

New Planning Code Summary
Article 2 Reorganization and Definition Consolidation

Amended Sections:	102, 121.5, 121.8, 121.9, 124, 127, 128, 136, 136.1, 136.2, 136.3, 145.1, 145.4, 145.4, 151.1, 155, 156, 159, 168, 175.7, 178, 179.1, 181, 182, 183, 186.1, 186.3, 187.1, 187.2, 201, 202, 202.1, 202.2, 202.3, 202.4, 202.5, 202.6, 202.7, 204, 204.1, 204.2, 204.3, 205.2, 205.4, 206, 207, 207.1, 207.2, 207.6, 208, 209, 209.1, 209.2, 209.3, 209.4, 209.5, 209.6, 209.7, 209.8, 209.9, 209.10, 210.1, 210.2, 210.3, 210.4, 211, 211.1, 211.2, 212, 213, 215, 216, 217, 218, 218.1, 218.2, 219, 219.1, 220, 221.1, 222, 223, 224, 225, 226, 226.1, 227, 228, 230, 233, 234, 234.1, 237, 238, 239, 240.1, 241, 243, 247, 249.1, 249.5, 249.13, 249.14, 249.18, 249.20, 249.21, 249.32, 249.33, 249.34, 249.35, 249.35B, 249.41, 249.42, 249.46, 249.61, 249.65, 249.67, 253, 260, 303, 304.5, 307, 309.2, 317, 320, 342.1, 401, 411.3, 415.3, 417.2, 606, 607.1, 607.3, 607.4, 608.10, 701.3, 799, 801.2, 803.5, 899
Case Number:	Board File No. 141253/ Enactment No 022-15
Legislative Sponsor:	Supervisor Wiener
Effective Date:	March 22, 2015

This Ordinance amends the Planning Code to consolidate definitions into Section 102, reorganize Article 2 to create Zoning Control Tables, and make nonsubstantive changes to various sections in Articles 1, 2, 3, 4, 6, 7, and 8, in order to update, clarify, and simplify Code language.

The changes listed below currently only apply to the zoning districts listed in Article 2 of the Planning Code. In Phases 2 and 3 of this process, zoning districts in Articles 7 and 8 will also undergo reorganization consistent with the change that are listed below. Use definitions that were only found in Articles 7 and 8 are now located in Section 102 so that eventually all zoning districts will reference one standard list of use definitions.

The Way It Was:

1. Article 2 organized land use controls for RH, RM, RC, RTO, C, M, and PDR districts in Use Tables.
2. The use tables in Article 2 included use definitions, and location and operational controls.
3. Section 102 listed some Planning Code definitions.
4. Section 121.8 contained use size limits for PDR-1-B and PDR-2 Districts
5. Section 124 contained a table of Floor Area Ratio limits for each zoning district.
6. Section 208 contained a table of the permitted density for Group Housing for each zoning district.
7. Section 210.4 contained the description and purpose of C-M Districts (Heavy Commercial), and Sections 215-227 contained use controls for C-M Districts.
8. Section 234 contained controls for properties zoned Public.
9. Use Characteristics and Use Groupings were not identified in the Planning Code.
10. Uses in Article 2 were grouped into the following categories: Dwellings, Other Housing, Institutions, Retail Sales and Person Service, Massage Establishments, Offices, Laundering Facilities, Assembly and Entertainment, Home and Business Services, Automotive, Animal Services, Wholesale, Storage Distribution, and Manufacturing.
11. Hardware Store was considered a PDR use.
12. Article 2 listed Greenhouses, Grain Elevators, and Cat Boarding as distinct uses, but did not provide a definition for those uses.

13. The Planning Code had 13 different Parking definitions; three in Article 2, two in Article 7, six in Article 8.
14. Adult Entertainment was categorized as an Entertainment Use.
15. Article 2 included Livery Stables, Animal Hospitals, Commercial Kennels, and Cat Boarding in the Animal Services use category.
16. Article 2 defined Inflammable Materials Storage and Explosives Storage separately.
17. Article 2 had 31 different Manufacturing Uses for C, M and PDR Districts.
18. Article 2 defined Elementary School and Secondary School separately.
19. Article 2 categorized Hotels and Motels as Other Housing.
20. Article 2 included a use category called Home and Business Services, which included Catering.
21. Articles 7 and 8 define Amusement Game Arcade as a separate use with its own use controls.
22. Articles 7 and 8 include a use grouping called Other Entertainment.
23. Articles 7 and 8 include the uses groupings Other Institutions, Large Institutions, and Small Institutions.
24. Articles 7 and 8 include the use Personal Services.
25. C-3 Districts controlled density with lot area ratios.

The Way It Is Now:

1. Article 2 now uses Zoning Control Tables to promulgate the use controls for RH, RM, RC, RTO, C, M, and PDR districts. These Zoning Control Tables also include basic development standards, such as setback and height requirements, FAR limits, group housing density limits, open space requirements, and sign and awning controls.
2. Use definitions are now located in Section 102 and listed alphabetically. Location and operational controls are located in Section 202.2.
3. Section 102 now lists all Use definitions as well definitions that apply throughout the Planning Code.
4. Section 121.8 is deleted. Use size limits for PDR Districts are now located within the Zoning Control Table for PDR Districts (Section 210.3) and an addition table, Table 210.3A.
5. The table in Section 124 that contained Floor Area Ratio limits for each zoning district is deleted. This information is now found within the Zoning Control table for the zoning district.
6. The table in Section 208 that contained the permitted density for Group Housing for each zoning district is deleted. This information is now found in the zoning control table for the zoning district.
7. All references to the C-M zoning district are deleted. There are no more properties within San Francisco that are zoned C-M.
8. The controls for properties zoned Public are now located in Section 211, 211.1, and 211.2.
9. Use Characteristics and Use Groupings are identified in the Planning Code; this includes:
 - **Commercial**
Drive-Up Facility, Formula Retail, Integrated PDR, Open Air Sales, Outdoor Activity Area, Walk-Up Facility, Maritime Use
 - **Residential**
Student Housing, SRO
10. Uses in Article 2 are now categorized in one of the following categories:

Agricultural; Industrial; Institutional: Education, Healthcare, Community; **Sales and Service:** Retail, Non-Retail; **Residential; Entertainment, Arts & Recreation:** Commercial, Non-Commercial; **Automotive:** Retail, Non-Retail; **Utility and Infrastructure**

11. Hardware Store is no longer considered a PDR use; it is a Retail Sales and Service Use.
12. Section 102 now defines Greenhouses, Grain Elevators, and Cat Boarding.
13. Section 102 has 6 parking use definitions, which include Parking Lot, Private; Parking Lot, Public; Parking Garage, Private; Parking Garage, Public; Vehicle Storage Garage; and Vehicle Storage Lot.
14. Adult Entertainment is now Adult Business and is categorized as a Retail Sales and Service Use.
15. Article 2 includes Animal Hospitals, Commercial Kennels, and Cat Boarding in the Retail Sales and Service use category. Livery Stable is included in the Entertainment, Arts, and Recreation use category.
16. Section 102 groups Inflammable Materials Storage and Explosives Storage into one definition, Volatile Materials Storage.
17. Article 2 has 11 different Manufacturing Uses for C, M and PDR Districts, which include Automobile Assembly, Food Fiber and Beverage Processing 1 and 2, Heavy Manufacturing 1, 2, 3, Light Manufacturing, Metal Workshop, Livestock Processing 1 and 2, and Ship Yard.
18. In Section 102, Elementary School and Secondary School are now combined into one definition, School.
19. In Section 102, Hotels and Motels are now categorized as Retail Sales and Service Uses.
20. In Section 102, Home and Business Services is now Trade Shop, and Catering is its own separate use.
21. In Section 102, Amusement Game Arcade, as defined in Articles 7 and 8, is now included in the definition for General Entertainment.
22. In Section 102, the uses included in Other Entertainment, as defined in Articles 7 and 8, have their own separate definitions.
23. In Section 102, the uses included in use groupings Other Institutions, Large Institutions, and Small Institutions, as defined in Articles 7 and 8, are now separate uses.
24. In Section 102, Personal Services, as defined in Articles 7 and 8, has been divided into two different uses, Personal Services and Instructional Services.
25. Density in C-3 Districts is now limited by Height/Bulk, FAR, Open Space, and Exposure Requirements.

The link to signed legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=3643299&GUID=6AE85C7B-38B2-48A2-B41B-29BCA72238A7>