7)	NP	NP
Services, Fringe Financial	§ 102	NP	NP	NP
Services, Health	§ 102	P(6)(7)	NP	NP
Services, Instructional	§ 102	P(7)	P	NP
Services, Limited Financial	§ 102	NP	NP	NP
Services, Personal	§ 102	P(7)	P	NP
Services, Retail Professional	§ 102	P(6)(7)	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	NP	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P(6)	NP	NP
Storage, Commercial	§ 102	P	C	NP
Trade Office	§ 102	P(6)	NP	NP
Wholesale Sales	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	P	P	P
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

- (1) NP on 1st floor on lots with more than 25 feet of street frontage.
- (2) Allowed with C so long as there is no ingress/ egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts
- (3) C required for 13 or more children.
- (4) NP for facilities with seven or more persons

- (5) P up to 10,000 gross square feet per lot; NP above.
- (6) P when primarily open to the general public on a client-oriented basis.
- (7) P on first or second floor, but not on both; P on all floors in Historic Buildings.
- (8) P for grooming and daycare only; no 24 hour care.

(Added by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [204-14](#), File No. 140724, App. 10/9/2014, Eff. 11/8/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [102-16](#), File No. 160346, App. 6/24/2016, Eff. 7/24/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Zoning Control Table: 744.21 amended; Ord. [42-13](#), Eff. 4/27/2013. Zoning Control Table: 744.21 amended; Ord. [204-14](#), Eff. 11/8/2014. Zoning Control Table: 744.26 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 744.14, 744.15, 744.16, and 744.17 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 744.1); Zoning Control Table: 744.54, 744.91, and 744.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Zoning Control Table: former categories 744.37, 744.38, and 744.39 deleted, 744.96, 744.97, and 744.98 added; Ord. [33-16](#), Eff. 4/10/2016. Zoning Control Table: 744.10 amended; Ord. [102-16](#), Eff. 7/24/2016. Introductory material amended; Zoning Control Table: 744.91 amended; Specific Provisions: 744.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 744.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 744); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

- 1. So in Ord. [129-17](#).

Editor's Note:

See also Sec. 703.9, "Preservation of Historic Buildings Within the Folsom Street NCT and RCD Districts."

SEC. 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Divisadero Street Neighborhood Commercial Transit District (“Divisadero Street NCT”) extends along Divisadero Street between Haight and O’Farrell Streets. Divisadero Street’s dense mixed-use character consists of buildings with residential units above ground-story commercial use. Buildings typically range in height from two to four stories with occasional one-story commercial buildings. The district has an active and continuous commercial frontage along Divisadero Street for most of its length. Divisadero Street is an important public transit corridor and throughway street. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

The Divisadero Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Rear yard requirements above the ground story and at residential levels preserve open space corridors of interior blocks. Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Consistent with Divisadero Street’s existing mixed-use character, new commercial development is permitted at the ground and second stories. Most neighborhood-serving businesses are strongly encouraged. Controls on new Formula Retail uses are consistent with Citywide policy for Neighborhood Commercial Districts; Eating and Drinking and Entertainment uses are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Additional flexibility is offered for second-floor Eating and Drinking, Entertainment, and Trade Shop uses in existing non-residential buildings to encourage the preservation and reuse of such buildings. Hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage.

Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Divisadero St. NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250–252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	65-A, and 40-X south of Oak Street. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		

Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required along Divisadero Street for the entirety of the District
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit, C up to 0.75 cars per Dwelling Unit; NP above. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.
Use Characteristics		
Single Room Occupancy	§ 102	P
Student Housing	§ 102	P
Residential Uses	Controls By Story	
	1st	2nd

Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, Group Housing	§§ 102 , 202.2(f) , 207 , 208	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, 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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1
Use Size	§§ 102 , 121.2	P up to 3,999 square feet; C 4,000 square feet and above
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .
1		
Drive-up Facility	§ 102	NP
Formula Retail	§§ 102 , 303.1	C
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.
Maritime Use	§ 102	NP
Open Air Sales	§§ 102 , 703(b)	See § 703(b)

Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Gas Station	§§ 102 , 187.1 , 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	NP	NP
Parking Garage, Public	§ 102	C	NP	NP
Parking Lot, Private	§§ 102 , 142 , 156	C	NP	NP
Parking Lot, Public	§§ 102 , 142 , 156	C	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	NP	NP
Entertainment, General	§ 102	P	P(2)	NP
Entertainment, Nighttime	§ 102	P	P(2)	NP
Movie Theater	§§ 102 , 202.4	P	P(2)	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(3)	P(3)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	P(2)	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(4)	P(4)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	P	P(2)	NP

Grocery, General	§ 102	P(5)	P(5)	NP
Grocery, Specialty	§ 102	P(5)	P(5)	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	NP(5)	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P	P(2)	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	P(2)	NP
Retail Sales and Service, General	§§ 102 , 202.3	P(5)	P(5)	NP
Services, Financial	§ 102	C	NP	NP
Services, Fringe Financial	§ 102	NP(6)	NP(6)	NP(6)
Services, Limited Financial	§ 102	P	NP	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	P(2)	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Trade Office	§ 102	P	P	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(7)	C(7)	C(7)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not Listed Below

- (1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)
- (2) P on the Second Story of existing buildings which have had no immediately prior second-story Residential Use, otherwise NP.
- (3) C required for 13 or more children
- (4) C required for seven or more persons.
- (5) (a) Liquor Stores are not permitted within the Divisadero Street NCD. Liquor Store uses which become inactive for more than 180 days may not be reestablished. A lawfully existing Liquor Store may relocate within the district with Conditional Use authorization;
 - (b) Liquor Stores, General Grocery Stores, and Specialty Grocery Stores shall comply with the following Good Neighbor requirements:
 - (i) The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. In addition the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of litter associated with the business during business hours in accordance with [Article 1 Section 34](#) of the

San Francisco Police Code. For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.

(ii) The business operator shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.

(iii) No more than one-third of the square footage of the windows and clear doors of the business shall bear advertising or signage of any sort and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises including the area in which the cash registers are maintained from the exterior public sidewalk or entrance to the premises.

(6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Divisadero Street NCD.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Section [249.35\(c\)\(3\)](#).


(7) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; redesignated and amended by Ord. [127-15](#), File No. 150082, App. 7/17/2015, Eff. 8/16/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Section redesignated (formerly Sec. 746.1); section header and introductory material amended; Zoning Control Table: 746.91 and 746.92 amended; Ord. [127-15](#), Eff. 8/16/2015. Zoning Control Table: former categories 746.36, 746.37, 746.38, and 746.39 deleted, 746.96, 746.97, and 746.98 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 746.91 amended; Specific Provisions: 746.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 746.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 746); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Fillmore Street Neighborhood Commercial Transit District (“Fillmore Street NCT”) extends along Fillmore Street between Bush and McAllister Streets. Fillmore Street’s dense mixed-use character consists of buildings with residential units above ground-story commercial use. Buildings range in height from one-story commercial buildings to high-rise towers. Fillmore Street and Geary Boulevard are important public transit corridors. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and far.

The Fillmore Street NCT controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. Rear yard requirements at residential levels preserve open space corridors of interior blocks. Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Consistent with Fillmore Street’s existing mixed-use character, new commercial development is permitted at the ground and second stories. Most neighborhood- and visitor-serving businesses are strongly encouraged. Controls on new Formula Retail uses are consistent with Citywide policy for Neighborhood

Commercial Districts; Eating and Drinking and entertainment uses are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business, and professional offices. Parking and hotels are monitored at all stories. Limits on drive-up facilities and other automobile uses protect the livability within and around the district and promote continuous retail frontage.

Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Fillmore St. NCT
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies, but generally 50-X south. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required along Fillmore Street from Bush Street to McAllister Street
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 ,	NP

	608 , 609 , 610 , 611	
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit; NP above. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§§ 102 , 202.2(f) , 207 , 208	No density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, required dwelling unit mix, 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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP

Residential Demolition and Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.6 to 1		
Use Size	§§ 102 , 121.2	P up to 5,999 square feet; C 6,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	No limit		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 142 , 156 , 187.1 , 202.2(b) , 202.5	C	NP	NP
Automotive Repair	§ 102	C	C	NP
Parking Garage, Private	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Service, Motor Vehicle Tow	§ 102	NP	NP	NP
Service, Parcel Delivery	§ 102	NP	NP	NP
Vehicle Storage Garage	§ 102	NP	NP	NP

Vehicle Storage Lot	§ 102	NP	NP	NP
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	NP	NP
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	P	NP
Movie Theater	§§ 102 , 202.4	P	P	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	P	P
Hospital	§ 102	C	C	C
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	P	NP
Public Facilities	§ 102	C	C	C
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	P
Adult Business	§ 102	C	C	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	P	P	NP
Gym	§ 102	P	P	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	C	C	C
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P	P	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	P	NP
Services, Financial	§ 102	P	P	NP
Services, Fringe Financial	§ 102	NP(2)	NP(2)	NP(2)
Services, Instructional	§ 102	P	P	NP
Services, Limited Financial	§ 102	P	P	NP
Services, Personal	§ 102	P	P	NP
Storage, Self	§ 102	C	C	C
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	C
Non-Retail Sales and Service*	§ 102	NP	NP	NP

Design Professional	§ 102	P	P	P
Service, Non-Retail Professional	§ 102	C	C	C
Storage, Commercial	§ 102	C	C	C
Trade Office	§ 102	P	P	P
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(3)	C(3)	C(3)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

📌 (1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)

📌 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore Street NCD.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#). Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).⁶

📌 (3) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [228-14](#), File No. 120814, App. 11/13/2014, Eff. 12/13/2014; redesignated and amended by Ord. [126-15](#), File No. 150081, App. 7/17/2015, Eff. 8/16/2015; amended by Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; redesignated and amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Section redesignated (formerly Sec. 747.1); section header and introductory material amended; Zoning Control Table: 747.91 and 747.92 amended; Ord. [126-15](#), Eff. 8/16/2015. Zoning Control Table: former categories 747.36, 747.37, 747.38, and 747.39 deleted, 747.96, 747.97, and 747.98 added; Ord. [33-16](#), Eff. 4/10/2016. Introductory material amended; Zoning Control Table: 747.91 amended; Specific Provisions: 747.91 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 747.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section redesignated (formerly Section 747); new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

📌 1. So in Ord. [129-17](#).

📌 SEC. 761. 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 south¹ 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.

The Hayes-Gough District controls are designed to allow for growth and expansion that is compatible with the existing building and use scales. Building standards protect the moderate building and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the district, most commercial

uses are permitted at the first and second stories and housing is strongly encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is further promoted by restricting new ground-story medical, business and professional offices. To protect continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street and portions of Octavia Boulevard.

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

Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Hayes-Gough NCT		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheets HT02 and HT07 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on Hayes Street; portions of Octavia Street
Vehicular Access Restrictions	§ 155(r)	Prohibited on Hayes Street between

		Franklin and Laguna Streets, and on Octavia Street between Hayes and Fell Streets. CU required on Haight between Market and Webster Streets and on Octavia between Fell and Market Streets.
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	60 square feet per unit if private, or 80 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. NP above 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§§ 102 , 202.2 (f), 207 , 208	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.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	P density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition and Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.0 to 1		
Use Size	§ 102 , 121.2	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	NP		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P

Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	P	NP	NP
Gym	§ 102	P	P	C
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	NP	NP
Massage, Foot/Chair	§ 102	P	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	NP	NP
Services, Financial	§ 102	P	C	NP


Services, Fringe Financial	§ 102	P (4)	NP	NP
Services, Health	§ 102	C	P	C
Services, Instructional	§ 102	P	P	C
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	P	C
Services, Retail Professional	§ 102	C	P	C
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C	P	C
Trade Office	§ 102	C	P	C
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C (5)	C (5)	C (5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

- (1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)
- (2) C required for 13 or more children
- (3) C required for seven or more persons.
- (4) Subject to the restrictions set forth in Section [249.35](#), including, but not limited to, the proximity restrictions set forth in subsection [249.35\(c\)\(3\)](#).
- (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

 SEC. 762. 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-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. In order to protect the balance and variety of retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses are required.

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. Given the area's central location and accessibility to the City's transit network, accessory parking for Residential Uses is not required. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 762. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

Valencia Street NCT		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250–252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	40-X, 50-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a)(e) , 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.

Ground Floor Commercial	§ 145.4	Required on portions of Valencia Street, 16th Street, and 22nd Street
Vehicular Access Restrictions	§ 155(r)	Prohibited on Valencia Street between 15th and 23rd Streets and on 16th Street between Guerrero and Capp Streets.
Miscellaneous		
Lot Size (Per Development)	§§ 102 , 121.1	P up to 9,999 square feet.; ¹ C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls		
RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§§ 102 , 202.2(f) , 207 ,	No residential density limit by lot area. Density restricted by physical envelope		

	208	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.		
Accessory Dwelling Units	§§ 102 , 207(c) (4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§§ 102 , 121.2	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		

		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5¹	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§ 102	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	C	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 ,	C	NP	NP

	202.2(a)			
Gym	§ 102	P	C	C
Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	C	NP
Mortuary	§ 102	C	C	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	P(4)	NP	NP
Restaurant, Limited	§§ 102 , 202.2(a)	P	NP	NP
Services, Financial	§ 102	P	NP	NP
Services, Fringe Financial	§ 102	NP(5)	NP(5)	NP(5)
Services, Instructional	§ 102	P	C	C
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	C	C
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	C	NP
Trade Office	§ 102	P	C	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

Not listed below¹

(1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) GROUND FLOOR CONVERSION OF RETAIL TO RESTAURANTS RESTRICTED

Boundaries: Valencia Street from 15th Street to 24th Street.

Controls: Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any point within a period of three years prior to submission of a building permit application to Restaurant requires conditional use authorization.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial Transit District.

Controls: 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\(c\)\(3\)](#).

(6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [166-17](#), File No. 170820, App. 7/27/2017, Eff. 8/26/2017)

AMENDMENT HISTORY

Table 762 added; Ord. [166-17](#), Eff. 8/26/2017.

CODIFICATION NOTE

1. So in Ord. [166-17](#).

SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

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

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 housing units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Given the area’s central location and accessibility to the City’s transit network, accessory parking for Residential Uses is not required.

Table 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

24th Street - Mission NCT		
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 ,	40-X, 50-X, 105-E. See Height and Bulk Map Sheets HT07 and HT08 for more

	261.1 , 270 , 271 . See also Height and Bulk District Maps	information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Required on 24th Street for the entirety of the district
Vehicular Access Restrictions	§ 155(r)	Prohibited on 24th Street for the entirety of the district
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 4,999 square feet; C 5,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by Section § 607.1 ¹
General Advertising Signs	§§ 262 , 602.7 ¹ - 604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	80 square feet per unit if private, or 100 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1 , 150 ,	Car parking not required. Limits set forth in

	151.1 , 153 - 156 , 166 , 204.5	Section 151.1 . Bike parking required per Section 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing	§§ 102 , 202.2(f) , 207 , 208	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.		
Accessory Dwelling Units	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	NP	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				
Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	2.5 to 1		
Use Size	§ 102 , 121.2	P up to 2,499 square feet; C 2,500 square feet and above		
Off-Street Parking Requirements	§§ 150 , 151 , 161	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per		

		Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See Section 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5 ¹	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Entertainment, General	§ 102	C	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102 , 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2(e)	DR	NP	NP

Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2(a)	P	NP	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2(a)	NP	NP	NP
Gym	§ 102	P	C	NP
Hotel	§ 102	C	C	NP
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	NP	NP	NP
Massage Establishment	§ 102	C	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2(a)	NP	NP	NP
Restaurant	§§ 102 , 202.2(a)	C	NP	NP
Services, Fringe Financial	§ 102	NP(4)	NP(4)	NP(4)
Services, Health	§ 102	P	C	NP
Services, Instructional	§ 102	P	C	NP
Services, Personal	§ 102	P	C	NP
Services, Retail Professional	§ 102	P	C	NP
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	P	C	NP
Trade Office	§ 102	P	C	NP
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD):

Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial Transit District.

Controls: 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\(c\)\(3\)](#).

(5) C if a Macro WTS Facility; P if a Micro WTS Facility.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Upper Market Street Neighborhood Commercial Transit District is located on Market Street from Church to Noe Streets, and on side streets off Market. 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 Transit 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.

This district is well served by transit and is anchored by the Market Street subway (with stations at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary bicycle corridor. 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. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.

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 all levels. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Ground floor-commercial space is required along Market and Church Streets. Most automobile and drive-up uses are prohibited or conditional.

Housing development in new buildings is encouraged above the second story. Existing upper-story residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the district pursuant to subsection [207\(c\)\(4\)](#) of this Code.

Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

		Upper Market Street NCT
Zoning Category	§ References	Controls

BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102 , 105 , 106 , 250-252 , 260 , 261.1 , 270 , 271 . See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per § 261.1 .
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130 , 134 , 134(a) (e), 136	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet. See § 134(a)(1)(D) for waiver.
Front Setback and Side Yard	§§ 130 , 131 , 132 , 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required
Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Market Street and Church Street for the entirety of the Upper Market NCT
Vehicular Access Restrictions	§ 155(r)	Prohibited on Market Street from Embarcadero to Castro Street. CU required on Duboce Street from Noe to Market Streets
Miscellaneous		
Lot Size (Per Development)	§ 102 , 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	N/A
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262 , 602-604 , 607 , 607.1 , 608 , 609	As permitted by § 607.1 and the Upper Market Street Special Sign District in § 609.12
General Advertising Signs	§§ 262 , 602.7¹-604 , 608 , 609 , 610 , 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls

RESIDENTIAL STANDARDS AND USES				
Development Standards				
Usable Open Space [Per Dwelling Unit]	§§ 135 , 136	60 square feet if private, or 80 square feet if common.		
Off-Street Parking Requirements	§§ 151.1 , 161	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to .75 spaces per Dwelling Unit; not permitted above .75 spaces per Dwelling Unit. Bike parking required per § 155.2 . If car parking is provided, car share spaces are required when a project has 50 units or more per § 166 .		
Dwelling Unit Mix	§ 207.6	40% of Dwelling Units shall contain at least two Bedrooms.		
Use Characteristics				
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P(1)	P	P
Dwelling Units, Senior Housing, and Group Housing.	§ 102 , 202.2(f) , 207 , 208	No 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.		
Accessory Dwelling Unit	§§ 102 , 207(c)(4)	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial space.		
Homeless Shelters	§§ 102 , 208	Density limits regulated by the Administrative Code		
Loss and Division of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C
Division of Dwelling Units	§ 207.8	Division of existing Dwelling Units P per § 207.8		

Zoning Category	§ References	Controls		
NON-RESIDENTIAL STANDARDS AND USES				

Development Standards				
Floor Area Ratio	§§ 102 , 123 , 124	3.0 to 1		
Use Size	§ 102 , 121.2	P up to 2,999 square feet; C 3,000 square feet and above		
Off-Street Parking Requirements	§§ 145.1 , 150 , 151.1 , 153 - 156 , 166 , 204.5	Car parking not required. Limits set forth in Section 151.1 . Bike parking required per Section 155.2 . Car share spaces required when a project has 25 or more parking spaces per § 166 .		
Off-Street Freight Loading	§§ 150 , 152 , 153 - 155 , 161 , 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per § 161 .		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102 , 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102 , 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102 , 145.2	P if located in front; C if located elsewhere		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Neighborhood	§§ 102 , 202.2(c)	P	P	P
Agriculture, Large Scale Urban	§§ 102 , 202.2(c)	C	C	C
Greenhouse	§§ 102 , 202.2(c)	NP	NP	NP
Automotive Use Category				
Automotive Uses*	§§ 102 , 187.1 , 202.2(b) , 202.5 , 202.5 ¹	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102 , 142 , 156	C	C	C
Parking Lot, Public	§§ 102 , 142 , 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Amusement Game Arcade	§ 102	C	P	NP
Entertainment, General	§ 102	C(8)	NP	NP
Entertainment, Nighttime	§ 102	C	NP	NP
Movie Theater	§§ 102 , 202.4	P	NP	NP
Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				

Industrial Uses*	§§ 102 , 202.2 (d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P(2)	P(2)
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102 , 202.2 (e)	DR	NP	NP
Philanthropic Admin. Services	§ 102	NP	NP	NP
Public Facilities	§ 102	C	C	C
Residential Care Facility	§ 102	P	P(3)	P(3)
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102 , 202.2 (a)	P	P	NP
Adult Business	§ 102	NP	NP	NP
Animal Hospital	§ 102	C	NP	NP
Bar	§§ 102 , 202.2 (a)	C(7)	NP(7)	NP
Gym	§ 102	P	P	C
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§ 102	C	C	NP
Massage, Foot/Chair	§ 102	P	C	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102 , 202.2 (a)	NP	NP	NP
Restaurant	§§ 102 , 202.2 (a)	C(4)	NP	NP
Restaurant, Limited	§§ 102 , 202.2 (a)	P	NP	NP
Services, Financial	§ 102	C	C	NP
Services, Fringe Financial	§ 102	NP(5)	NP(5)	NP(5)
Services, Health	§ 102	P	P	C
Services, Instructional	§ 102	P	P	C
Services, Limited Financial	§ 102	C	NP	NP
Services, Personal	§ 102	P	P	C
Services, Retail Professional	§ 102	C	P	C
Storage, Self	§ 102	NP	NP	NP
Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P	C	NP
Non-Retail Sales and Service*	§ 102	NP	NP	NP
Design Professional	§ 102	C	P	C
Trade Office	§ 102	C	P	C
Utility and Infrastructure Use Category				
Utility and Infrastructure*	§ 102	C(6)	C(6)	C(6)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

* Not listed below

(1) C required for ground floor residential use when street frontage is listed in [145.4\(b\)](#)

(2) C required for 13 or more children

(3) C required for seven or more persons.

(4) UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS

Boundaries: Applicable to the Upper Market Street Neighborhood Commercial Transit District.

Controls: A Restaurant Use may only add ABC license types 47, [49](#) or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the conditional use authorization shall be subject to immediate revocation.

(5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)

Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Upper Market Street NCT Neighborhood Commercial District.

Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section [249.35](#) Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection [249.35\(c\)\(3\)](#).

(6) C if a Macro WTS Facility; P if a Micro WTS Facility.

(7) Within the Upper Market Street Neighborhood Commercial Transit District, an existing Bar on the ground floor operating under a Conditional Use authorization may expand to the second floor if: (a) the space to be converted has not been in Residential use within the previous five years, (b) an internal staircase connecting the ground floor Bar use and the upper floor already exists, and (c) there will be no expansion of the building envelope.

(8) Within the Upper Market Neighborhood Commercial Transit District, up to four mechanical amusement devices are considered an accessory use and up to ten mechanical amusement devices will be considered an Amusement Game Arcade use.

(Added by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 780. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

(a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, and protect environmental quality in neighborhood commercial areas, there shall be Neighborhood Commercial Special Use Districts. The designations, locations and boundaries of these Neighborhood Commercial Special Use Districts shall be as provided in Section [780.1](#) as shown on Sectional Maps of the [Zoning Map](#) referred to in Sections [105](#) and [106](#) of this Code, subject to the provisions of Sections [105](#) and [106](#). The original of the numbered sectional maps of the [Zoning Map](#) for Special Use Districts referred to in Section [780.1](#) of this Code is on file with the Clerk of the Board of Supervisors under File No. 115-87-4. In any Neighborhood Commercial Special Use District, the provisions of the applicable use district established by Section [702.1](#) shall prevail, except as specifically provided in Section [780.1](#) and Section [249.14](#) "Third Street Special Use District," as designated on Sectional Map 10SU of the [Zoning Map](#). The provisions set forth in this Section shall be applicable to all property, whether public or private, therein.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 349-95, App. 11/3/95)

📌 SEC. 780.1. LAKESHORE PLAZA SPECIAL USE DISTRICT.

In order to preserve the mix and variety of goods and services provided to the Lakeshore Acres, Crestlake, and Merced Manor neighborhood residents yet provide reasonable commercial expansion and intensification which would not disrupt the single-family residential character of the surrounding neighborhoods, there shall be a Lakeshore Plaza Special Use District, generally located on the NC-S-zoned block bounded by Sloat Boulevard, Everglade Drive, Ocean Avenue, and Clearfield Drive, as designated on Sectional Map 13SU of the [Zoning Map](#). The following provisions shall apply within such special use district:

(a) **Purpose and Findings.** In addition to the purposes stated in Section [701](#) of this Code, the following purpose and findings form a basis for special regulations and provide guidance for their application in the Lakeshore Plaza Special Use District.

(1) The Lakeshore Plaza District is located on a single nine-acre parcel, bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive and Everglade Drive. It is completely surrounded by the Lakeshore Acres, Crestlake and Merced Manor single-family neighborhoods. It was originally designed to be and functions as a small neighborhood shopping center, providing a variety of retail goods and services mainly to the surrounding neighborhoods. It exhibits a strong daytime and family orientation.

(2) The district contains three large low-scale buildings, which are removed from the street edge and surrounded by a number of off-street parking spaces, in a configuration which cannot accommodate new housing.

(b) **Controls.** The controls for the NC-S District, as set forth in Section [713](#) of this Code, shall apply to the Lakeshore Plaza Special Use District, except as provided below:

<i>Zoning Category No.</i>	Controls
.10	The 26-40-X height district requires conditional use approval for heights over 26 feet not exceeding 40 feet.
.27	Hours of operation shall be permitted as a principal use from 6 a.m. to 11 p.m. and as a conditional use from 11 p.m. to 6 a.m.
.30	General advertising signs are not permitted.
.41	Bars are permitted as conditional uses at the first and second stories.
.44	Small self-service restaurants are permitted as conditional uses at the first and second stories.
.46	Movie theatres are permitted as conditional uses at the first and second stories.
.48	Other entertainment is permitted as a conditional use at the first and second stories.
.49	Financial services are permitted as principal uses at the third story.
.51, .52, .53	Medical services, personal services and business or professional services are permitted as principal uses at the third story.
.64	Mortuaries are not permitted.
.69A	Self-service specialty food is permitted as a conditional use at the first and second stories.
.70	Administrative services are permitted as principal uses at the first, second, and third stories.
.81	Other institutions, large, are permitted as conditional uses at the first, second, and third stories.
.82	Other institutions, small, are permitted as conditional uses at the first, second and third stories.
.90	Residential uses are permitted as conditional uses at the first and second stories

	and not permitted above the second story.
.91, .92, .93	Residential density for dwelling units is one unit per 3,000 sq. ft. of lot area; group housing is not permitted; minimum usable open space per dwelling unit is 300 sq. ft. if private and 400 sq. ft. if common.
.95	Community residential garages are permitted as conditional uses at the first story and below and not permitted above the first story.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 42-89, App. 2/8/89; Ord. 245-08, File No. 080696; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Division (b) amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 780.2. BAYSHORE-HESTER SPECIAL USE DISTRICT.

In order to preserve the potential mix and variety of goods and services provided to the Bayview, Little Hollywood and Visitation Valley neighborhood residents yet provide the possibility for reasonable expansion, intensification and/or reconstruction of an existing hostelry use in this area, which use and action would not disrupt the single-family residential character of the surrounding neighborhoods, there shall be a Bayshore-Hester Special Use District, generally located on the northern end of the NC-S-zoned block bounded by Bayshore Boulevard and the loop of Hester Avenue, as designated on Sectional Map 10SU of the [Zoning Map](#). The following provisions shall apply within such special use district:

(a) **Purpose and Findings.** In addition to the purposes stated in Section 701 of this Code, the following purpose and findings form a basis for special regulations and provide guidance for their application in the Bayshore-Hester Special Use District.

(1) The Bayshore-Hester Special Use District is the northern portion of the block bounded by Bayshore Boulevard and the loop of Hester Avenue. It is completely surrounded by the Little Hollywood, Visitation Valley and Bayview single-family neighborhoods and is bordered on the east by U.S. Highway 101. It is developed with a motel with a coffee shop and a restaurant, which uses have been present thereon for at least 50 years.

(2) The district contains a cluster of one- and two-story buildings devoted to motel and restaurant use. Immediately to the south is a new residential development containing 26 one-family dwellings.

(b) **Controls.** All of the controls for the NC-S District, as set forth in Sections 713¹ of this Code, shall apply to the Bayshore-Hester Special Use District, except that a Motel or Tourist Hotel shall be permitted as a Conditional Use.

(Added by Ord. 331-97, App. 8/19/97; amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Division (b) amended; table deleted; Ord. [129-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

1. So in Ord. [129-17](#).

SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

(a) **Purpose.** In order to preserve and maintain the mix and variety of neighborhood-serving retail sales and personal services of a type that supplies commodities or offers personal services to residents of North Beach and nearby neighborhoods, to preserve and maintain the District's small-scale, fine grain storefronts, and to protect and encourage upper-story Residential Uses, there shall be a North Beach Special Use District

applicable to the North Beach Neighborhood Commercial District, as designated on the Sectional Map SU01 of the [Zoning Map](#) of the City and County of San Francisco.

(b) **Definitions.** The following definition applies only to the North Beach Special Use District: **Specialty Food Manufacturing.** A Commercial Use that includes the manufacturing and processing of foods on the premises for retail and/or wholesale sales and also provides a customer service counter for sale of such manufactured or processed food directly to the consumer. It may have seating as a minor and incidental use that occupies less than 15% of the Occupied Floor Area of the establishment. It includes, but is not limited to bakeries, coffee roasters, confectionaries, chocolatiers, makers of homemade ice cream and handmade gelato or sorbet. It shall not provide any alcohol sales for consumption on or off the premises.

(c) **Controls.** The following provisions shall apply within such District:

(1) **Restaurants, Limited Restaurants, and Bars.** Restaurant, Limited Restaurant, and Bar uses may be permitted as a Conditional Use on the First Story per Section [303](#) only if, the Zoning Administrator first determines that the Restaurant, Limited Restaurant, or Bar would occupy a space that is currently or was last legally occupied by the same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections [186.1\(d\)](#) or [178\(d\)](#) of this Code; and provided further that the following shall apply;

(A) A Bar may occupy a space that is currently or last legally occupied by a Bar;

(B) A Restaurant may occupy a space that is currently or was last legally occupied by a Restaurant or Bar; and

(C) A Limited Restaurant may occupy a space that is currently or was last legally occupied by a Limited Restaurant, Restaurant or Bar.

(D) Except as provided herein, no other use shall be allowed to convert to a Limited Restaurant, Restaurant or Bar.

(2) **Alcohol Licenses.** A Restaurant may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59 or 75) as a Conditional Use on the First Story if, in addition to the criteria set forth in Section [303](#), the Planning Commission finds, based on information submitted to the Department by the applicant, that the Restaurant is and will continue to operate as a Bona-Fide Eating Place as defined in Section [102](#). Should a Restaurant fail to operate as a Bona-Fide Eating Place for any length of time, the Conditional Use authorization shall be subject to immediate revocation per Planning Code Section [303\(f\)](#). To verify that the Restaurant is continuing to operate as a Bona-Fide Eating Place, records of the Restaurant's gross receipts, showing that a minimum of 51% of its gross receipts within the last year preceding the Department's request is from food sales prepared and sold to guests on the premises,¹ shall be provided to the Department upon request. All records and information shall be submitted to the Department under penalty of perjury.

(3) **Storefronts.** To preserve and maintain the District's small-scale, fine grain storefronts, (A) the consolidation or merger of existing retail or commercial spaces or storefronts is prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use Size of 1,000 square feet.

(4) **Loss of Residential Units.** To prevent the loss of existing Residential Units within the district, the removal, demolition, merger, or conversion of Residential Units above the First Story are prohibited.

(5) **Specialty Food Manufacturing.** Within the North Beach SUD a Specialty Food Manufacturing use, as defined in this Section [780.3\(b\)](#),¹ may only be permitted with a Conditional Use authorization on the Ground Floor or below.

(Added by Ord. 245-08, File No. 080696; amended by Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [157-15](#), File No. 150681, App. 8/6/2015, Eff. 9/5/2015; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

[Former] divisions (a) and (b) amended; Ord. [75-12](#), Eff. 5/23/2012. [Former] division (a) amended; Ord. [56-13](#), Eff. 4/27/2013. [Former] division (c) added; Ord. [157-15](#), Eff. 9/5/2015. Undesignated introductory paragraph designated as divisions (a) and (c) and amended; division (b) added; former division (a) redesignated as division (c)(1) and amended; former divisions (b)-(c)(5) deleted; divisions (c)(1)(A)-(D) and (c)(2)-(5) added; Ord. [129-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

[1](#). So in Ord. [129-17](#).

SEC. 780.4. MISSION-HARRINGTON SPECIAL USE DISTRICT.

In order to preserve the potential mix and variety of goods and services provided to the Excelsior, yet provide the possibility for reasonable commercial expansion and intensification which would not disrupt the residential character of the surrounding neighborhoods, there shall be a Mission-Harrington Special Use District, located at 4550 Mission Street, at the intersection with Harrington Street, at Assessor's Block 3148, Lot 1, as designated on the Special Use District Map SU11 of the [Zoning Map](#) of the City and County of San Francisco.

(a) **Purpose and Findings.** In addition to the purposes stated in Section [701](#) of this Code, the following purposes and findings form a basis for special regulations and provide guidance for their application in the Mission-Harrington Special Use District.

(1) The Mission-Harrington Special Use District is in the north-eastern part of the block bounded by Mission Street, Harrington Street, Norton Street and Alemany Boulevard, in the Excelsior. It is currently developed with a single-story commercial building, and has historically been used as a retail business. The rest of the lots on the same block, on Mission Street, are devoted to commercial uses, with some properties having residential uses above retail. Behind the commercial properties, there is a municipal parking lot; the remaining properties on the block are single family homes.

(2) The lot where the District is located has been underutilized for more than a decade. The Community has partnered with the City on numerous occasions to develop the site, without success.

(3) The District is located on a major transit-corridor and in a vibrant economic corridor. It is further in close proximity to both a 50-X and 65-X Zone Height and Bulk Zone, in an appropriate location for high-density in-fill mixed-use development.

(b) **Controls.** All of the controls for the NC-3 District, as set forth in Section [712.1](#) and Table 712 of this Code, shall apply to the Mission-Harrington Special Use District, except as provided below:

Zoning Category No. Controls

.10	Height: 56 feet (56-X)
§ 207.4	One unit allowed for every 400 sf of lot area
.22	No off-street parking required
.12	No rear setback required

(Added by Ord. 253-08, File No. 080883)

Editor's Note:

This section was originally designated 780.3 when enacted by Ord. 253-08. The section was redesignated by the editor in order to avoid conflicting with previously existing material.

SEC. 781. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.

(a) **Purpose.** In order to provide, maintain, and strengthen viable neighborhood commercial districts, promote the multiple use of neighborhood commercial areas, protect environmental quality in neighborhood commercial areas, and control the expansion of certain kinds of uses which if uncontrolled may adversely affect the character of certain neighborhood commercial districts, there shall be Neighborhood Commercial Restricted Use Subdistricts. The designations, locations and boundaries of these Neighborhood Commercial Restricted Use Subdistricts shall be as provided in Sections [781.1](#) through [781.6](#) and as shown on Sectional Maps of the [Zoning Map](#) referred to in Sections [105](#) and [106](#) of this Code, subject to the provisions of Sections [105](#) and [106](#). The original of the numbered Sectional Maps of the [Zoning Map](#) for Restricted Use Subdistricts referred to in Sections [781.1](#) through [781.6](#) of this Code is on file with the Clerk of the Board of Supervisors under File No. 115-87-4. In any Neighborhood Commercial Restricted Use Subdistrict the provisions of the applicable use district established by Section [702.1](#) shall prevail, except as specifically provided in Sections [781.1](#) through [781.6](#) respectively, as designated on Sectional Maps of the [Zoning Map](#). The provisions set forth in these Sections shall be applicable to all property, whether public or private, therein.

(Added by Ord. 69-87, App. 3/13/87)

SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Sunset and Parkside neighborhoods and City residents, prevent further proliferation of restaurant uses and prevent further aggravation of parking and traffic congestion in this district, there shall be a Taraval Street Restaurant Subdistrict, generally applicable for the NC-1-zoned portion of Taraval Street located between 40th and 41st Avenues and between 45th and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th and 36th Avenues, as designated on Sectional Maps SU05 and SU06 of the [Zoning Map](#).

(b) **Controls.** The following provisions shall apply within such Subdistrict:

- (1) Restaurants and Limited-Restaurants are permitted as Conditional Uses on the First Story and below.
- (2) Restaurants and Limited-Restaurants also defined as Formula Retail, as defined in Section [303.1](#) of this Code, shall not be permitted in this Subdistrict.
- (3) The provisions of Sections [180](#) through [186.1](#) of this Code shall govern Restaurants and Limited-Restaurants also defined as Formula Retail, which existed lawfully at the effective date of this Code in this subdistrict.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Section amended in its entirety; Ord. [75-12](#), Eff. 5/23/2012. [Former] nondesignated introductory material amended; Ord. [56-13](#), Eff. 4/27/2013. Reference amended in [former] division (b); Ord. [235-14](#), Eff. 12/26/2014. Undesignated introductory material designated as divisions (a) and (b) and amended; former divisions (a)-(c) redesignated as (b)(1)-(3) and amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 781.2. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; repealed by Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013)

SEC. 781.3. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 119-89, App. 4/21/89, Ord. 61-09, File No. 090181, App. 4/17/2009; repealed by Ord. 61-09, File No. 090181, App. 4/17/2009)

SEC. 781.4. GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND FORMULA RETAIL EATING AND DRINKING SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Richmond neighborhood and City residents and prevent further proliferation of formula retail pet supply stores and eating and drinking uses, and prevent further aggravation of parking and traffic congestion in this district, there shall be a Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict, generally applicable for the NC-3-zoned portion of Geary Boulevard between 14th and 28th Avenues, as designated on Sectional Maps 3SU and 4SU of the [Zoning Map](#).

(b) **Controls.** The following provisions shall apply within such Subdistrict:

(1) A Retail Use that is a pet supply store and also a Formula Retail use, as defined in Section [303.1](#) of this Code, shall not be permitted in this Subdistrict. For purposes of this section, a “pet supply store” shall be defined as a Retail Use which devotes more than 50% of its Occupied Floor Area to pet food, toys, apparatus, and similar pet items for sale.

(2) An Eating and Drinking use that is also a Formula Retail use shall not be permitted in this Subdistrict.

(3) The provisions of Sections [180](#) through c of this Code shall govern Formula Retail pet supply stores and eating and drinking uses which existed lawfully at the effective date of this Code in this Subdistrict.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. [170-11](#), File No. 110592, App. 8/8/2011, Eff. 9/7/2011; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Section header and section amended; Ord. [170-11](#), Eff. 9/7/2011. References amended in [former] division (a); Ord. [235-14](#), Eff. 12/26/2014. Undesignated introductory paragraph designated as divisions (a) and (b) and amended; former division (a) redesignated as divisions (b)(1) and (b)(2) and amended; former division (b) redesignated as division (b)(3) and amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.

(a) **Purpose.** In order to preserve the mix and variety of goods and services provided to the Mission neighborhood and City residents and prevent further proliferation of formula retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict, generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall Streets, as designated on Sectional Map 7SU of the [Zoning Map](#).

(b) **Controls.** The following provisions shall apply within such Subdistrict:

(1) A Limited-Restaurant use or a Restaurant use that are also Formula Retail uses, as defined in Planning Code Section [303.1](#), shall not be permitted in this Subdistrict.

(2) The provisions of Sections [180](#) through [186.1](#) of this Code shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective date of this Code in this Subdistrict.

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Undesignated introductory paragraph amended; Ord. [196-11](#), Eff. 11/3/2011. Section header, undesignated introductory paragraph, and [former] division (a) amended; former division (b) deleted; former division (c) amended and redesignated as [former] division (b); Ord. [75-12](#), Eff. 5/23/2012. [Former] division (a) amended; Ord. [56-13](#), Eff. 4/27/2013. Reference amended in [former] division (a); Ord. [235-14](#), Eff. 12/26/2014. Undesignated introductory paragraph designated as divisions (a) and (b) and amended; former divisions (a) and (b) redesignated as divisions (b)(1) and (b)(2) and amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 781.6. NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT.

(a) **Purpose.** In order to preserve the unique mixture of local, citywide and regional sales and services in the North Beach area, there shall be a North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict, generally applicable for the portion of the North Beach Neighborhood Commercial District south of Greenwich Street, as designated on Sectional Map SU01 of the [Zoning Map](#).

(b) **Controls.** The following provisions shall apply within such Subdistrict:

- (1) A Financial Service or a Limited Financial Service shall not be permitted in this Subdistrict.
- (2) A Retail or Professional Service, Design Professional and Trade Office shall not be permitted in this Subdistrict on the First Story.
- (3) The provisions of Sections [180](#) through [186.1](#) of this Code shall govern Financial Services, Limited Financial Services, Retail Professional Services, Design Professional and Trade Offices that existed lawfully at the effective date of this Code in this Subdistrict.

(Added by Ord. 69-87, App. 3/13/87; Ord. 245-08, File No. 080696; amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Undesignated introductory paragraph designated as divisions (a) and (b) and amended; former divisions (a) and (b) redesignated as division (b)(1) and amended; former division (c) redesignated as division (b)(2) and amended; undesignated final paragraph designated as division (b)(3) and amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT.

(a) **Purpose.** In order to preserve the unique mixture of sales and services in the Chestnut Street area, there shall be a Chestnut Street Financial Service Subdistrict, generally applicable for the NC-2-zoned portion of Chestnut Street, including NC-2-zoned portions of cross streets, between Webster and Broderick Streets, as designated on Sectional Map 2SU of the [Zoning Map](#).

(b) **Controls.** The following provisions shall apply within such Subdistrict:

- (1) A Financial Service or a Limited Financial Service shall not be permitted in this Subdistrict.
- (2) The provisions of Sections [180](#) through [186.2](#) of the Code shall govern Financial Services and Limited Financial Services which existed lawfully at the effective date of this Code in this Subdistrict.

(Added by Ord. 155-88, App. 4/7/88; amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Undesignated introductory paragraph designated as divisions (a) and (b) and amended; former divisions (a) and (b) redesignated as divisions (b)(1) and (b)(2) and amended; Ord. [129-17](#), Eff. 7/30/2017.

📌 SEC. 781.8. MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT.

For controls for the Mission Alcoholic Beverage Special Use District see Section [249.60](#).

(Added by Ord. 256-96, App. 6/26/96; amended by Ord. 168-99, File No. 990543, App. 6/18/99; Ord. 177-00, File No. 000744, App. 7/28/2000; Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011)

AMENDMENT HISTORY

Section amended in its entirety; Ord. [140-11](#), Eff. 8/4/2011.

📌 SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

(a) **Purpose.** There is an unusually large number of establishments dispensing alcoholic beverages, including beer and wine, for both on-site and off-site consumption in the Haight-Ashbury neighborhood. A concentration of alcoholic beverage establishments in a neighborhood disrupts the desired mix of land uses that contribute to a livable neighborhood and discourages more desirable and needed commercial uses in the area. A concentration of establishments selling alcoholic beverages in an area may therefore contribute to the deterioration of the neighborhood and to the concomitant devaluation of property and destruction of community values and quality of life. These effects contribute to peace, health, safety and general welfare problems in these areas, including loitering, littering, public drunkenness, driving while intoxicated, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots, and other nuisance activities. The existence of such problems creates serious impacts on the health, safety and welfare of residents of nearby single- and multiple-family areas. These impacts include fear for the safety of children, elderly residents and visitors to the area.

(b) **Boundaries.** The Haight Street Alcohol Restricted Use Subdistrict (Haight Street Alcohol RUSD) is coterminous with the Haight Street Neighborhood Commercial District as designated on Sectional Maps ZN06 and ZN07 ⁷.¹ The Haight Street Alcohol RUSD is designated on Sectional Maps SU06 and SU07. These controls shall also apply within ¼-mile of the Haight Street Alcohol RUSD to nonconforming Commercial Uses in R Districts pursuant to Section [186](#) and in NC-1 Districts pursuant to Section [710](#) of this Code.

(c) **Controls.**

¹ Definitions.

(A) A “liquor establishment” shall mean any enterprise selling alcoholic beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant to a California Alcoholic Beverage Control Board license.

(B)¹ An “on-sale liquor establishment” shall mean any liquor establishment which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general eating place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling alcoholic beverages for consumption on the premises. Typical on-sale establishments may include but are not limited to Bars and Restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60, 61, 67, 70 or 75.

(C) An “off-sale liquor establishment” shall mean a Liquor Store use.

(D)¹ A “prohibited liquor establishment” shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street Alcohol RUSD and

licensed by the State of California for the retail sale of alcoholic beverages for on or off-site consumption, so long as otherwise lawful.

(E) An “eligible movie theater” shall be a Movie Theater use that contains only a single screen and auditorium, has seating for 150 or fewer persons, and is not a Formula Retail Use as defined in Code Section [303.1](#).

(2) **Prohibition on new Liquor Establishments.** No new on-sale or off-sale liquor establishment shall be permitted in the Haight Street RUSD, except for up to four additional Restaurants in accordance with the zoning controls set forth in Section [719](#).

(3) **Exemptions.** The prohibition on liquor establishments shall not be interpreted to prohibit the following:

(A) Temporary uses, as described in Planning Code Section [205.1](#) or [205.3](#); or

(B) Establishment of a liquor establishment if application for such liquor establishment is on file with the California Department of Alcoholic Beverage Control prior to the effective date of legislation establishing the Haight Street Alcohol RUSD.

(C) Establishment of a liquor establishment if:

(i) such use is an eligible movie theater,

(ii) only beer and wine are offered for consumption, and

(iii) such beer and wine are:

a. only consumed on the premises and primarily in the main theater auditorium,

b. only sold to and consumed by ticketholders and only immediately before and during performances, and

c. only offered in conjunction with the screening of films and not as an independent element of the establishment that is unrelated to the viewing of films.

(4) **Continuation of existing Prohibited Liquor Establishments.** In the Haight Street Alcohol RUSD, any prohibited liquor establishment may continue in accordance with Sections [180](#) through [186.2](#) of this Code, subject to the following provisions¹

(A) A prohibited liquor establishment lawfully existing and selling alcoholic beverages as licensed by the State of California prior to the effective date of this legislation, or subsequent legislation prohibiting that type of liquor establishment, so long as otherwise lawful, may continue to operate only under the following conditions, as provided by California Business and Professions Code Section 23790:

(i) Except as provided by subsection (B) below, the premises shall retain the same type of retail liquor license within a license classification; and

(ii) Except as provided by subsection (B) below, the licensed premises shall be operated continuously, without substantial change in mode or character of operation.

(B) A break in continuous operation shall not be interpreted to include the following, provided that the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California Department of Alcoholic Beverage Control Liquor License (“ABC License”) does not change except as indicated:

(i) A change in ownership of a prohibited liquor establishment or an owner-to-owner transfer of an ABC License; or

(ii) Re-establishment, restoration or repair of an existing prohibited liquor establishment on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident or act of

God; or

(iii) Temporary closure of an existing prohibited liquor establishment for not more than ninety (90) days for repair, renovation or remodeling;

(iv) Relocation of an existing prohibited liquor establishment in the Haight Street Alcohol RUSD to another location within the same Haight Street Alcohol RUSD with Conditional Use authorization from the Planning Commission, provided that the original premises shall not be occupied by a prohibited liquor establishment, unless by another prohibited liquor establishment that is also relocating from within the Haight Street Alcohol RUSD.

(v) A change from a Type 21 (off-sale general) to a Type 20 (off-sale beer and wine) license.


(d) **Fringe Financial Services.** In addition to all other applicable controls set forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within the Fringe Financial Service Restricted Use District established by Section [249.35](#) and are subject to the controls and exemptions set forth in Section [249.35](#).

(Added by Ord. 229-99, File No. 990991, App. 8/20/99; amended by Ord. 64-06, File No. 051841, App. 4/6/2006; Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. 88-08, File No. 071669, App. 5/21/2008; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

[Former] division (a)(1) amended; Ord. [75-12](#), Eff. 5/23/2012. Reference amended in [former] division (a)(3)(C); Ord. [235-14](#), Eff. 12/26/2014. Undesignated introductory paragraph designated as division (a); former divisions (a) and (a)(1) redesignated as divisions (b) and (c)(2) and amended; divisions (c)-(c)(E) added; former divisions (a)(3)-(a)(4)(B)(5) redesignated as divisions (c)(3)-(c)(4)(B)(v) and amended; former divisions (a)(2) and (b)-(b)(4) deleted; former division (c) redesignated as division (d); Ord. [129-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

 1. So in Ord. [129-17](#).

SEC. 781.10. 17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT.

For controls for the 17th and Rhode Island Grocery Store Special Use District see Section [249.61](#).

(Added by Ord. 261-03, File No. 022932, App. 11/25/2003; amended by Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011)

AMENDMENT HISTORY

Section renumbered as [249.61](#); Ord. [140-11](#), Eff. 8/4/2011.

SEC. 782. THIRD STREET ALCOHOL RESTRICTED USE DISTRICT.

For controls for the Third Street Alcohol Restricted Use District see Section [249.62](#).

(Added by Ord. 67-03, File No. 021338, App. 4/18/2003; amended by Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. 269-07, File No. 070671, App. 11/26/2007; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011)

AMENDMENT HISTORY

Section header amended and section renumbered as [249.62](#); Ord. [140-11](#), Eff. 8/4/2011.

SEC. 783. [REPEALED.]

(Added by Ord. 41-04, File No. 031151, App. 3/19/2004; amended by Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. 269-07, File No. 070671, App. 11/26/2007; repealed by Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014)

Editor's Note:

For current provisions relating to the Divisadero Street Neighborhood Commercial District, see Sec. [746.1](#).

SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.

(a) **Findings.** There are an unusually large number of establishments dispensing alcoholic beverages, including beer and wine, for off-site consumption in the Neighborhood Commercial Cluster Districts located generally along Haight Street at Scott Street and generally along Haight Street at Pierce Street and in the Small-Scale Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets. The existence of this many off-sale alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety, and general welfare problems in the area, including loitering, littering, public drunkenness, defacement and damaging of structures, pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety, and welfare of residents of nearby single- and multiple-family areas, including fear for the safety of children, elderly residents and visitors to the area. The problems also contribute to the deterioration of the neighborhood and concomitant devaluation of property and destruction of community values and quality of life. The number of establishments selling alcoholic beverages for off-site consumption and the associated problems discourage more desirable and needed commercial uses in the area.

(b) **Establishment of the Lower Haight Street Alcohol Restricted Use District.** In order to preserve the residential character and the neighborhood-serving commercial uses of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street Alcohol RUD) is hereby established for the following:

- (1) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Scott Street;
- (2) Properties in the Neighborhood Commercial Cluster District located generally along Haight Street at Pierce Street;
- (3) Properties in the Small-Scale Neighborhood Commercial District located generally along Haight Street at and between Steiner and Webster Streets.

The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood Commercial District are designated on Sectional Map ZN07 of the [Zoning Map](#) of the City and County of San Francisco. Block and lot numbers for the properties included in these districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on Sectional Map Number SU07 of the [Zoning Map](#) of the City and County of San Francisco.

- (1) No new off-sale liquor establishments shall be permitted in the Lower Haight Street Alcohol RUD.
- (2) The prohibition on off-sale liquor establishments shall not be interpreted to prohibit the following:
 - (A) Temporary uses, as described in Planning Code Section [205.1](#) or [205.3](#); or
 - (B) Establishment of an off-sale liquor establishment if an application for such liquor establishment is on file with the California Department of Alcoholic Beverage Control prior to the effective date of this ordinance establishing the Lower Haight Street Alcohol RUD.
- (3) **Continuation of Existing Prohibited Liquor Establishments.** In the Lower Haight Street Alcohol RUD, any prohibited liquor establishment may continue in accordance with Planning Code section [180](#) through [186.2](#), subject to the following provisions:

(A) A prohibited liquor establishment lawfully existing and selling alcoholic beverages as licensed by the State of California prior to the effective date of this legislation, or subsequent legislation prohibiting that type of liquor establishment, so long as otherwise lawful, may continue to operate only under the following conditions, as provided by California Business and Professions Code Section 23790:

(i) Except as provided in subsection (B) below, the premises shall retain the same type of retail liquor license within a license classification; and

(ii) Except as provided in subsection (B) below, the liquor establishment shall be operated continuously, without substantial changes in mode or character of operation.

(B) A break in continuous operation shall not be interpreted to include the following, provided that, except as indicated below, the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change:

(i) A change in ownership of a prohibited liquor establishment or an owner-to-owner transfer of an ABC License;

(ii) Temporary closure for restoration or repair of an existing prohibited liquor establishment on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident, or act of God;

(iii) Temporary closure of an existing prohibited liquor establishment for reasons other than total or partial destruction or damage due to fire, riot, insurrection, toxic accident, or act of God for not more than thirty (30) days for repair, renovation, or remodeling; or

(iv) Relocation of an existing prohibited liquor establishment in the Lower Haight Street Alcohol RUD to another location within the same Lower Haight Street Alcohol RUD with conditional use authorization from the Planning Commission, provided that the original premises shall not be occupied by a prohibited liquor establishment, unless by another prohibited liquor establishment that is also relocating from within the Lower Haight Street Alcohol RUD.

(c) **Definitions.** The following definitions shall apply to this Section [784](#).

(1) An "off-sale liquor establishment" shall mean a Liquor Store use.

(2) A "prohibited liquor establishment" shall mean any establishment selling alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed by the State of California for the sale of alcoholic beverages for off-site consumption ("off-sale"), so long as otherwise lawful.

(Added by Ord. 32-07, File No. 060537, App. 2/22/2007; amended by Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Former division (d) ("Sunset Provision") deleted; Ord. [140-11](#), Eff. 8/4/2011. Undesignated paragraph following division (b)(3) amended; division (c)(1) amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 785. [REPEALED.]

(Added by Ord. 70-08, File No. 071464, App. 4/17/2008; amended by Ord. [65-13](#), File No. 130018, App. 4/17/2013, Eff. 5/17/2013; repealed by Ord. [261-13](#), File No. 130084, App. 11/27/2013, Eff. 12/27/2013)

SEC. 786. THIRD STREET FORMULA RETAIL RESTRICTED USE DISTRICT.

(a) **Findings.**

(1) San Francisco is a city of diverse and distinct neighborhoods identified in large part by the character of their commercial corridors.

(2) San Francisco must create a supportive environment for small businesses in order to preserve the unique character of the City and foster a vibrant commercial sector.

(3) One of the eight Priority Policies of the City's General Plan resolves that "existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced."

(4) The Bayview neighborhood is home to a diverse array of businesses including neighborhood commercial and industrial businesses that serve the working class community. The Third Street Corridor has served as the main merchant corridor for this neighborhood and is receiving significant investment of City resources to revitalize, grow and expand local business opportunities.

(5) As development in San Francisco continues, neighborhoods, including residential and commercial areas in the Bayview area, will be subject to change, and new businesses may wish to locate in the Bayview area, particularly along the Third Street Corridor.

(6) The Third Street Corridor presently has a mix of businesses, housing, shops, work places, community serving uses, religious institutions, parks and civic facilities that create an identifiable neighborhood.

(7) An influx of formula retail businesses can put pressure on existing businesses and potentially price out existing and new independent businesses.

(8) Bayview's mix of businesses, uses and architecture contributes to a strong sense of neighborhood community. The Third Street Corridor is generally of small scale, with buildings that have been identified as potential historic resources or have been landmarked as historic places. There is both architectural variety and variety in the types of goods and services offered on the Third Street Corridor. Additionally the majority of businesses on the Third Street Corridor are locally-owned, many for generations, and some have historically served the diverse ethnic communities of the Bayview.

(9) Standardized architecture, color schemes, decor and signage of many formula retail businesses can detract from the distinctive character of the Bayview neighborhood community.

(10) The increase of formula retail businesses in the Third Street Corridor, if not monitored and regulated, will hamper the City's goal of a diverse retail base within distinct neighborhood communities.

(11) In 2004 the Board of Supervisors adopted a redevelopment plan ("Redevelopment Plan") for the Bayview Hunters Point Project Area, which was subsequently amended in 2010. The Redevelopment Plan was the result of years of community based planning efforts with the goal of revitalizing the area to create new parks and open space, retail opportunities, affordable housing and other community benefits. Three of the objectives outlined in the Redevelopment Plan are focused on supporting the commercial activities of the Third Street Corridor. Specifically, Section 1.2.1 lists these objectives as: strengthening the economic base of the Project Area and the community by strengthening retail and other commercial functions within the Project Area, retaining existing residents and existing cultural diversity to the extent feasible, and supporting locally-owned small businesses and local entrepreneurship.

(12) One of the goals of the Redevelopment Plan was to provide structure and limitations to the development of the Bayview to encourage uses that would benefit the neighborhood, create new economic development opportunities and draw more residents and patrons to the Third Street Corridor. By establishing a Conditional Use process, both the City and the community have an opportunity to review and provide comments on any proposed location, expansion or alteration of formula retail uses to ensure that they meet the objectives of the Redevelopment Plan.

(13) The unregulated and unmonitored establishment of additional formula retail uses may unduly limit or eliminate business establishment opportunities for non-traditional or unique businesses, thereby

decreasing the diversity of merchandise and merchants along the Third Street corridor.

(14) The public welfare of the Bayview residential, retail and business community is served by the monitoring and regulating of formula retail businesses on Third Street, for these reasons and the reasons set forth in Planning Code Section [303.1](#).

(b) **Boundaries.** The Third Street Formula Retail Restricted Use District shall regulate all properties fronting Third Street between Williams Avenue and Paul Street. The following restrictions shall apply within the district.

(c) **Conditional Use Authorization Required.** A Conditional Use Authorization shall be required for any new formula retail use, as defined in Planning Code Section [303.1](#), in the Third Street Formula Retail Restricted Use District.

(d) **Change in Use.** Planning Code Section [303.1](#) shall apply to any changes in a formula retail use in the Third Street Formula Retail Restricted Use District.

(e) **Conditional Use Criteria.** With regard to Conditional Use Permit applications for formula retail uses within the Third Street Formula Retail Restricted Use District, the Planning Commission shall consider the criteria set forth in Planning Code Sections [303\(c\)](#) and [303.1](#). The procedures and requirements of Planning Code Section [303](#) shall apply to Formula Retail Uses in the Third Street Formula Retail Restricted Use District, except as explicitly modified in this Section [786](#).

(Added by Ord. [248-13](#), File No. 130372, App. 11/8/2013, Eff. 12/8/2013; amended by Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014)

(Former Sec. 786 added by Ord. 151-09, File No. 090141, App. 7/10/2009)

AMENDMENT HISTORY

References amended in divisions (a)(14), (c), (d), and (e); Ord. [235-14](#), Eff. 12/26/2014.

Editor's Note:

Former Sec. 786 ("Lower Haight Street Tobacco Paraphernalia Restricted Use District") was repealed by operation of its sunset provision three years after its initial effective date. See Sec. 5 of Ord. 151-09.

SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE DISTRICT.

(a) **Purpose.** In order to provide for a compatible revenue-generating commercial and economic development use in a portion of the existing San Francisco Lesbian Gay Bisexual and Transgender Community Center at 1800 Market Street to financially support the ongoing operations of such community center, there shall be an 1800 Market Street Community Center Project Special Use District at 1800 Market Street located at the northwest corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871, as designated on Sectional Map SU07 of the [Zoning Map](#) of the City and County of San Francisco.

(b) **Controls.** In this Special Use District, all of the provisions of this Code applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided below.

(1) A Restaurant, a Bar, Nighttime Entertainment, and General Entertainment up to 6,999 square feet of Gross Floor Area shall be Permitted Uses on the Third Story and above.

(2) An Outdoor Activity Area operated by a permitted Restaurant, Bar, Nighttime Entertainment, or General Entertainment use shall be a Permitted Use on the Third Story and above if located contiguous to the Market Street front property line, subject to the following restrictions:

(A) Hours of operation of the Outdoor Activity Area shall be no later than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and evenings before a holiday.

(B) The noise associated with any amplified music, outdoor speakers, or other devices located in the outdoor activity area shall not exceed a noise level more than eight dBA above the local ambient at any point outside of the property plane, as defined by Chapter 29 of the Police Code.

(Added by 252-10, File No. 100188, App. 10/22/2010; amended by Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

[Former] divisions (b) and (c) amended; Ord. [75-12](#), Eff. 5/23/2012. Undesignated introductory paragraph designated as division (a) and amended; former division (a) redesignated as division (b) and amended; former divisions (b)-(c)(2) redesignated as divisions (b)(1)-(b)(2) (B) and amended; Ord. [129-17](#), Eff. 7/30/2017.

SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.

(a) **Findings.** There is a large number of establishments dispensing alcoholic beverages, including beer and wine, for consumption on Polk Street between California Street to the north, O'Farrell Street to the south, and Polk Street's side streets between, but not including, Van Ness Avenue and Larkin Street to the west and east, and between, but not including, California Street to the north and O'Farrell Street to the south. The existence of this many alcoholic beverage establishments appears to contribute directly to numerous peace, health, safety and general welfare problems in the area, including loitering, littering, public drunkenness, defacement and damaging of structures, and pedestrian obstructions, as well as traffic circulation, parking and noise problems on public streets and neighborhood lots. The existence of such problems creates serious impacts on the health, safety and welfare of residents of nearby single- and multiple-family areas, including fear for the safety of children, elderly residents, and visitors to the area. While nightlife is a significant cultural and economic positive that generates tax revenue and jobs. San Francisco needs to ensure that nightlife is safe and responsible while encouraging a vibrant nightlife.

(b) **Establishment of the Lower Polk Street Alcohol Restricted Use District.** In order to preserve the residential character and the neighborhood-serving commercial uses of the area, the Lower Polk Street Alcohol Restricted Use District is hereby established for the properties located on Polk Street between California Street to the north, O'Farrell Street to the south, and Polk Street's side streets between, but not including, Van Ness Avenue and Larkin Street to the west and east, and between, but not including, California Street to the north and O'Farrell Street to the south. The Lower Polk Street Alcohol Restricted Use District shall be designated on Map Sheet Number ZN-02 on the [Zoning Map](#) of the City and County of San Francisco.

(c) **Definitions.**

(1) A "liquor establishment" shall mean any enterprise selling alcoholic beverages, as defined by California Business & Professions Code Section 23004 and 23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be interpreted to mean an establishment that

(A) operates as a Bona Fide Eating Place or

(B) operates as a General Grocery or Specialty Grocery use.

(2) An "off sale liquor establishment" shall mean a Liquor Store use.

 (3) An "on sale liquor establishment" shall mean a Bar use ¹

(d) **Controls.**

(1) No new on-sale or off-sale liquor establishment shall be permitted in the Lower Polk Street Alcohol Restricted Use District; provided that a liquor establishment located in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to another site, either within or outside the Lower Polk Street Alcohol Restricted Use District; provided further that a liquor establishment located outside the Lower Polk Street Alcohol Restricted Use District shall not transfer any alcohol license to a liquor

establishment located within the Lower Polk Street Alcohol Restricted Use District; and provided further that any transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted Use District shall require a Conditional Use authorization for the new liquor establishment.

(2) Whenever a liquor establishment has discontinued its use for a continuous period of one year or more, the liquor establishment shall be deemed to have abandoned its use as a liquor establishment; provided that a break in continuous operation shall not be interpreted to include the following, as long as the location of the establishment does not change, the square footage used for the sale of alcoholic beverages does not increase, and the type of California Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change:

(A) Re-establishment, restoration or repair of an existing liquor establishment on the same lot after total or partial destruction or damage due to fire, riot, insurrection, toxic accident or other *force majeure*; or

(B) Temporary closure of an existing liquor establishment for repair, renovation or remodeling, provided that permit applications for the repair, renovation or remodeling work shall be submitted to the City upon or prior to the temporary closure and such permits and work shall be pursued diligently to completion; or

(C) A change in ownership of a liquor establishment or an owner-to-owner transfer of an ABC License.

(3) New Restaurants with Types 47 and 49 liquor licenses may operate past 12:00 midnight provided that the Restaurant serves food in the following manner, until the time it closes:

(A) It continues to serve meals to guests for compensation and has available kitchen facilities connected therewith, for cooking of an assortment of foods which may be required for ordinary meals; and

(B) "Meals" that are offered after midnight shall mean an assortment of foods commonly ordered at various hours of the day for breakfast, lunch or dinner. Incidental food service, comprised only of appetizers to accompany drinks, is not considered a meal. Incidental, sporadic or infrequent sales of meals or a mere offering of meals without actual sales is not compliance; and

(C) "Guests" shall mean persons who come to the Restaurant after midnight for the purpose of obtaining, and actually order and obtain at such time, a meal therein. Nothing in this section, however, shall be construed to require that any food be sold or purchased with any beverage.

(e) **Sunset Provision.** This Section [788](#) shall be repealed five (5) years after its initial Effective Date unless the Board of Supervisors, on or before that date, extends or re-enacts it.

(Added by Ord. [74-13](#), File No. 121065, App. 4/30/2013, Eff. 5/30/2013; amended by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017)

AMENDMENT HISTORY

Divisions (c)(1)(A)-(c)(3), (d)(1), and (d)(2)(C) amended; Ord. [129-17](#), Eff. 7/30/2017.

CODIFICATION NOTE

[1](#). So in Ord. [129-17](#).

SEC. 790. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 115-90, App. 4/6/90; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.2. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.4. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [223-14](#), File No. 140804, App. 11/7/2014, Eff. 12/7/2014; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.6. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.8. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.10. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; Ord. 112-08, File No. 080095, App. 6/30/2008; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.12. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.14. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.15. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.16. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.17. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.18. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.20. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.22. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.26. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.30. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.34. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 245-08, File No. 080696; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.36. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.38. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [172-11](#), File No. 110506, App. 9/12/2011, Eff. 10/12/2011; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.44. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.46. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 331-97, App. 8/19/97; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.47. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.48. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 184-97, App. 5/16/97; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.50. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 36-08, File No. 080157, App. 3/17/2008; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.51. [REPEALED.]

(Added by Ord. 445-87, App. 11/12/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.54. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.55. [REPEALED.]

(Added by Ord. 260-00, File No. 001424, App. 11/17/2000; amended by Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. 264-07, File No. 071532, App. 11/14/2007; Ord. 245-08, File No. 080696; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [180-13](#), File No. 130459, App. 8/7/2013, Eff. 9/6/2013; Ord. [227-14](#), File No. 120796, App. 11/13/2014, Eff. 12/13/2014; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.56. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 115-90, App. 4/6/90; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.58. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015)

SEC. 790.60. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 289-06, File No. 050176, App. 11/20/2006; Ord. 139-09, File No. 090402, App. 7/2/2009; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; Ord. [73-15](#), File No. 141303, App. 5/28/2015, Eff. 6/27/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.62. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 112-98, App. 4/2/98; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.64. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.68. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.69. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.70. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.80. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 77-02, File No. 011448, App. 5/24/2002; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.84. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014)

Editor's Note:

For current provisions relating to residential conversion, see Sec. [317](#).

SEC. 790.86. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014)

Editor's Note:

For current provisions relating to residential demolition, see Sec. [317](#).

SEC. 790.88. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [218-14](#), File No. 140381, App. 10/27/2014, Eff. 11/26/2014, Oper. 2/1/2015; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.90. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 245-08, File No. 080696; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.91. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; Ord. 245-08, File No. 080696; Ord. 297-10, File No. 101351, App. 12/3/2010; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.92. RESERVED.

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012)

SEC. 790.93. RESERVED.

(Added by Ord. 245-08, File No. 080696; amended by Ord. 297-10, File No. 101351, App. 12/3/2010; repealed by Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012)

SEC. 790.100. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.102. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 272-93, App. 8/25/93; Ord. 120-99, File No. 990188, Eff. 5/17/99; Ord. 298-06, File No. 061261, App. 12/12/2006; Ord. 260-07, File No. 070617, App. 11/14/2007; Ord. 245-08, File No. 080696; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.104. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.106. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.107. [REPEALED.]

(Added by Ord. 161-09, File No. 090367, App. 7/15/2009; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.108. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.110. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; Ord. 269-07, File No. 070671, App. 11/26/2007; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.111. [REPEALED.]

(Added by Ord. 269-07, File No. 070671, App. 11/26/2007; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.112. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; Ord. 269-07, File No. 070671, App. 11/26/2007; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.114. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 139-09, File No. 090402, App. 7/2/2009; Ord. [73-15](#), File No. 141303, App. 5/28/2015, Eff. 6/27/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.116. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.117. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.118. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. 445-87, App. 11/12/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.122. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.123. [REPEALED.]

(Added by Ord. 244-08, File No. 080567, App. 10/30/2008; amended by Ord. 151-09, File No. 090141, App. 7/10/2009; Ord. 3-10, File No. 090962, App. 1/15/2010; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.124. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [175-12](#), File No. 120241, App. 8/7/2012, Eff. 9/6/2012; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.130. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.135. RESERVED.

(Added by Ord. 87-00, File No. 991963, App. 5/19/2000; repealed by Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012)

SEC. 790.140. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.141. [REPEALED.]

(Added by Ord. 275-05, File No. 051250, App. 11/30/2005; amended by Ord. 225-06, File No. 060032, Effective without the signature of the Mayor; Ord. 225-07, File No. 070677, App. 10/2/2007; Ord. 90-08, File No. 080232, App. 5/21/2008; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 790.142. [REPEALED.]

(Added by Ord. 245-08, File No. 080696; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

SEC. 799. [REPEALED.]

(Added by Ord. 69-87, App. 3/13/87; amended by Ord. [176-12](#), File No. 120472, App. 8/7/2012, Eff. 9/6/2012; Ord. [22-15](#), File No. 141253, App. 2/20/2015, Eff. 3/22/2015; repealed by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017)

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