

It is expected that a Quorum of the Personnel Committee, Board of Public Works, Plan Commission and Administration Committee will be attending this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA
SUSTAINABILITY BOARD
Common Council Chambers
140 Main Street, Menasha**

**Tuesday, May 17, 2011
6:30 PM**

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL/EXCUSED ABSENCES
- C. PUBLIC COMMENTS ON ANY MATTER OF CONCERN TO THE SUSTAINABILITY BOARD (five (5) minute time limit for each person)
- D. MINUTES TO APPROVE
 - 1. [March 15, 2011](#)
- E. COMMUNICATIONS
 - 1. [Earth Week Flyer](#)
 - 2. [ECOS Fox Valley – Planning for Groundwater Resources](#)
- F. REPORTS
 - 1. [One-2-Five Report](#)
- G. DISCUSSION
 - 1. Propane Fuel Vehicles (Tim Jacobson, Department of Public Works)
 - 2. Urban Forestry Program (Roger Kanitz)
 - 3. Public Transportation (Roger Kanitz)
 - 4. [Complete Streets \(Linda Stoll\)](#)
 - 5. Hydropower and Charging Stations (Ed Kassel)
 - 6. [Urban Agriculture \(Linda Stoll\)](#)
- H. ACTION ITEMS
 - 1. [Resolution in Support of Restoring Recycling Grants to the 2011-2013 Biennial Budget](#)
 - 2. [2011-2012 Sustainability Plan](#)
 - 3. Farm Fresh Market Standards for Local Produce
- I. ADJOURNMENT

**CITY OF MENASHA
SUSTAINABILITY BOARD
Third Floor Council Chambers
140 Main Street, Menasha**

**Tuesday, March 15, 2011
6:30 PM**

MINUTES

A. CALL TO ORDER

1. The meeting was called to order at 6:36 by Chairperson Linda Stoll.

B. ROLL CALL

1. **Present:** Chairperson Linda Stoll, Ed Kassel, Kathy Thunes, Chris Bohne, Mike Dillon, Sadie Schroeder and Becky Bauer
2. **Excused:** Roger Kanitz
3. **Also Present:** Community Development Director Greg Keil, Paul Van de Sand (Franklin Energy), and Mark Albert (Menasha Utilities)

C. PUBLIC COMMENTS

1. No one spoke.

D. MINUTES TO APPROVE

1. Chris Bohne made and Sadie Schroeder seconded a motion to approve the minutes from the February 15, 2011 Sustainability Board meeting. The motion carried.

E. COMMUNICATIONS

1. **Bike to Work Week – Fox Cities Greenways Inc.**
Board members discussed measures for supporting bike to work week activities. Greg Keil is to draft a letter from the Sustainability Board to be signed by Linda Stoll encouraging city employees and board and committee members to bike to work.
2. **Sustainable Oshkosh Brochure**
A copy of the brochure was distributed.

F. REPORTS

1. **One-2-Five Report**
Paul Van de Sand will present the report at the April Sustainability Board meeting.
2. **Municipal Facilities Electrical Consumption Baseline Report**
Amy Kester will report at the April Sustainability Board meeting.

G. DISCUSSION

1. **WPPI Energy Initiatives**
Mark Albert, Energy Services Representative for Wisconsin Public Power, Inc. summarized the forms of energy services available from WPPI to its residential and commercial customers. He also described the relationship between Focus on Energy and WPPI programs. Mr. Albert also reported on the solar photovoltaic system demonstration project that is to be installed at the Public Protection Facility on First Street and the planning that is underway for a similar system at the new fire station on Manitowoc Road.

2. Trails and Sidewalks

Board members discussed the ongoing debate regarding sidewalks in the Ribblesdale and Woodland Hills subdivisions relative to the stated objectives in the Menasha 2030 Comprehensive Plan relating to connectivity between neighborhoods. Motion by Mike Dillon, seconded by Becky Bauer to direct that Linda Stoll draft a letter from the Sustainability Board to the Common Council supporting connectivity between neighborhoods. The motion carried.

3. Recycling

No report. This item is to return on the April Sustainability Board agenda.

H. ACTION ITEMS

1. 2011 Sustainability Plan

This item was held pending an update by Principal Planner Amy Kester.

2. Earth Day Event

Kathy Thunes presented an Earth Week poster commissioned by ECOS Fox Valley. A schedule of events is being developed.

3. Farm Fresh Market Standards for Local Produce

Sadie Schroeder discussed the practice of vendors in some markets buying produce or other products from wholesale or other non-local markets and selling them as locally grown or produced. She will make inquiry as to criteria for vendors to participate in farm markets and report at the April Sustainability Board meeting.

I. ADJOURNMENT

1. Chris Bohne made and Sadie Schroeder seconded a motion to adjourn at 8:35 pm. The motion carried unanimously.

Respectfully submitted by CDD Greg Keil.

Earth Week

FOX VALLEY

APRIL 12-26, 2011

TUESDAY

12

UW Fox Valley-Fox Cities Book Festival

GOOD FOOD REVOLUTION

1478 Midway Road • Menasha, WI

12:00 pm Noon

Will Allen, an urban farmer extraordinaire from Milwaukee will speak as part of the Fox Cities Book Festival.

FREE

For more information: Call (920)832-2600 or www.uwfox.uwc.edu

MONDAY

18

Appleton Public Library

EARTH-FRIENDLY STORIES & ART

225 N. Oneida St. • Appleton, WI

1:30 pm

Come to any of the Stories & Art programs during the week of April 18. Enjoy stories celebrating Earth Day, and make art with recycled materials!

Free

For more information: www.apl.org

Globally Sound Fair Trade

PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI

10:00 am - 7:00 pm

See full description on Saturday, April 16.

Fox Valley Technical College

LUNCHTIME LEARNING SESSION

1825 N. Bluemound Road • Rm. A170C

Appleton, WI

12:00 - 1:00 pm

FREE

Learn about recycling with an Outagamie County expert.

For more information: www.fvtc.edu/earthweek

FOX VALLEY TECHNICAL COLLEGE ELECTRONICS RECYCLING EVENT

1825 N. Bluemound Road • Appleton, WI

10:00 am - 6:00 pm

For more information:

www.fvtc.edu/earthweek

Contact Joanne Gorski, gorski@fvtc.edu

Fox Valley Technical College

DIRT - THE MOVIE

1825 N. Bluemound Road • Appleton, WI

Spectators Lounge (near cafeteria)

Three Showings: 11:30 am, 3:30 pm,

6:00 pm

For more information:

www.fvtc.edu/earthweek

WEDNESDAY

13

Fox Valley Technical College

SUSTAINABLE BUSINESS

EXCHANGE

DJ Bordini Center, 5 Systems Drive

Appleton, WI

7:30 - 11:30 am

FREE

For more information: www.fvtc.edu/earthweek

TUESDAY

19

Appleton Public Library

EARTH-FRIENDLY STORIES & ART

225 N. Oneida St. • Appleton, WI

1:30 pm

Enjoy stories celebrating Earth Day, and make art with recycled materials!

Free

For more information: www.apl.org

Globally Sound Fair Trade

PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI

10:00 am - 7:00 pm

See full description on Saturday, April 16.

Menasha Public Library

EARTH DAY CELEBRATION

440 1st Street • Menasha, WI

Children's Department

10 - 10:30 am

Listen to Earth Day Stories and do some seed gardening.

FREE

For more information: www.menashalibrary.org

Little Chute Library

AFTER SCHOOL SPECIAL:

EARTH DAY CRAFT

625 Grand Avenue • Little Chute, WI

3:30 - 4:15 pm

Listen to a few stories about our wonderful world and make a special craft.

Great for kids ages 5 - 11

FREE

For more information: www.kimlit.org

SATURDAY

16

Habitat ReStore's

COMMUNITY-WIDE ANNUAL EARTH DAY EVENT

3000 E College Avenue • Appleton, WI

9am - 3pm

This community-wide event will feature approximately 50 vendors and exhibitors, an animal exhibit, educational forums - you can learn how to make a rain barrel, get timely tips on gardening/composting and growing in our zone, get energy saving tips and products and find earth-friendly products to make your life easier and the environment greener.

There will also be children's activities, eco-cars, fun, local food and more!

Event is FREE to the public.

For more information: www.appletonrestore.org

Sustainable Fox Valley

COMMUNITY SUSTAINABILITY 101

Habitat ReStore's Earth Day Event

3000 E College Avenue • Appleton, WI

11:00 am

Heckrodt Wetland Reserve

DIRT DAY RUMBLE

1305 Plank Road • Menasha, WI

1:00 - 3:00 pm

Come on kids! Have some fun in the MUD with Heckrodt's own brand Earth Day Celebration. Make a dirt craft, dig in the dirt, and stomp the swamp. Sample some dirt dessert and grimy grog!

\$5/child, preregistration and prepayment is required.

Forms are available to print from our website at

www.heckrodtwetland.com

For more information: Contact Luke Schiller, 920-720-9349

Globally Sound Fair Trade

PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI

10:00 am - 4:00 pm

Prevent items from ending up in the landfill. Prevent the energy and resources used in the recycling process. Concentrate on reduce & reuse to lessen environmental impact.

In what ways does Globally Sound Fair Trade precycle? Come in and you'll be able to see many obvious answers and some that may take a little more concentration. List the ways that you see Globally Sound precycles and you could win a \$25 Globally Sound gift certificate.

FREE

For more information: www.globallysound.com or www.facebook.com/globallysound or 920-993-9989

1000 Islands Environmental Center

SPRING CLEAN-UP & TREE SEEDLING PICK-UP

1000 Beaulieu Court • Kaukauna, WI

9:00 am - 12:00 pm

Begin your Earth Day Celebrations by helping to beautify the 1000 Islands Conservancy Zone. Clean up litter, bark trails or help battle the invasive species. Bring work gloves if you have them! Lunch will be provided after the clean-up. The 1st Tree Seedling sale will also be concluding with the Seedling Pick-Up for those who have submitted orders by the April 1st deadline. Limited seedlings may be available on a walk-in basis. Please contact the Environmental Center for more details.

FREE including lunch after the event.

For more information: www.1000islandsenvironmentalcenter.com

WEDNESDAY

20

Globally Sound Fair Trade

PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI

10:00 am - 7:00 pm

See full description on Saturday, April 16.

Fox Valley Technical College

LUNCHTIME LEARNING SESSION

1825 N. Bluemound Road • Rm. A170C

Appleton, WI

12:00 - 1:00 pm

FREE

For more information: www.fvtc.edu/earthweek

Fox Valley Technical College

WHO KILLED THE ELECTRIC CAR

1825 N. Bluemound Road • Appleton, WI

Spectators Lounge (near cafeteria)

Three Showings: 11:30 am, 3:30 pm,

6:00 pm

For more information: www.fvtc.edu/earthweek

Appleton Public Library

EARTH WEEK BOOK DISCUSSION

225 N. Oneida St. • Appleton, WI

Lower Level Meeting Room

12 - 1:00 pm

Join Elizabeth Eisen, APL Adult Programming Librarian, who will lead a discussion on Rachel Carson's ground-breaking classic, *Silent Spring*. Bring a brown bag lunch if you wish. Refreshments served. Multiple copies of *Silent Spring* are available. Contact the Reference Desk at 920-832-6173 to reserve your copy.

FREE

For more information: www.apl.org

Appleton Public Library

EARTH-FRIENDLY STORIES & ART

225 N. Oneida St. • Appleton, WI

1:30 pm

Enjoy stories celebrating Earth Day, and make art with recycled materials!

Free

For more information: www.apl.org

MORE →

A Community Partnership Coordinated by ECOS Fox Valley

Earth Week

FOX VALLEY

APRIL 12-26, 2011

THURSDAY

21

Globally Sound Fair Trade PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI
10:00 am - 7:00 pm
See full description on Saturday, April 16.

Appleton Public Library EARTH-FRIENDLY STORIES & ART

225 N. Oneida St. • Appleton, WI
1:30 pm
Enjoy stories celebrating Earth Day, and
make art with recycled materials!
FREE
For more information: www.apl.org

Fox Valley Technical College
BAG IT!
1825 N. Bluemound Road • Appleton, WI
Spectators Lounge (near cafeteria)
Three Showings: 11:30 am, 3:30 pm,
6:00 pm
For more information:
www.fvtcc.edu/earthweek

Appleton Public Library EARTH WEEK EDITION OF THURSDAY NIGHT AT THE MOVIES

225 N. Oneida St. • Appleton, WI
Lower Level Meeting Room
6 - 8:00 pm
Join us as we view the Robert Stone
documentary, Earth Days. This American
Experience film is a poetic meditation on Man's
complex relationship with nature and the
history of revolutionary achievements in the
field of eco-activism. Refreshments will be
served.
FREE
For more information: www.apl.org

EARTH DAY - FRIDAY

22

Globally Sound Fair Trade PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI
10:00 am - 7:00 pm
See full description on Saturday, April 16.

Appleton Public Library EARTH-FRIENDLY STORIES & ART

225 N. Oneida St. • Appleton, WI
1:30 pm
Enjoy stories celebrating Earth Day, and make
art with recycled materials!
FREE
For more information: www.apl.org

Paper Discovery Center EARTH DAY/ARBOR DAY EVENT

425 W. Water Street • Appleton, WI
Historic Atlas Mill
next to Fratello's Restaurant
10:00 am - 4:00 pm
Extra hands-on activities included in regular
admission price. Receive a free pine tree
seedlings (Courtesy of Plum Creek). From
10am - 2pm, Climb to the rafters using tree
climbing harnesses (with Appleton City
Foresters). Learn to make paper from recycled
clothes - see a demonstration, make a book
out of rag paper, include dryer lint when you
make your sheet of hand-made paper in the
Purdy-Weissenborn Paper lab, and much more.

Members - Free
Parents are FREE TODAY ONLY
Families - \$12, Adults - \$5, Children - \$3,
Seniors - \$4

For more information:
www.PaperDiscoveryCenter.org

Just Act Natural EARTH DAY OPEN HOUSE

129 E. College Ave • Appleton, WI
5:00 - 7:00 pm
Enjoy organic hors d'oeuvres, beverages and
live music. Socialize with fellow "greenies"!
Take the "How Green Are You?" quiz and enter
to win a \$50 Gift Certificate.
For more information:
www.justactnatural.com or
www.facebook.com/justactnatural



SATURDAY

23

Globally Sound Fair Trade PRECYCLE (BEFORE YOU RECYCLE)

604 W. College Ave. • Appleton, WI
10:00 am - 4:00 pm
See full description on Saturday, April 16.

Appleton Downtown Inc. WALKING TRIVIA

Downtown Appleton Businesses
11:00 am - 3:00 pm
Grab your friends and family and leave those
cars behind. Take a walk downtown and
answer Earth Day trivia questions posted at
downtown businesses. Have a chance to win
Appleton Downtown gift certificates.

FREE
For more information:
www.appletondowntown.org

Lawrence University Greenfire EARTH DAY CELEBRATION

Lawrence University Main Hall Green
Rain Site: Warch Campus Center
11:30 am - 4:00 pm
Informational booths, live music, food, crafts,
and more
For more information:
Lawrence.edu/sorg/greenfire

Paper Discovery Center EARTH DAY/ARBOR DAY EVENT

425 W. Water Street • Appleton, WI
Historic Atlas Mill
next to Fratello's Restaurant
10:00 am - 4:00 pm
See full description on Friday, April 22.
Saturday's events also include the movies:
Tapped, Arbor Day and Tree Wishes.
Members - Families - \$12, Adults - \$5,
Children - \$3, Seniors - \$4
For more information:
www.PaperDiscoveryCenter.org

Neenah Public Library ROBERT FROST'S "ONE STRAW ROB"

204 E. Wisconsin Avenue • Neenah, WI
2:00 pm
Ecological Gardening/sustainability in a
suburban setting.
For more information: www.neenahlbrary.org

Just Act Natural ECO EXPO

129 E. College Ave • Appleton, WI
10:00 am - 5:00 pm
Local vendors come together to be the voice
for natural, healthy and sustainable lifestyles
in the Fox Valley. You will be inspired by the
people you meet and empowered by the
knowledge you discover! Explore food, energy,
transportation and natural wellness.

FREE
For more information:
www.justactnatural.com or
www.facebook.com/justactnatural

Just Act Natural TAPPED

Showing at the Paper Discovery Center
425 W. Water Street • Appleton, WI
Historic Atlas Mill
next to Fratello's Restaurant
4:30 pm
Documentary film is Stephanie Soechtig's
debut feature. An unflinching examination of
the big business of bottled water.

FREE
For more information:
www.justactnatural.com or
www.facebook.com/justactnatural

MONDAY

25

Paper Discovery Center EARTH DAY/ARBOR DAY EVENT

425 W. Water Street • Appleton, WI
Historic Atlas Mill
next to Fratello's Restaurant
10:00 am - 4:00 pm
See full description on Friday, April 22.
Members - Families - \$12, Adults - \$5,
Children - \$3, Seniors - \$4
For more information:
www.PaperDiscoveryCenter.org

Neenah Public Library ALDO LEOPOLD'S GREEN FIRE FILM

204 E. Wisconsin Avenue • Neenah, WI
Shattuck Community Room
7:00 pm
Dr. Stanley Temple will be speaking at the event.
For more information: Mike Thomas,
(920) 886-6315
www.neenahlbrary.org

TUESDAY

26

Wild Ones - Fox Valley Area GOING WILD NATIVE PLANT GARDENS AWAKEN AT THE WILD CENTER

2285 West Butte des Morts Beach Road,
Neenah • WI
12:00 pm - 8:00 pm
FREE
For more information:
www.wildones.org/chapters/foxvalley

*Every effort was made to insure
accuracy at time of printing. Most
events are free unless noted
otherwise. Please confirm event
details with host prior to
participating.*

"Nobody can do everything, but everybody can do something."

A Community Partnership Coordinated by ECOS Fox Valley

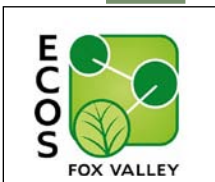
Planning for our Groundwater Resources

Thursday, June 2nd 6:30 PM
Menasha Public Library

Lower Level – Company E Room
440 First Street, Menasha WI

Join Eric W. Fowle, AICP - Executive Director of the East Central Wisconsin Regional Planning Commission, as he shares information about important issues related to groundwater quality and quantity within the East Central Region, and locally within the Fox River Valley.

Event is Free and Open to the Public



January 10, 2011

Mayor Donald Merkes
City of Menasha
140 Main Street
Menasha, WI 54952

Dear Mayor Merkes:

Thank you for your time and that of your staff on December 9, 2010. I appreciated your input and feedback and trust that you found the One-2-Five[®] Energy diagnostic session an informative and worthwhile exercise. This process has been successfully used to help more than 2,610 facilities and plants define their critical next steps that drive their energy management program and deliver long-term savings.

The attached output and benchmarking reports from the diagnostic show a snapshot of the current overall energy management performance for your site. EnVinta's One-2-Five[®] Energy database contains 103 sites in your industry sector of "Local Government Administration" and your results are compared against these sites. The diagnostic process revealed that:

- You rated your operations at the 2 star level, which indicates that having undertaken basic waste reduction activities you are currently establishing the systems and implementing the strategies necessary for a strategic and comprehensive approach to managing energy-related issues. Of the 103 total sites in the benchmarking database for this industry sector, 46 of them rank as 1 star sites, and 49 rank in your category of 2 stars. Additionally, there are five 3 star sites and three 4 star sites.
- The site has an International Benchmark Rating of 1.39, which is well above the industry sector average of 1.19, and significantly below the industry-leading score of 3.72.
- Based on an extrapolation of usage and Star score data for your industry, indicative annual savings in the range of 12% to 15% (\$40,000 to \$50,000) could be available if you continue to incorporate additional energy management best practice processes throughout your operations.
- The City of Menasha scored 16 of the 22 elements evaluated at bronze level or above and has a star rating equivalent or better than 92% of participants in the industry. The One-2-Five[®] Energy benchmarking indicates that 55% of the elements for this site scored at or above average relative to the "Local Government Administration" sector. The City

of Menasha scored at the Platinum level for one of the elements (element 8.1 Efficiency of Existing Plant Design).

During the diagnostic we identified a number of areas where further development could still occur and these are discussed in the following report with the critical next actions highlighted below. As we discussed, One-2-Five[®] Energy helps identify the most important next steps for further developing your energy management program – extracting greatest value from resources by ensuring each project undertaken is supported by other relevant activities. As you have experienced in other parts of your business, namely quality, safety, and environment, taking a systems approach and establishing sound business processes is a critical success factor in a management program and necessary to establish the right environment for achieving sustainable benefits - energy is no different.

One-2-Five[®] Energy has recommended that you initially focus on actions in the following areas:

- 1. *Demonstrated Corporate Commitment*** - A feature of every successful management program is commitment and leadership from top management. This means that senior management, right to the CEO and Board level, demonstrate that energy management matters in the organization, communicate this effectively, and ensure that results are achieved. Most organizations with successful programs have a written energy policy that incorporates clear, quantified objectives for improvement in energy performance. This need not be an elaborate effort, rather a brief directive communicating management's commitment and support to specific energy management goals can be just as effective. A regular agenda item at executive-level manager meetings providing for regular reporting on the organization's progress towards the established policy goals, serves to reinforce the importance of the endeavor over time.
- 2. *Understanding of Performance and Opportunities*** – Clearly, The City of Menasha has made strides in understanding energy performance and responding to opportunities. Establishing the energy use per unit of output for each major area or process may give the organization insight into opportunities for cost control beyond just the already-captured “low-hanging fruit”. This level of understanding the energy use will also help in focusing resources in those areas that will return the largest benefit given their degree of energy intensity and therefore production cost impact. Furthermore, implementing a process of comparing normalized performance data of related sites or site operations could make additional advancement in the organization as a whole. This activity can serve as the basis for establishing accurate targets for further improvement based on the performance of the top sites in each category.

Financial assistance for engineering studies and engineering audits are available from Focus on Energy program.

- 3. *Accountabilities*** – Making the actual energy end-users accountable for their overall energy usage are a watershed issue in a site's energy program and are one of the best ways to encourage operational staff to fully participate in the energy management initiatives. Transfer of accountability depends on good metering so that the energy usage can be successfully assigned, as well as a demonstration of how facilities management and engineering can support the responsible parties achieve significant reductions in usage. Being held accountable will lift the profile of energy management within operations and personnel will be more inclined to assist with the identification of opportunities for equipment retrofit, as well as potential improvements within operational procedures and areas requiring maintenance attention.
- 4. *Criteria/Budgets for Capital Expenditure (CAPEX)*** – Evaluating energy projects with the same criteria and financial hurdle rate as other projects are important to produce significant reductions in energy operating costs. It is recommended that the energy team work with the City of Menasha's financial representatives to work towards implementing this process.

We Energies along with Focus on Energy can provide training opportunities for developing effective energy management plans through the use of Focus on Energy's Practical Energy Management (PEM) program

- 5. *Reporting, Feedback and Control Systems*** – Typically organizations focus on engineering solutions to drive their energy efficiency initiatives; however, substantial benefits can be obtained by tightening control on energy usage during normal operation. Energy usage by unit operation should be optimized and variances discouraged. To be successful at this, organizations need to ensure quality information is provided to the operators in a format that makes it easy for them to assess where wastage is occurring. These should be backed up with defined actions to reduce any wastage identified.

We Energies along with Focus on Energy can provide training opportunities for developing effective energy management plans through the use of Focus on Energy's Practical Energy Management (PEM) program.

We Energies and Franklin Energy Services would like to thank The City of Menasha for their participation in the One-2-Five® Energy diagnostic session. We trust this Management Systems Diagnostic Session provides the basis for identifying opportunities to reduce your energy costs. There are a number of programs and services available through We Energies and Focus on Energy that you may find useful in implementing the above recommendations and generally support your energy management activities.

Best Regards,

Harvey Oates
Franklin Energy Services

Energy Diagnostic

City of Menasha

Menasha

Prepared for

Donald Merkes

Prepared by

Harvey Oates

Diagnostic Review Completed on

December 07, 2010

Next Recommended Review

March 07, 2011

Star Rating

The Star Rating is One-2-Five Energy's main ranking of your systems for energy management and follows the definitions listed below. The Star Rating also forms the basis for benchmarking at www.one-2-five.com, enabling you to compare your performance against other sites within your own operations and against other organizations.

Your Star Rating



- 1 Star - Limited focus on energy
- 2 Stars - Basic waste reduction activities
- 3 Stars - Formal systems for energy being established
- 4 Stars - Energy systems integrated into business systems
- 5 Stars - Achieving best practice & continuous improvement

Annual Energy Costs and Savings

The following savings estimates are based on your type of business and your current Star Rating. Savings opportunities are typically greater when your organization's Star Rating is low. As you implement systems, you achieve greater and sustainable savings.

| | |
|--|-----------------------------------|
| Total Energy Costs | \$330,282. |
| Indicative Energy Savings * | \$40,000 to \$50,000. |
| Total Greenhouse Gas Emissions ^ | 2,000 tons of carbon dioxide |
| Indicative Greenhouse Gas Emissions Savings * | 200 to 300 tons of carbon dioxide |
| Energy Costs as % of Variable Operating Costs | Not Specified. |

* Broad indicative savings only for similar types of organizations with your star rating. It should be noted that a specific site review is required to determine your savings opportunities. This range is only provided to give an idea of preliminary scope for savings. ENVINTA and the distributors of this product do not guarantee that your organisation can achieve these indicative savings.

^ Greenhouse Gas Emissions are based on available average emissions co-efficients. Actual emissions will vary from site to site based on the specific energy sources used by the site. Emissions do not include purchased steam.

Overview

The Diagnostic Results section is a summary of your organization's performance in energy management as identified by your responses to the diagnostic session.

Levels of Development

The elements are each rated in one of five levels of development.

- Yet to qualify indicates that your organization has a limited focus on this element of energy management.
- Bronze level indicates a waste cutting approach is used for this element.
- Silver level indicates that you are starting to manage this element with formal systems.
- Gold level indicates that you manage this element with established systems, which are integrated into everyday business.
- Platinum level is achieved where you manage an element with best practice systems and have a continuous improvement program driving further improvement.

Areas for Focus

Elements that are identified as critical should take precedence at this stage of development in your systems for energy management. Selection of these Critical Elements is based on results from the diagnostic, and also your ranking of the importance of each element to your organization. The actions listed in the Recommended Actions section address these Critical Elements.

Diagnostic Results

| Element | Level of Development | | | | | User Priority | Critical Action Items |
|--|----------------------|-------------|-------------|-------------|-------------|---------------|-----------------------|
| | Yet to Qualify | Bronze | Silver | Gold | Platinum | | |
| 1.1 Demonstrated corporate commitment | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | Critical |
| 2.1 Understanding of performance and opportunities | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | High | Critical |
| 3.1 Targets, performance indicators (KPI) and motivation | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 3.2 Plans | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 4.1 Accountabilities | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | Critical |
| 4.2 Awareness and training | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 4.3 Resourcing | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 5.1 Criteria/Budgets for capital expenditure (CAPEX) | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | High | Critical |
| 5.2 Energy operating budgets | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 6.1 Purchasing procedures and alternative energy options | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 6.2 Quality and reliability of supply | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 6.3 Optimizing purchasing within supply agreement | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 7.1 Operating procedures | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 7.2 Maintenance procedures | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 8.1 Efficiency of existing plant design | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 8.2 Procedures - plant design/retrofit, purchasing/replacement | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 8.3 Innovation and new technology | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 9.1 Metering and monitoring | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Low | - |
| 9.2 Reporting, feedback and control systems | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | Critical |
| 9.3 Documentation and records | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |
| 10.1 Energy cost performance in the past 12 months | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | High | - |
| 10.2 Auditing progress | <div></div> | <div></div> | <div></div> | <div></div> | <div></div> | Medium | - |

Overall Ranking : 2 Stars

% Achievement : 30%

% required to reach next Star level : +17%

Demonstrated corporate commitment

Evaluates the extent to which senior management has shown that energy management matters, and how effectively this attitude is communicated. A feature of every successful management program is commitment and leadership from top management. This means that senior management, right to CEO and Board level, demonstrate that energy management matters in the organization, communicate this effectively, and ensure that results are achieved. This section evaluates how effectively these goals have been accomplished. Most organizations with successful programs have a written energy policy that incorporates clear objectives for improvement in energy performance. The best policies reflect real action; the worst are statements of wishful thinking. This is why we focus on policies being linked to practical implementation plans and delivery.

Understanding of performance and opportunities

Evaluates the level of understanding of current energy performance, and the risks and opportunities associated with "best practice". Effective organizations need a baseline measure of current energy performance. This is essential to understanding the importance of energy costs in operations, to prioritize actions, and as a basis for comparison to identify gains made. Initial estimates of the scale of savings opportunities will come from benchmarking against other similar operations and through detailed technical evaluation of process.

Accountabilities

Assesses whether you have the right people accountable for managing energy costs and the extent to which these people have their role formalized. This is a key problem area in many energy management programs. The One-2-Five® Energy approach is to ensure major energy users become accountable for their own energy use and have the tools to do this effectively. An early step in many programs is to appoint a site engineer to the role of "energy manager". In such a role, the person typically has all the responsibility and little authority over usage. This is not only a thankless task but also relatively ineffective in achieving change, once the simple technical waste projects have been implemented. A process driven by end user operations is more effective.

Criteria/Budgets for capital expenditure (CAPEX)

Evaluates the effectiveness of management processes for allocating capital funds to energy projects. It is quite common in practice (if not principle) for organizations to require energy management projects to achieve higher returns (shorter pay-backs) than operational projects (like increasing output or introducing a new product). Effective organizations recognize that energy savings projects have the same value as other projects when assessed against the company's investment criteria, and that they often involve far less risk. This element also tests whether energy efficiency assessments are conducted for major new projects. As greenhouse gas emissions and energy-related pollution become more important, effective organizations will assess these emerging risks and may vary hurdle rates for projects with major impacts in these areas.

Reporting, feedback and control systems

Once you can effectively measure energy use, the next step is to manage the information for effective reporting and feedback systems, ensuring that variances are acted on by the appropriate people. This element tests your systems, and ties in quite closely with accountabilities. In practice, it seems that the best way to design effective reporting and feedback systems is to make sure accountabilities are correctly established and operations people are using the information to design their own reports. This is very different from the traditional engineering approach, which seeks to measure all the major variables, then tries to work out how to use the trend information.

How to use the Recommended Actions Report

The Recommended Actions are based on the Critical Elements identified in your Diagnostic Results. Progressing to the next level of development in any Critical Element may require several actions to be initiated. Actions should be targeted for completion as soon as possible (preferably within 90 days).

We suggest that these actions be used to develop an action plan, which includes clear activity statements and goals, plus resource assignment and a schedule for completion.

After completing some or all of your Recommended Actions you can reassess your progress by running another diagnostic session. One-2-Five Energy will then recalculate your Star Rating, Critical Elements and generate a new set of associated Recommended Actions. Note that addressing the Critical Elements via these actions is likely to contribute to progression in other elements.

Recommended Actions for Critical Elements from this Diagnostic

1. Criteria/Budgets for capital expenditure (CAPEX)

- a) Work with the organization's financial representatives so that energy projects are assessed with same financial hurdle rate as other projects in allocating capital expenditures.

2. Understanding of performance and opportunities

- a) Establish the energy use per unit of output for each major energy system (e.g. HVAC, elevators).
- b) Establish the potential energy savings for each major energy system (e.g. HVAC, elevators).
- c) Compare the energy performance of your plants/facilities against each other.

3. Demonstrated corporate commitment

- a) Bring energy costs to the attention of management. Emphasize that energy costs are controllable and are not a fixed overhead cost. If not already the case, list each energy stream as a separate line item in budgets.

4. Reporting, feedback and control systems

- a) Generate monthly reports depicting overall energy use per unit of activity (e.g. kWh per area) and examine results where they show large cost or usage variance from target.

5. Accountabilities

- a) Select one person to be responsible for energy management in each of your plants/facilities.



Benchmarking Report for City of Menasha

Diagnostic Review Completed: Tuesday, December 07, 2010

Compared to the One-2-Five Energy International Benchmarking Database on: Monday, January 10, 2011

Benchmarking reports can be accessed in real time at www.envinta.com.

There are currently:

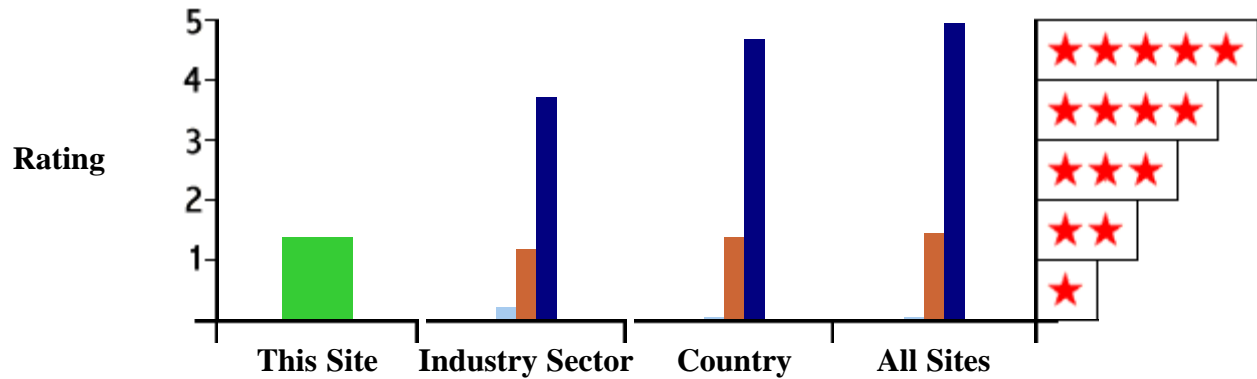
| | | |
|------------------------|---------------------------------------|-------------------|
| Industry Sector | Local Government Administration | 103 sites |
| | Government Administration | 147 sites |
| | Government Administration and Defence | 158 sites |
| Country | USA | 1620 sites |
| Total | | 2610 sites |

Your site number and password are required to access benchmarking reports.

Site Number: WEE_0042























Password: ZhHMfmCd

City of Menasha
Industry Sector: Local Government Administration
This Site's International Benchmark Rating is 1.39
One-2-Five Star Rating is 2 stars



| | Industry Sector | Country | All Sites |
|---------------|-----------------|---------|-----------|
| | Rating | Rating | Rating |
| Maximum Score | 3.72 | 4.69 | 4.94 |
| Average Score | 1.19 | 1.38 | 1.45 |
| Minimum Score | 0.21 | 0.00 | 0.00 |

Local Government Administration

| Element | Level of Development | | | | | Below Average | Critical Actions | |
|--|--|--------|--------|------|----------|---------------|------------------|------------|
| | YTQ | Bronze | Silver | Gold | Platinum | | Your Site | % of sites |
| 1.1 Demonstrated corporate commitment |  | | | | | X | C | 58.3 |
| 2.1 Understanding of performance and opportunities |  | | | | | | C | 57.3 |
| Targets, performance indicators (KPI) and | | | | | | | | |
| 3.1 motivation |  | | | | | | | 60.2 |
| 3.2 Plans |  | | | | | X | | 24.3 |
| 4.1 Accountabilities |  | | | | | X | C | 39.8 |
| 4.2 Awareness and training |  | | | | | X | | 50.5 |
| 4.3 Resourcing |  | | | | | X | | 18.4 |
| 5.1 Criteria/Budgets for capital expenditure (CAPEX) |  | | | | | X | C | 9.7 |
| 5.2 Energy operating budgets |  | | | | | | | 2.9 |
| Purchasing procedures and alternative energy | | | | | | | | |
| 6.1 options |  | | | | | | | 10.7 |
| 6.2 Quality and reliability of supply |  | | | | | | | 1.9 |
| 6.3 Optimizing purchasing within supply agreement |  | | | | | X | | 12.6 |
| 7.1 Operating procedures |  | | | | | X | | 12.6 |
| 7.2 Maintenance procedures |  | | | | | | | 4.9 |
| 8.1 Efficiency of existing plant design |  | | | | | | | 5.8 |
| Procedures - plant design/retrofit, | | | | | | | | |
| 8.2 purchasing/replacement |  | | | | | X | | 14.6 |
| 8.3 Innovation and new technology |  | | | | | | | 7.8 |
| 9.1 Metering and monitoring |  | | | | | | | 34.0 |
| 9.2 Reporting, feedback and control systems |  | | | | | X | C | 50.5 |
| 9.3 Documentation and records |  | | | | | | | 5.8 |
| 10.1 Energy cost performance in the past 12 months |  | | | | | | | 0.0 |
| 10.2 Auditing progress |  | | | | | | | 17.5 |























Legend

 Site Practices




 Industry Best Practice

 Average Industry Practice

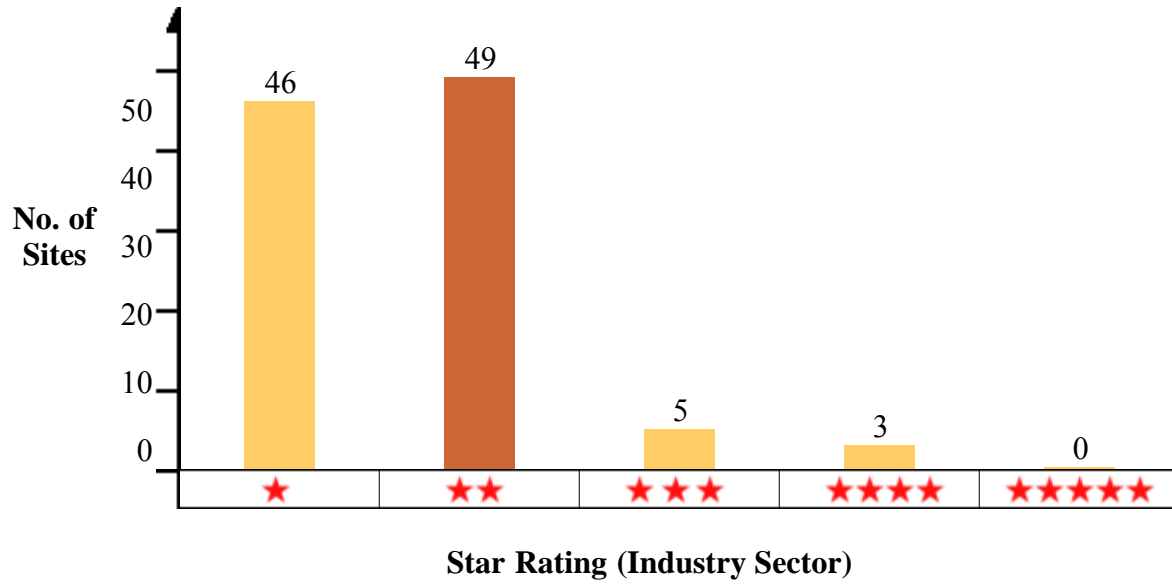
USA

| Element | Level of Development | | | | | Below Average | Critical Actions | |
|--|--|--------|--------|------|----------|---------------|------------------|------------|
| | YTQ | Bronze | Silver | Gold | Platinum | | Your Site | % of sites |
| 1.1 Demonstrated corporate commitment |  | | | | | X | C | 52.7 |
| 2.1 Understanding of performance and opportunities |  | | | | | | C | 65.2 |
| Targets, performance indicators (KPI) and | | | | | | | | |
| 3.1 motivation |  | | | | | | | 58.1 |
| 3.2 Plans |  | | | | | X | | 35.6 |
| 4.1 Accountabilities |  | | | | | X | C | 36.8 |
| 4.2 Awareness and training |  | | | | | X | | 44.5 |
| 4.3 Resourcing |  | | | | | X | | 12.2 |
| 5.1 Criteria/Budgets for capital expenditure (CAPEX) |  | | | | | X | C | 6.3 |
| 5.2 Energy operating budgets |  | | | | | | | 2.8 |
| Purchasing procedures and alternative energy | | | | | | | | |
| 6.1 options |  | | | | | X | | 9.4 |
| 6.2 Quality and reliability of supply |  | | | | | | | 3.7 |
| 6.3 Optimizing purchasing within supply agreement |  | | | | | X | | 10.3 |
| 7.1 Operating procedures |  | | | | | X | | 18.0 |
| 7.2 Maintenance procedures |  | | | | | | | 7.6 |
| 8.1 Efficiency of existing plant design |  | | | | | | | 4.3 |
| Procedures - plant design/retrofit, | | | | | | | | |
| 8.2 purchasing/replacement |  | | | | | X | | 7.8 |
| 8.3 Innovation and new technology |  | | | | | X | | 3.0 |
| 9.1 Metering and monitoring |  | | | | | | | 47.2 |
| 9.2 Reporting, feedback and control systems |  | | | | | X | C | 50.2 |
| 9.3 Documentation and records |  | | | | | X | | 3.3 |
| 10.1 Energy cost performance in the past 12 months |  | | | | | | | 0.0 |
| 10.2 Auditing progress |  | | | | | | | 20.3 |

Legend

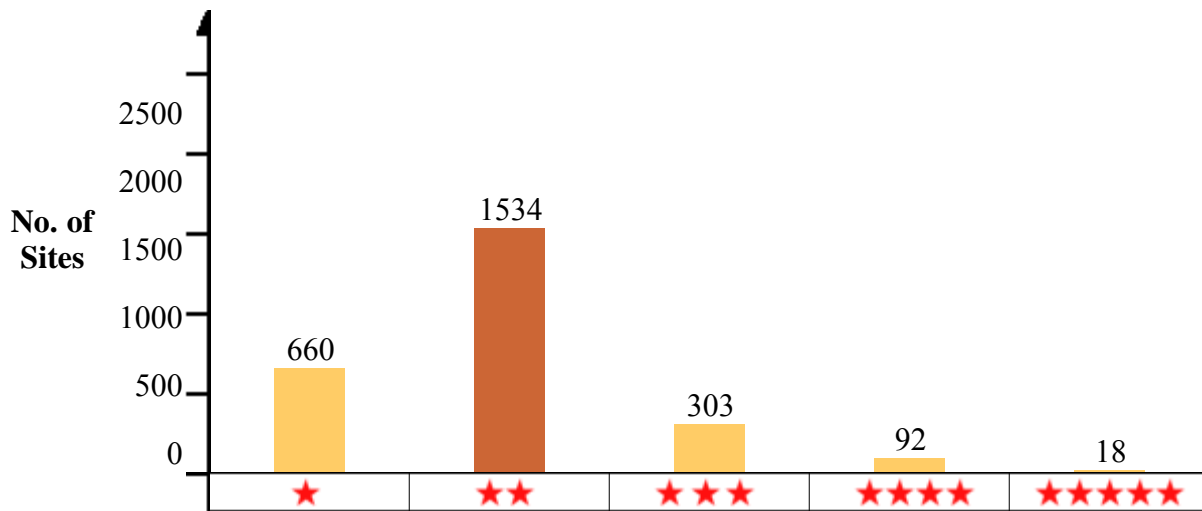
 Site Practices
  Country Best Practice
  Average Country Practice

Local Government Administration The average International Benchmark Rating is 1.20

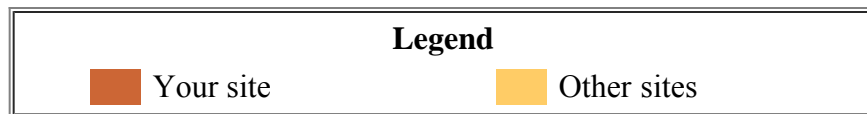


All Sites

The average International Benchmark Rating is 1.50



Star Rating (All Sites)



COMPLETE STREETS POLICY ANALYSIS 2010

A STORY OF GROWING STRENGTH

This report was written by Stefanie Seskin, with contributions from Barbara McCann. Peter Lagerwey, John LaPlante, Randy Neufeld, Sharon Roerty, and Michael Ronkin provided invaluable insight in the development of this report. We owe Krystle Okafor many thanks for her assistance. Of course, our greatest gratitude goes to everyone, in communities across the country, who have helped support, develop, and adopt Complete Streets policies.

This report was made possible through ongoing support from the National Complete Streets Coalition Steering Committee and Partners.

STEERING COMMITTEE

| | |
|---|---|
| AARP | Institute of Transportation Engineers |
| Active Living By Design | League of American Bicyclists |
| Alliance for Biking & Walking | National Association of Area Agencies on Aging |
| America Bikes | National Association of City Transportation Officials |
| America Walks | National Association of Realtors |
| American Council of the Blind | National Center for Bicycling and Walking |
| American Planning Association | Ryan Snyder Associates |
| American Public Transportation Association | Safe Routes to School National Partnership |
| American Society Of Landscape Architects | Smart Growth America |
| Association Of Pedestrian and Bicycle Professionals | SvR Design Company |
| City of Boulder | Transportation for America |

PARTNERS

| | | |
|---|---|---|
| Abonmarche | Gresham, Smith and Partners | Qk4 |
| Alta Planning + Design | Johnson, Mirmiran & Thompson, Inc. | RBA Group, Inc. |
| American Institute of Architects | Kimley-Horn and Associates | Rick Engineering Company |
| American Public Works Association | Kittelson and Associates, Inc. | RPM Transportation Consultants, LLC |
| Ball Janik, LLP | KTU + A Planning + Landscape Architecture | Sacramento Metropolitan Air Quality Management District |
| Beckett and Raeder | Linscott, Law & Greenspan, Engineers | SRAM Corporation |
| Bicycle Solutions | LJB, Inc. | Synergy, LLC |
| Bikes Belong Coalition | M-E Companies | T.Y. Lin International |
| Blue Cross and Blue Shield of Minnesota | Martin/Alexiou/Bryson, P.C. | Toole Design Group |
| Broadreach Planning & Design | MIG, Inc. | Urban Engineers |
| Brown & Mitchell, Inc. | North Country Healthy Heart Network, Inc. | Vanasse Hangen Brustlin, Inc. |
| Fehr & Peers | Patti Banks Associates | Whitman, Requardt and Associates, LLP |
| Fitzgerald and Halliday, Inc. | PedNet Coalition | |
| Freese and Nichols, Inc. | | |



National Complete Streets Coalition
1707 L St NW, Suite 1050 • Washington, DC 20036
202-955-5543 • info@completestreets.org
www.completestreets.org

TABLE OF CONTENTS

| | |
|--|----|
| Executive Summary | 4 |
| Introduction | 7 |
| About this Document | 8 |
| What Is a Complete Streets Policy? | 9 |
| Policy Adoption Accelerates | 9 |
| Using the Report | 10 |
| Analyzing Policy Language | 10 |
| A Note about Comprehensive Plans and Design Guidance | 10 |
| Analyzing Each Element | |
| Vision | 13 |
| All Users and Modes | 15 |
| Network | 16 |
| Jurisdiction | 16 |
| Phases | 17 |
| Exceptions | 18 |
| Design | 18 |
| Context Sensitivity | 19 |
| Performance Measures | 20 |
| Implementation Plans | 20 |
| Bringing It All Together: Top Scores | 23 |
| Conclusion | 26 |
| Methodology | 28 |
| Appendix: Policy Analysis | |

EXECUTIVE SUMMARY

In the last few years, dozens of towns, counties, regions, and states looked at their streets and realized they could be something more. These communities joined a growing nationwide movement coalesced around a simple idea: our streets should work for everyone, of all ages and abilities, regardless of how they travel. This simple idea is “Complete Streets.”

The power of the Complete Streets movement is that it fundamentally redefines what a street is intended to do, what goals a transportation agency is going to meet, and how the community will spend its transportation money. It breaks down the traditional separation of ‘highways,’ ‘transit,’ and ‘biking/walking,’ and instead focuses on the desired outcome of a transportation system that supports safe use of the roadway for everyone, by whatever means they are traveling.

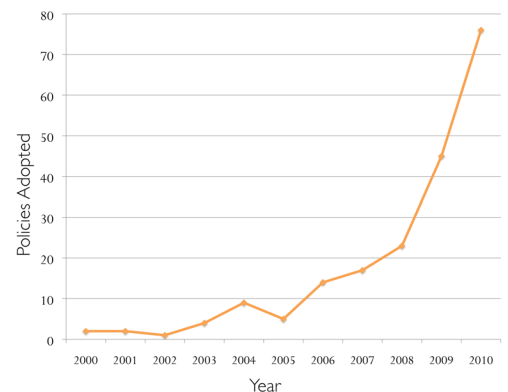
This report celebrates and documents the rapid growth of Complete Streets policy adoption and provides a standard analysis of the content of the more than 200 written policies adopted before January 1, 2011. It highlights those policies that come closest to achieving the ‘ideal’ of our ten policy elements. Our purpose in issuing this report is to provide jurisdictions looking to adopt new policies with guidance and plenty of examples.

Policy Adoption Accelerates

Complete Streets policy adoption has been accelerating rapidly, with the number of communities adopting policies roughly doubling each of the last three years. More than 200 policies were in place by the end of 2010, directing transportation professionals to begin transforming their transportation networks into Complete Streets.

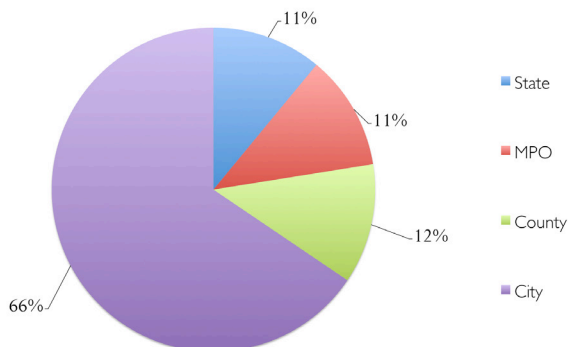
4

While almost half the states (23) have some form of Complete Streets policy, communities of all sizes and types have adopted policies. Suburban communities of fewer than 30,000 people make up the largest percentage of adopters by size and location. Small towns, often in rural areas, are well represented, with about one-fifth of policies adopted by these smaller jurisdictions. State and regional policies have often encouraged adoption of policies at lower levels of government.

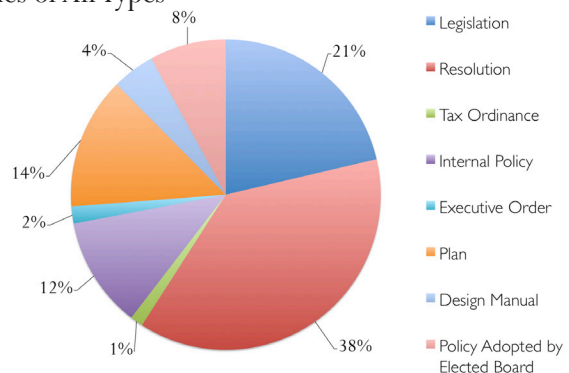


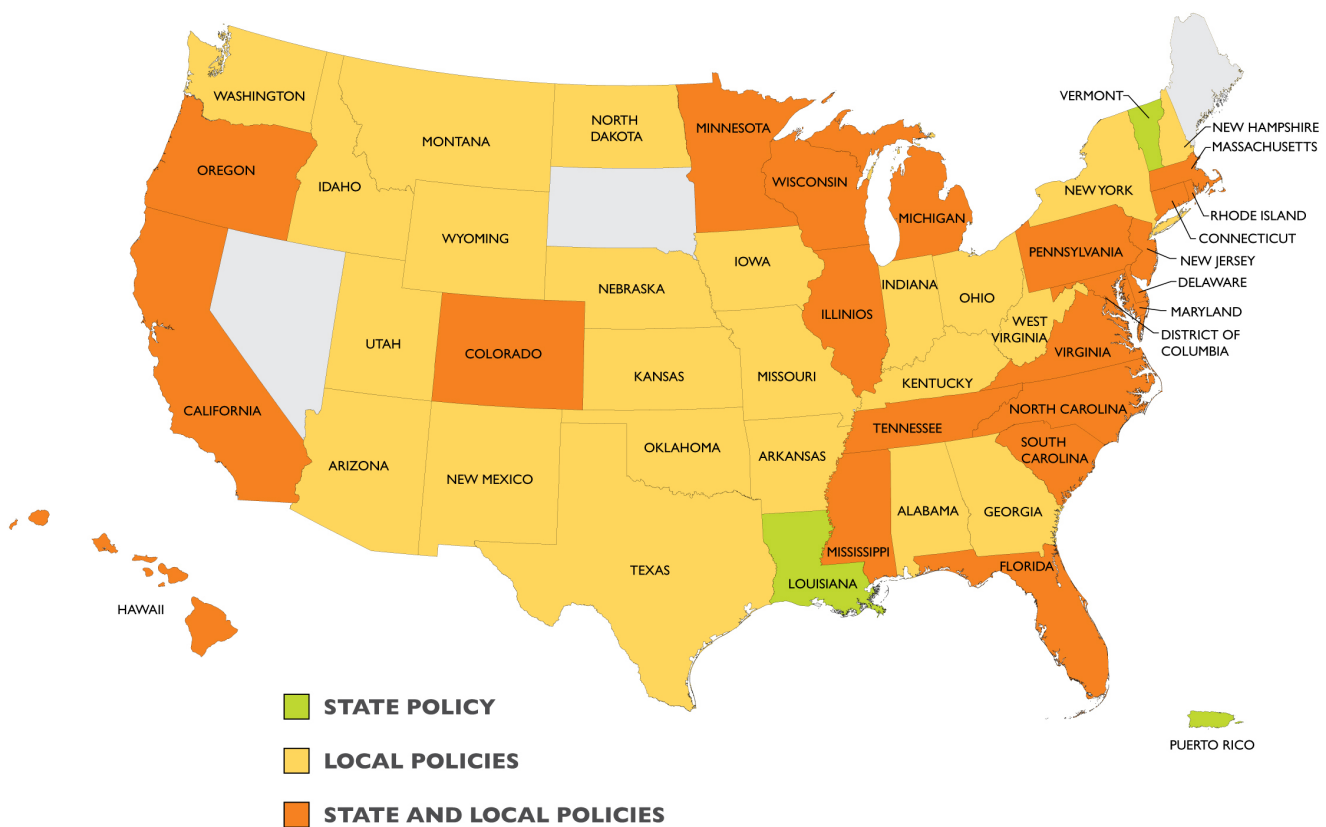
Policy adoption is also remarkably widespread, with at least one policy adopted in 46 states by the end of 2010. Heightened activity is evident in a few states and regions, including Minnesota, Michigan, and California, where a state law is beginning to require inclusion of Complete Streets in general plan updates.

Policies at All Levels



Policies of All Types





Find specifics on the Complete Streets Atlas: www.completestreets.org/atlas

The Strongest Policies

The National Complete Streets Coalition tracks all kinds of policies that seek to set a community's intent to fully provide for the needs of everyone using the roadways. Over one-third of all Complete Streets policies adopted are expressed through relatively simple resolutions, and approximately one-quarter are laws or ordinances. Internal policies, expressed through top-level departmental objectives, made up about 12% of all policies, and 14% are contained inside planning documents such as comprehensive plans.

We grouped our evaluation of policies by type, to allow apples-to-apples comparisons. The policies that received the top overall scores by jurisdiction size and type can be found on page 23. A full listing of the scores of the more than 200 policies analyzed can be found in the appendix.

Our analysis focused around the ten elements that the National Complete Streets Coalition has determined should be part of an 'ideal' Complete Streets policy. Though the concept of "Complete Streets" is itself simple and inspiring, the Coalition has found, through research and practice, that a policy must do more than simply affirm support for Complete Streets. The ten elements refine the vision, provide clear direction and intent, are accountable to a community's needs, and grant the flexibility in design and approach necessary to secure an effective Complete Streets process and outcome.

We provide a clear explanation of each policy element, and list example policies that show particular strength in an element. The most notable overall finding is that very few policies meet the standard for an ideal policy when it comes to spelling out clear implementation steps. This may be of concern as communities move from adopting paper policies to putting projects on the ground. **This analysis is based purely on what has been written on paper and is not intended to reflect the degree to which any given community is successful in implementing its Complete Streets goals.**

Implications for Future Policy Adoption and Federal Action

Americans who live in cities and towns, north and south, east and west, have a strong interest in ensuring that transportation investments provide for the safe travel of everyone using the road.

This report demonstrates an enormous effort to use Complete Streets policies to re-orient long-standing transportation policies so to better provide roadways that are safe for everyone and help communities meet a variety of challenges facing them in the 21st century. While opinion polls show that voters want infrastructure investments to create safe streets for their children, we know the commitment runs much deeper. Elected officials, advocates, and transportation practitioners have spent months and even years crafting each of the policies analyzed in this report.

Policies at several levels of government can take the burden off any one to accomplish all the process and procedure changes necessary for successful implementation of Complete Streets.

Implementation of Complete Streets can require changes to a number of documents, processes, and mechanisms currently in place. When each level of government works toward the same vision, those changes can be implemented more gradually and with greater regional coordination. Many communities adopting local policies have expressed their support for inclusion of a Complete Streets policy in the next federal transportation bill that would cover federal transportation investments.

States have a leadership role to play in providing guidance on Complete Streets.

Localities look to the state to provide examples of policy language, but also how to effectively create Complete Streets. Outreach from the New Jersey and Wisconsin Departments of Transportation have helped not only their district departments, but also locals, understand the more technical and process details to Complete Streets.

Top Policies

New Jersey Department of Transportation – *Policy No. 703*
Louisiana Department of Transportation – *Complete Streets Policy*
State of Minnesota – *Statutes 174.75*
State of Connecticut – *Public Act 09-154*
Mid-Ohio Regional Planning Commission – *Complete Streets Policy*
Bloomington/Monroe County, IN Metropolitan Planning Organization – *Complete Streets Policy*
Hennepin County, MN – *Complete Streets Policy*
Lee County, FL – *Resolution No. 09-11-13*
Salt Lake County, UT – *Ordinance No. 1672*
Crystal City, MO – *Ordinance*
Roanoke, VA – *Complete Streets Policy*
Missoula, MT – *Resolution No. 7473*
Herculaneum, MO – *Ordinance No. 33-2010*
New Haven, CT – *Complete Streets Design Manual*
Tacoma, WA – *Complete Streets Design Guidelines*

INTRODUCTION

In 2010, over 80 towns, counties, regions, and states looked at their streets and realized they could be something more. They joined a growing nationwide movement coalesced around a simple idea: our streets should work for everyone, of all ages and abilities, regardless of how they travel. This simple idea is “Complete Streets.”

The power of the term Complete Streets is that it fundamentally redefines what a street is intended to do, what goals a transportation agency is going to meet, and how the community will spend its transportation money. It breaks down the traditional separation of ‘highways,’ ‘transit,’ and ‘biking/walking,’ and instead focuses on the desired outcome of a transportation system that supports safe use of all modes, as appropriate.

To date, more than 200 communities have formally adopted a written Complete Streets policy, one that aims to change the traditional transportation paradigm from “moving cars quickly” to “providing safe access for all modes.”

The National Complete Streets Coalition supports communities as they develop, adopt, and implement Complete Streets policies. As part of this work, we promote a comprehensive policy model that includes ten elements. Though the concept of “Complete Streets” is itself simple and inspiring, the Coalition has found, through research and practice, that a policy must do more than simply affirm support for Complete Streets. The ten elements refine the vision, provide clear direction and intent, are accountable to a community’s needs, and grant the flexibility in design and approach necessary to establish an effective Complete Streets process and outcome.

Elements of an Ideal Complete Streets Policy

- Includes a vision for how and why the community wants to complete its streets
- Specifies that ‘all users’ includes pedestrians, bicyclists, and transit passengers of all ages and abilities, as well as trucks, buses and automobiles.
- Encourages street connectivity and aims to create a comprehensive, integrated, connected network for all modes.
- Is understood by all agencies to cover all roads.
- Applies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right of way.
- Makes any exceptions specific and sets a clear procedure that requires high-level approval.
- Directs the use of the latest and best design criteria and guidelines while recognizing the need for flexibility in balancing user needs.
- Directs that complete streets solutions will complement the context of the community.
- Establishes performance standards with measurable outcomes.
- Includes specific next steps for implementation of the policy.

About This Document

In the two years since we completed the policy analysis included in an appendix to the AARP Public Policy Institute's *Planning Complete Streets for an Aging America*, the total number of policies has skyrocketed: we now know of more than twice the number of policies first analyzed. Given the more nuanced understanding we have about good policy elements, and our newly launched project to measure how communities are moving from paper to practice, now is an ideal time to revisit our approach and align it with our new goals for Complete Streets policies nationwide.

Our new analysis method, described in the pages below, is based on the ten elements of an ideal Complete Streets policy developed in consultation with members of the National Complete Streets Coalition Steering Committee and our Workshop Instructors corps, as well as through what we learned in researching the American Planning Association report, *Complete Streets: Best Policy and Implementation Practices*. These elements come from decades of experience in transportation planning and design, reflecting a national model of best practice that can be employed in nearly all types of Complete Streets policy.

The intention of this document and accompanying charts is three-fold:

1. **To Inspire Adoption of Strong Policies:** We hope this tool will help inspire communities to look toward existing policy language that represents the best of each element. Utilizing this tool, along with other resources on the Coalition website, communities can build local capacity for policy development based on national best practice, while seeking policy language that best fits their region.
2. **To Build a Stronger Movement:** Sharing common experience and best practices is one of the most effective, and most-requested, ways the National Complete Streets Coalition is able to assist communities in their Complete Streets efforts. With this document, every community will have good, real-life examples of Complete Streets policies at their fingertips and every person involved in the movement will be well-equipped to suggest policy language based on current best practices.
3. **To Motivate Implementation:** Written policies have the power to catalyze on-the-ground action, and with good language, can inspire real change within a community's approach to transportation. This document is the first of several tools the Coalition will make available to communities looking to adopt and institutionalize Complete Streets practices. Using these tools, communities can identify opportunities for strong policy and procedure change and begin their path to institutionalizing Complete Streets practices.

This analysis is based purely on what has been written on paper and is not intended to reflect the degree to which any given community is successful in implementing its Complete Streets goals. Creating change within a transportation agency's procedures and processes, and translating those changes into on-the-ground work, will be investigated through other tools the Coalition is developing.

What Is a Complete Streets Policy?

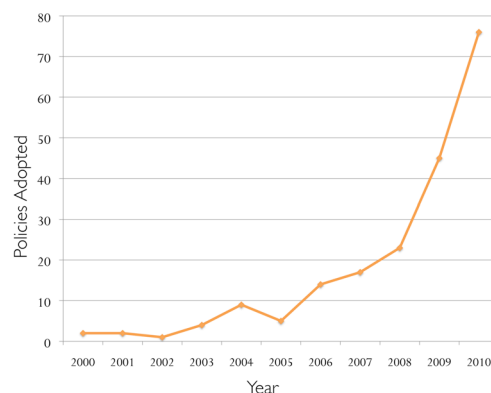
Complete Streets policies formalize a community's intent to plan, design, and maintain streets so they are safe for all users of all ages and abilities. Policies direct transportation planners and engineers to consistently design and construct the right-of-way to accommodate all anticipated users, including pedestrians, bicyclists, public transportation users, motorists, and freight vehicles.

Complete streets can be achieved through a variety of policies: ordinances and resolutions; rewrites of design manuals; inclusion in comprehensive plans; internal policies developed by transportation agencies; executive orders from elected officials, such as Mayors or Governors; and policies developed by stakeholders from the community and agency staff that are formally adopted by an elected board of officials. We group our evaluation of policies by type, to allow apples-to-apples comparisons.

Policy Adoption Accelerates

Complete Streets policy adoption has been accelerating rapidly, with the number of communities adopting policies roughly doubling each of the last three years. More than 200 policies were in place by the end of 2010, directing transportation professionals to begin transforming their transportation networks into Complete Streets.

While almost half the states (23) have some form of Complete Streets policy, communities of all sizes and types have adopted policies. Suburban communities of fewer than 30,000 people make up the largest percentage of adopters by size and location. Small towns, often in rural areas, are well represented, with about one-fifth of policies adopted by these smaller jurisdictions. State and regional policies have often encouraged adoption of policies at lower levels of government.

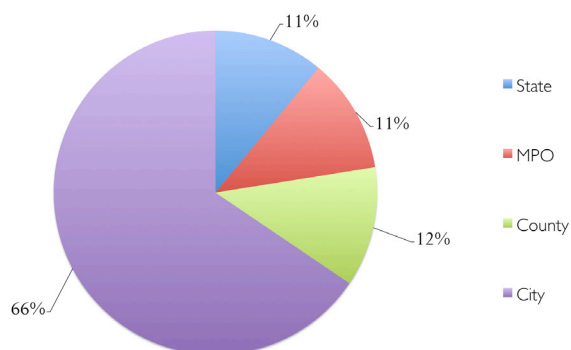


Policy adoption is also remarkably widespread, with at least one policy adopted in 46 states by the end of 2010. Heightened activity is evident in a few states and regions, including Minnesota, Michigan, and California, where a state law is beginning to require inclusion of Complete Streets in general plan updates.

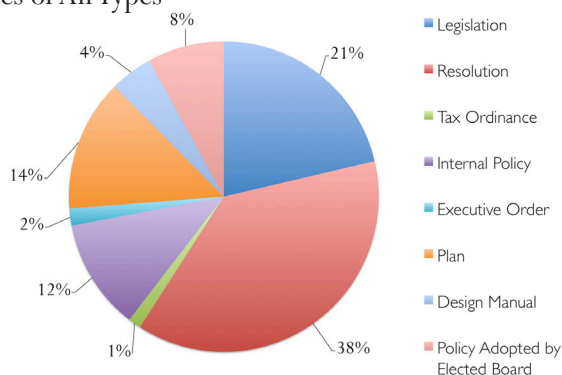
Over one-third of all Complete Streets policies adopted are expressed through relatively simple resolutions, but nearly one-quarter are laws or ordinances. Internal policies, expressed through top-level departmental objectives, made up about 14% of all policies, and 13% are contained inside planning documents such as comprehensive plans.

The Complete Streets movement has been powered by diverse alliances that have brought together advocates for older Americans, public health agencies, transportation practitioners, bicycle advocates, and many others. Policies have been adopted as part of public health campaigns to create friendly environments for healthy physical activity; as a way to address pressing safety concerns; and as one answer to the need to create more sustainable communities, both environmentally and economically.

Policies at All Levels



Policies of All Types



Using the Report

The main report includes listings of the strongest policies overall, as well as policies that show particular strength in a single element. They were determined using the numerical scores and weights shown in Table 1 and described in the methodology on page 28. Within the report, you'll find links so you can read the actual policies. The appendix lists the more than 200 policies analyzed, grouped by policy type and listed in order of their strength. We encourage readers to go beyond the limited number of policies named in the main report and use the appendix to look for policies in their own region, or policies that fit particular criteria.

Analyzing Policy Language

Each written policy was compared against the ten elements and awarded up to 5 points for how well it fulfilled each of the elements (see Table 1). This score was then weighted to emphasize the policy elements proven through research and Coalition member experience to be of more importance in a written policy. Upon further investigation into how policy elements influence implementation, we plan to revisit how each of our elements is weighted.

Just as physical complete streets vary in form and facilities, we do recognize that there are inherent differences between policy types. What can be accomplished through a legislative act will be different than what might be included in a comprehensive plan, for example. We acknowledge that some elements of an ideal policy are unlikely to appear in some policy types and encourage comparison within policy type, rather than across all types.

A Note about Comprehensive Plans and Design Guidance

In undergoing this rigorous analysis, we have found it does not work as well for comprehensive plans, where a finer analysis is needed to accurately determine strength and reach of the Complete Streets element within the overall framework of the plan. The tool is also inappropriate for simple design standards that include little information about the justification and goals of those designs for the community. In future analysis, we will not use this tool on either of these policy types.

10

Design manuals with more extensive discussion of policy fare a bit better with this tool, though their place within the transportation process makes the inclusion of some elements of an ideal Complete Streets policy inappropriate. Design guidance is rarely the first Complete Streets policy adopted in a community and is generally the realization of some earlier document and implementation effort. Thus, it is rare for these policies to have much additional guidance in implementation of the community's Complete Streets vision. Scores from this policy analysis do not directly translate to a community's success in achieving agency and on-the-ground change. When looking beyond what is on paper, the communities that have adopted Complete Streets design guidance are most often leaders in the Complete Streets movement.

From Paper to Practice: Measuring Complete Streets Implementation

This report focuses exclusively on the strength of the language used in Complete Streets policies. But adoption of a policy with strong language is only the first step – the policies must lead to changes inside of transportation agencies that then lead to project-level changes as transportation projects are designed for the safe use of bicyclists, transit users, and pedestrians of all ages and abilities.

We know from our research and experience that full implementation requires agencies to undertake additional training of staff, as well as creation of new project development processes, design standards, and performance measures. Policies that look good on paper are of little value if they do not lead to change in practice and in projects on the ground.

Our next project is the design of an implementation assessment tool to aid advocates and practitioners in identifying and measuring the often behind-the-scenes changes that must take place within agencies in order for new priorities to be adopted and institutionalized. This tool will help the teams and agency officials that supported the initial policy adoption evaluate their success and determine their immediate next steps to ensure proper implementation takes place. It will also allow the Coalition to measure and report on how the jurisdictions that adopted the policies included in this report have met the promise of transforming their practices so they can begin to build complete streets.

Table 1: Points per Policy Element and Weighted Points

| Element | Details | Points | Weight |
|-----------------------|--|--------|--------|
| Vision | | max: 5 | 6 |
| | Indirect language – shall implement Complete Streets principles, etc. | 1 | |
| | Average – direct statement, but some equivocating or weaker language (consider, may) | 3 | |
| | Strong – direct statement (must, shall, will) | 5 | |
| All Users & Modes | | max: 5 | 20 |
| | Bicyclists and pedestrians (required for consideration) | -- | |
| | Plus transit | 1 | |
| | Plus transit and one more: motorists OR freight OR emergency | 2 | |
| | Plus transit and two more: motorists OR freight OR emergency | 3 | |
| | Plus all ages | 1 | |
| | Plus all abilities | 1 | |
| Connectivity | | max: 5 | 2 |
| | Not mentioned or discussed | 0 | |
| | Acknowledge | 5 | |
| Jurisdiction | | max: 5 | 8 |
| | Agency-owned (assumed for states, counties, and cities) | -- | |
| | States & regions: agency-funded, but not agency-owned | 3 | |
| | Counties & cities: privately-built roads | 3 | |
| | Plus recognizes need to work with other agencies | 2 | |
| Phases | | max: 5 | 12 |
| | New construction only | 0 | |
| | New and retrofit/reconstruction projects | 3 | |
| | Plus clear application of policy to all projects, or specifically including repair/3R projects, maintenance, and/or operations | 2 | |
| Exceptions | | max: 5 | 16 |
| | Not mentioned or listed | 0 | |
| | Lists exceptions, but at least one lacks clarity or allows loose interpretation | 1 | |
| | Lists exceptions, none are inappropriate | 2 | |
| | Plus approval process specified | 3 | |
| Design | | max: 5 | 4 |
| | No mention (or policy is itself a design manual) | 0 | |
| | Plus references design criteria | 3 | |
| | Plus references balancing user needs | 2 | |
| Context Sensitivity | | max: 5 | 8 |
| | Not mentioned or discussed | 0 | |
| | Acknowledge | 5 | |
| Performance Standards | | max: 5 | 4 |
| | Not mentioned | 0 | |
| | Establishes new measures (does not count in next steps) | 5 | |
| Implementation Plan | | max: 5 | 20 |
| | No implementation plan specified | 0 | |
| | Addresses implementation in general | 1 | |
| | Addresses two to four of our implementation steps | 3 | |
| | Plus assigns oversight of implementation (person or advisory board) OR establishes reporting requirement | 1 | |
| | Plus directs changes to project selection criteria | 1 | |

ANALYZING EACH ELEMENT

Vision

States and communities are adopting Complete Streets policies for many reasons. For example, in Minnesota, many policies were spurred by a desire to improve safety for people walking and bicycling to their destinations and to encourage more walking and bicycling as a way to improve public health. In Connecticut, traffic safety inspired adoption of their state law. In Hawaii and Puerto Rico, both of these factors, as well as a desire to ensure that people have alternatives to driving as they age, inspired the AARP state offices to actively engage in successful policy adoption campaigns. Safe Routes to School proponents also see Complete Streets as essential in providing complete, safe routes for children heading to school, sparking policy adoption in a number of towns and cities. Many jurisdictions have adopted Complete Streets policies as part of their efforts to create environmentally sustainable communities.

“To create a safe and efficient transportation system that promotes the health and mobility of Decatur citizens and visitors, creating better access to businesses and neighborhoods.”

—Decatur, GA

A strong vision can inspire a community to follow through on its complete streets policy. Just as no two policies are alike, visions are not one-size-fits-all either. Because each community has its own valid vision that cannot be empirically compared across policies, for this criterion we looked to the core of the Complete Streets commitment – one that brings all users into the everyday planning, design, construction, and operation of transportation systems.

A strong vision can inspire a community to follow through on its complete streets policy. Just as no two policies are alike, visions are not one-size-fits-all either. Because each community has its own valid vision that cannot be empirically compared across policies, for this criterion we looked to the core of the Complete Streets commitment – one that brings all users into the everyday planning, design, construction, and operation of transportation systems.

Intent

The strongest policies are those that are clear in intent, saying facilities that meet the needs of all types of travelers using the roadway “shall” or “must” be included in transportation projects. The ‘strong’ label is also applied to policies in which the absolute intent of the policy is obvious and direct, even if they don’t use the words “shall” or “must”. Over time, this clear statement of intent becomes a guidepost. Clarity of intent and writing makes it easy for those tasked with implementation to understand the new goals and determine what changes need to be made fulfill the policy’s intent. These policies receive the full five points.

“All street projects, including design, planning, reconstruction, rehabilitation, maintenance, or operations by the City of Charlottesville shall be designed and executed in a balanced, responsible and equitable way to accommodate and encourage travel by bicyclists, public transportation vehicles and their passengers, and pedestrians of all ages and abilities.”

—Charlottesville, VA

In contrast, some policies are indirect, referring to implementation of certain principles, features, or elements defined elsewhere, of general ‘Complete Streets’ application with no clear directive, or instructing the development of a more thorough policy document. Indirect language, even when the term ‘Complete Streets’ is included, does not clearly state the social norm change that is desired. Examples of indirect language include phrases such as “consider the installation of ‘Complete Streets’ transportation elements” and “supports the adoption and implementation of ‘Complete Streets’ policies and practices to create a transportation network that accommodates all users.” Using this language can perpetuate the separation of modes and the perception that a road for cars is fundamentally different from the road for other users, that only some roads should be “complete streets,” and even that these roads require special, separately funded “amenities”. For these reasons, policies with an indirect approach receive a total of one point.

A third category, which we label as ‘average’, are clearer in their intent, defining what exactly a community expects from the policy, but using some equivocating language that waters down the directive. That is, the policy says that the needs of pedestrians and bicyclists “will be considered” or “may be included” as part of the process. ‘Average’ policies receive a total of three points.

Table 2: Policy Examples, Strong Intent

| Location | Policy | Year | Link |
|---|--------------------------------------|------|---|
| Connecticut | Public Act 09-154 | 2009 | http://www.completestreets.org/webdocs/policy/cs-ct-legislation.pdf |
| California DOT | Deputy Directive 64-R1 | 2008 | http://www.completestreets.org/webdocs/policy/cs-ca-dotpolicy.pdf |
| Massachusetts DOT | Project Development and Design Guide | 2006 | http://www.mhd.state.ma.us/default.asp?pgid=content/designGuide&sid=about |
| Bloomington/Monroe County MPO (Bloomington, IN area) | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-in-bmcmpo-policy.pdf |
| Mid-Ohio Regional Planning Commission (Columbus, OH area) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-oh-morpc-policy.pdf |
| Kauai County, HI | Resolution No. 2010-48 Draft 1 | 2010 | http://www.completestreets.org/webdocs/policy/cs-hi-kauai-resolution.pdf |
| Salt Lake County, UT | Ordinance No. 1672 | 2010 | http://www.completestreets.org/webdocs/policy/cs-ut-slc-ordinance.pdf |
| Boulder, CO | Transportation Master Plan | 1996 | http://www.completestreets.org/boulder-plan |
| Washington, DC DOT | Departmental Order 06-2010 | 2010 | http://www.completestreets.org/webdocs/policy/cs-dc-dotpolicy.pdf |
| Seattle, WA | Ordinance No. 122386 | 2007 | http://www.completestreets.org/webdocs/policy/cs-wa-seattle-ordinance.pdf |

Does 'Strong' Mean 'Litigatable'?

The National Complete Streets Coalition focuses on creating culture change, process change, and re-prioritization inside the sophisticated and established profession of transportation planning and engineering to ensure roads are designed, operated, and maintained for all users. The desire to 'force' transportation engineers to behave differently has led some to advocate focusing on passing laws with binding, airtight language requiring accommodation. The palpable sense of frustration among some advocates is understandable; this seemingly simple concept has proven difficult to instill over several decades of advocacy.

Yet, in the realm of street design, engineers are the licensed professionals charged with safe and efficient operation of the transportation system. It is extremely difficult, and perhaps inappropriate, for elected officials to tread into the territory of prescriptive street design. Engineers are inherently problem solvers, and the best way to change their focus is to work with them to change the definition of the problem.

In our systems approach to Complete Streets, the redefinition of the problem is the purview of decision-makers, while the final approval of the designs to achieve the desired outcomes lies with the traffic engineers. We have found that a cooperative approach with street designers and traffic engineers is critical to effective policy implementation. Cultivating positive relationships and strategic partnerships inside the profession is a proven success of the National CompleteStreets Coalition.

We see systems change taking place in locations from California to North Carolina to the upper Midwest. Professionals in places with Complete Streets policies are building streets that have safe, convenient places for people to walk, bicycle, and catch the bus.

Based on this experience, we believe that the most effective Complete Streets laws or policies primarily engage decision makers in an appropriate role of setting a new standard of intent and defining desired outcomes, rather than attempting to force specific changes through an enforcement mechanism.

All Users and Modes

A Complete Streets policy must begin with an understanding that people who travel by foot or on bicycle are legitimate users of the transportation system and equally deserving of safe facilities to accommodate their travel. No policy is a Complete Streets policy without a clear statement affirming this fact, and it is a requirement to include both walking and bicycling in the policy before it can be further analyzed.

“To ensure that the safety and convenience of all users of the transportation system are accommodated, including pedestrians, bicyclists, users of mass transit, people with disabilities, the elderly, motorists, freight providers, emergency responders, and adjacent land users...”

—Bloomington-Monroe County MPO, IN

A safe walking and bicycling environment is essential to improving public transportation. Explicitly stating intention to provide for public transportation customers and transit vehicles of the transportation network opens new partnership and opportunities to create a transportation network that encourages healthy, active travel and reduces congestion. Recognizing this in the policy earns one point.

As full integration of these modes into everyday transportation planning and design is the desired outcome of a Complete Streets policy, we award additional points to communities that describe a fuller range of users to accommodate. These users can include motorists, drivers of commercial vehicles, emergency vehicles, equestrians, and the like. Adding one additional class of users beyond bicyclists, pedestrians, and public transportation customers and vehicles earns the policy a total of two points. Including two additional user groups earns the policy three points.

Beyond simply the category of users is a more nuanced understanding that not all people who move by a certain mode are the same. The needs of a father bicycling with a young child are different than those of a woman in her twenties speedily riding her bicycle to work. Older adults benefit from clear markings and signage when driving. People with low vision need audible and tactile stimuli to travel safely and independently, and those using wheelchairs need curb ramps and standard width sidewalks. An ideal Complete Streets policy considers this range of needs and recognizes the importance of planning and designing streets for all ages and abilities. For a reference to the needs of people young and old, the policy receives one additional point. For including people with disabilities, another point is awarded.

15

Table 3: Policy Examples, All Users and Modes

| Location | Policy | Year | Link |
|--|--------------------------------------|------|---|
| California | Chapter 657, Statutes of 2008 | 2008 | http://www.completestreets.org/webdocs/policy/cs-ca-legislation.pdf |
| Minnesota | Minnesota Statutes 175.74 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-legislation.pdf |
| Massachusetts DOT | Project Development and Design Guide | 2006 | http://www.mhd.state.ma.us/default.asp?pgid=content/designGuide&sid=about |
| Fargo-Moorhead Metropolitan Council (Fargo, ND area) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-nd-fargomoorhead-policy.pdf |
| Madison Area Transportation Planning Board (Madison, WI area) | Regional Transportation Plan 2030 | 2006 | http://www.madisonareampo.org/planning/regionalplan.cfm |
| Hennepin County, MN | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-mn-hennepincounty-policy.pdf |
| Montgomery County, MD | County Code, Chapter 49 | 2007 | http://www.montgomerycountymd.gov/code |
| Scottsdale, AZ | Transportation Master Plan | 2008 | http://www.scottsdaleaz.gov/traffic/transmasterplan |
| Babylon, NY | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-ny-babylon-policy.pdf |
| Airway Heights, WA | Ordinance C-720 | 2010 | http://www.completestreets.org/webdocs/policy/cs-wa-airwayheights-ordinance.pdf |

Network

To truly enable safe travel by all modes, a network supporting their movement is necessary. An ideal Complete Streets policy recognizes the need for more than one or two “complete” streets, aiming instead for a connected, integrated network that provides transportation options to a resident’s many potential destinations. A network approach is essential in balancing the needs of all users. Rather than trying to make each street perfect for every traveler, communities can create an interwoven array of streets that emphasize different modes and provide quality accessibility for everyone. Acknowledging the importance of a network approach earns the full five points. Additional discussion of connectivity in a policy is encouraged.

“Provide a dense, interconnected network of local and collector streets that supports walking, bicycling, and transit use, while avoiding excessive traffic in residential neighborhoods.”
—Champaign, IL

Jurisdiction

Creating complete streets networks is difficult because many agencies control our streets. They are built and maintained by state, county, and local agencies, and private developers often build new roads. Typical Complete Streets policies cover only one jurisdiction’s roadways.

State policy can have an effect on roads outside the state network, and, policies issued by metropolitan planning organizations, which control no roadways, can also have an effect on member jurisdictions by directing that any funds awarded through their programs must comply with the Complete Streets policy. This means that money a state issues to localities for roadway projects is tied to the state’s commitment

“MORPC requires that all projects receiving MORPC-attributable federal funding adhere to this policy.”
—Mid-Ohio Regional Planning Organization

to providing for all users, and funds that are allocated through a regional body are expected to meet Complete Streets requirements. When a policy clearly notes that projects receiving money passing through these agencies is expected to follow a Complete Streets approach, the policy is given three points.

16

At the local level, it is often key for private developers to follow a community’s Complete Streets vision when building new roads or otherwise significantly altering the right-of-way. Policies that must be applied in private development receive three points.

At any level, it is important to note that partnerships with other agencies are important to creating a truly multimodal network within and between communities. Policies that articulate the need to work with others in achieving the Complete Streets vision receive two additional points.

“It shall be a goal of the city to foster partnerships with the State of Missouri, Jefferson County, neighboring communities, and Festus Business Districts in consideration of functional facilities and accommodations in furtherance of the city’s complete streets policy and the continuation of such facilities and accommodations beyond the city’s borders.”

—Festus, MO

Table 4: Policy Examples, Jurisdiction

| Location | Policy | Year | Link |
|--|---|------|---|
| Connecticut | Public Act 09-154 | 2009 | http://www.completestreets.org/webdocs/policy/cs-ct-legislation.pdf |
| Louisiana DOTD | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-la-dotpolicy.pdf |
| New Jersey DOT | Policy No. 703 | 2010 | http://www.completestreets.org/webdocs/policy/cs-nj-dotpolicy.pdf |
| Fargo-Moorhead Metropolitan Council | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-nd-fargomoorhead-policy.pdf |
| Mid-Ohio Regional Planning Commission (Columbus, OH) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-oh-morpc-policy.pdf |
| Prince George's County, MD | Master Plan of Transportation | 2009 | http://www.completestreets.org/webdocs/policy/cs-md-princegeorges-plan.pdf |
| Richland County, SC | Complete Streets Program Goals and Objectives | 2010 | http://www.completestreets.org/webdocs/policy/cs-sc-richland-policy.pdf |
| Bozeman, MT | Resolution No. 4244 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mt-bozeman-resolution.pdf |
| Crystal City, MO | Ordinance | 2010 | http://www.completestreets.org/webdocs/policy/cs-mo-crystalcity-ordinance.pdf |
| Lee's Summit, MO | Resolution No. 10-17 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mo-leessummit-resolution.pdf |

Phases

The ideal result of a Complete Streets policy is that all transportation improvements are viewed as opportunities to create safer, more accessible streets for all users. A strong Complete Streets policy will integrate complete streets planning into all projects beyond new construction and reconstruction, and direct application of a Complete Streets approach to rehabilitation, repair, major maintenance, and operations work. Under this approach, even small projects can be an opportunity to make meaningful improvements. In repaving projects, for example, an edge stripe can be shifted to create more room for cyclists. In routine work on traffic lights, the timing can be changed to better accommodate pedestrians walking at a slower speed. Policies that clearly apply to more than new construction and reconstruction projects receive all five points.

“The California Department of Transportation provides for the needs of travelers of all ages and abilities in all planning, programming, design, construction, operations, and maintenance activities and products on the State highway system.”

—California Department of Transportation

Many policies apply to both new construction and reconstruction projects, which are generally the larger transportation projects undertaken in a community. These policies receive two points. Comprehensive plans, master plans, and long range plans that are ambiguous about project applicability also receive two points because the assumption is that such plans will apply to at least new construction and reconstruction.

Policies that do not apply to projects beyond newly constructed roads will not create networks of complete streets across the community or take advantage of the many opportunities for creating a better environment for all travelers when undertaking other transportation projects. These policies, or ones that are not clear regarding their application, receive no additional points for addressing phases.

Table 5: Policy Examples, Phases

| Location | Policy | Year | Link |
|---|--|------|---|
| Colorado DOT | Bicycle and Pedestrian Policy and Procedural Directive | 2009 | http://www.completestreets.org/webdocs/policy/cs-co-dotpolicy.pdf |
| Hawaii | Act 054 | 2009 | http://www.completestreets.org/webdocs/policy/cs-hi-legislation.pdf |
| North Carolina DOT | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-nc-dotpolicy.pdf |
| Northwestern Indiana Regional Planning Commission (Portage, IN) | Complete Streets Guidelines | 2010 | http://www.completestreets.org/webdocs/policy/cs-in-nirpc-policy.pdf |
| Las Cruces, NM MPO | Resolution 08-10 | 2008 | http://www.completestreets.org/webdocs/policy/cs-nm-lascrucesmpo-resolution.pdf |
| Ada County, ID | Highway District Resolution No. 895 | 2009 | http://www.completestreets.org/webdocs/policy/cs-id-adacounty-policy.pdf |
| Rochester, MN | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-mn-rochester-policy.pdf |
| Babylon, NY | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-ny-babylon-policy.pdf |
| Nashville, TN | Executive Order No. 40 | 2010 | http://www.completestreets.org/webdocs/policy/cs-tn-nashville-order.pdf |
| Seattle, WA | Ordinance No. 122386 | 2007 | http://www.completestreets.org/webdocs/policy/cs-wa-seattle-ordinance.pdf |

Exceptions

Making a policy work in the real world requires developing a process to handle exceptions to providing for all modes in each project. There must be a balance achieved when specifying these in policy language so that the needed flexibility for legitimate exceptions does not also create large loopholes. The strongest policies set out clear responsibility and a clear process for granting exceptions.

The Coalition believes the following exceptions are appropriate with limited potential to weaken the policy. They follow the Federal Highway Administration's guidance on accommodating bicycle and pedestrian travel and identified best practices frequently used in existing Complete Streets policies.

“Any exception to applying this Complete Streets Policy to a specific roadway project must be approved by the City Council, with documentation of the reason for the exception.

...Exceptions may be made when:

- **The project involves a roadway on which non-motorized use is prohibited by law. In this case, an effort shall be made to accommodate pedestrians and bicyclists elsewhere.**
- **There is documentation that there is an absence of use by all except motorized users now and would be in the future even if the street were a complete street.”**

—Missoula, MT

1. Accommodation is not necessary on corridors where specific users are prohibited, such as interstate freeways or pedestrian malls.
2. Cost of accommodation is excessively disproportionate to the need or probable use. We do not recommend attaching a percentage to define “excessive” as the context for many projects will require different portions of the overall project budget to be spent on the modes and users expected; additionally, in many instances the costs may be difficult to quantify. A 20% cap may be appropriate in unusual circumstances, such as where natural features (e.g. steep hillsides, shorelines) make it very costly or impossible to accommodate all modes. A 20% figure should always be used in an advisory rather than absolute sense.
3. A documented absence of current and future need.

18

Many communities have included other exceptions that the Coalition, in consultation with transportation planning and engineering experts, also feels are unlikely to create loopholes:

1. Transit accommodations are not required where there is no existing or planned transit service.
2. Routine maintenance of the transportation network that does not change the roadway geometry or operations, such as mowing, sweeping, and spot repair.
3. Where a reasonable and equivalent project along the same corridor is already programmed to provide facilities exempted from the project at hand.

We believe the primary objective of Complete Streets is to provide safe accommodation for all users of the transportation network. Additional exceptions begin to weaken this goal and may create loopholes too large to achieve the Complete Streets vision. Engineers and project managers are talented and creative problem-solvers and should be able to address project-level barriers in ways that still achieves an environment supportive of all users.

In addition to defining exceptions through good policy language, there must be a clear process for granting them. We recommend a senior-level department head, publicly accountable committee, or a board of elected officials be charged with approving exceptions. Doing so ensures that as a policy moves into implementation, its intent is carried out and no exceptions are abused. Policies that note how exceptions are to be granted earn an additional three points.

Table 6: Policy Examples, Exceptions

| Location | Policy | Year | Link |
|--|--|------|---|
| Colorado DOT | Bicycle and Pedestrian Policy and Procedural Directive | 2009 | http://www.completestreets.org/webdocs/policy/cs-co-dotpolicy.pdf |
| Louisiana DOTD | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-la-dotpolicy.pdf |
| North Carolina DOT | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-nc-dotpolicy.pdf |
| Bloomington/Monroe County MPO (Bloomington, IN) | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-in-bmcmmpo-policy.pdf |
| Madison County Council of Governments (Anderson, IN) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-in-mccog-policy.pdf |
| Cascade, IA | Policy Statement | 2006 | http://www.completestreets.org/webdocs/policy/cs-ia-cascade-policy.pdf |
| Ferndale, MI | Ordinance No. 1101 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mi-ferndale-ordinance.pdf |
| Missoula, MT | Resolution No. 7473 | 2009 | http://www.completestreets.org/webdocs/policy/cs-mt-missoula-resolution.pdf |
| Dayton, OH | Livable Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-oh-dayton-policy.pdf |
| Salt Lake City, UT | Ordinance No. 04-10 | 2010 | http://www.completestreets.org/webdocs/policy/cs-ut-slc-ordinance.pdf |

Design

Communities adopting a Complete Streets policy should use the best and latest design standards available to them, including existing design guidance from the American Association of State Highway Officials (AASHTO), state Departments of Transportation, the Institute of Transportation Engineers, the National Association of City Transportation Officials, the Americans with Disabilities Act, and the Public Right-of-Way Accessibility Guidelines (PROWAG). In some cases, communities will use their own recently updated design guidance or augment it with national criteria. Policies that make direct use of the latest criteria receive three points.

“...to create a connected network of facilities accommodating each mode of travel that is consistent with and supportive of the local community, recognizing that all streets are different and that the needs of various users will need to be balanced in a flexible manner.

...The City will generally follow accepted or adopted design standards when implementing improvements intended to fulfill this Complete Streets policy but will consider innovative or non-traditional design options where a comparable level of safety for users is present.”

—Rochester, MN

Intertwined with the need to use the best currently available guidance is the need for a balanced approach to transportation design that provides flexibility to tailor each project to unique circumstances. Transportation system balance recognizes the need for some roads to offer greater or lesser degrees of accommodation for each type of user, while still ensuring basic accommodation is provided for all permitted users. Policies that address the need for a balanced or flexible design approach receive two points toward the maximum of five. Additional discussion of design flexibility within the policy is encouraged.

Context Sensitivity

An effective complete streets policy must be sensitive to the community context. Being clear about this in the initial policy statement can allay fears that the policy will require inappropriately wide roads in quiet neighborhoods or miles of little-used sidewalks in rural areas. Including a statement about context can help align transportation goals and land use planning goals, creating livable, strong neighborhoods. Given the range of policy types and their varying ability to address this issue, a policy that mentions the need to be context-sensitive nets the full five points. Additional discussion of context-sensitivity within the policy is encouraged.

“...in a manner that is sensitive to the local context and recognizes that the needs vary in urban, suburban, and rural settings.”

—Minnesota Statutes 174.75

Performance Measures

Complete Streets planning requires taking a broader look at how well the system is serving all users. Communities with complete streets policies can measure success a number of different ways, from miles of bike lanes to percentage of the goal sidewalk network achieved to the number of people who choose to ride public transportation. Including any measure in a Complete Streets policy nets the full five points.

“Measure the success of this complete streets policy using the following performance measures:

- Total miles of on-street bicycle routes defined by streets with clearly marked or signed bicycle accommodation
- Linear feet of new pedestrian accommodation
- Number of new curb ramps installed along city streets
- Number of new street trees planted along city streets”

—Roanoke, VA

Table 7: Policy Examples, Performance Measures

| Location | Policy | Year | Link |
|--|---|------|---|
| Mid-America Regional Council (Kansas City, MO) | Transportation Outlook 2040 | 2010 | http://www.marc.org/2040/ |
| Richland County, SC | Complete Streets Program Goals and Objectives | 2010 | http://www.completestreets.org/webdocs/policy/cs-sc-richland-policy.pdf |
| Arlington County, VA | Master Transportation Plan | 2007 | http://www.completestreets.org/arlington-plan |
| Scottsdale, AZ | Transportation Master Plan | 2008 | http://www.scottsdaleaz.gov/traffic/transmasterplan |
| Boulder, CO | Transportation Master Plan | 1996 | http://www.completestreets.org/boulder-plan |
| Baltimore, MD | Council Bill 09-0433 | 2010 | http://www.completestreets.org/webdocs/policy/cs-md-baltimore-resolution.pdf |
| Helena, MT | Resolution No. 19799 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mt-helena-resolution.pdf |
| New York City, NY | Sustainable Streets Strategic Plan | 2008 | http://www.nyc.gov/html/dot/html/about/stratplan.shtml |
| Charlotte, NC | Urban Street Design Guidelines | 2007 | http://www.completestreets.org/charlotte-usdg |
| Roanoke, VA | Complete Streets Policy | 2008 | http://www.completestreets.org/webdocs/policy/cs-va-roanoke-policy.pdf |

Implementation Plans

20

As communities sign on to their own Complete Streets visions, it is important for them to recognize that formal commitment to the approach is only the beginning. Taking a complete streets policy from paper into practice is not easy, but providing some momentum with specific implementation steps can help. The

Coalition has identified four key steps to take for successful implementation of a policy:

1. Restructure or revise related procedures, plans, regulations, and other processes to accommodate all users on every project.
2. Develop new design policies and guides or revise existing to reflect the current state of best practices in transportation design. Communities may also elect to adopt national or state-level recognized design guidance.
3. Offer workshops and other training opportunities to planners and engineers so that everyone working on the transportation network understands the importance of the Complete Streets vision and how they can implement in their everyday work.
4. Develop and institute better ways to measure performance and collect data on how well the streets are serving all users.

“Complete Streets elements will be considered when developing, modifying and updating City plans, manuals, rules, regulations and programs... Design Standards should include performance measures for tracking the progress of implementation... train pertinent City staff on the content of the Complete Streets Guiding Principles and best practices for implementing the policy.”

—Las Cruces, NM

Any recognition or discussion of the next steps to achieve Complete Streets is awarded one point. Specifying the need to take action on at least two of the four steps identified above nets three points.

Assigning oversight of or regularly reporting on implementation is critical to ensuring the policy becomes practice. Policies that identify a specific person or advisory board to oversee and help drive implementation, or policies that establish a reporting requirement receive an additional point.

Too often, great goals are set by communities only to be thwarted by mismatched prioritization procedures that give extra weight to auto-centric projects and award little or no points, and in some cases deduct points, for projects that enhance access or mobility for those on foot, riding bicycles, or taking public transportation. Though rare, policies that change the way transportation projects are prioritized, and thus chosen for construction, are awarded an additional point.

Table 8: Policy Examples, Implementation Plans

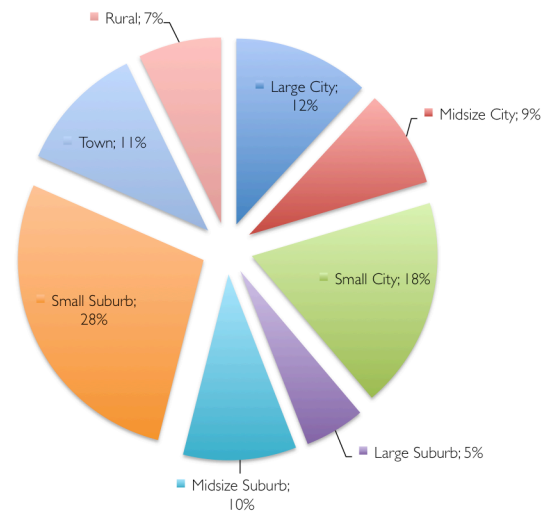
| Location | Policy | Year | Link |
|---|--|------|---|
| California DOT | Deputy Directive 64-R1 | 2008 | http://www.completestreets.org/webdocs/policy/cs-ca-dotpolicy.pdf |
| Minnesota | Minnesota Statutes 175.74 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-legislation.pdf |
| New Jersey DOT | Policy No. 703 | 2010 | http://www.completestreets.org/webdocs/policy/cs-nj-dotpolicy.pdf |
| Puerto Rico | Ley 201 | 2010 | http://www.completestreets.org/webdocs/policy/cs-pr-legislation.pdf |
| Bay Area Metropolitan Transportation Commission (San Francisco, CA) | Regional Policy for the Accommodation of Non-Motorized Travelers | 2006 | http://www.completestreets.org/webdocs/policy/cs-ca-mtc-policy.pdf |
| Lee County, FL | Resolution No. 09-11-13 | 2009 | http://www.completestreets.org/webdocs/policy/cs-fl-leecounty-resolution.pdf |
| Hennepin County, MN | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-mn-hennepincounty-policy.pdf |
| Fort Collins, CO | Transportation Master Plan | 2004 | http://www.fcgov.com/transportationplanning/tmp.php |
| Missoula, MT | Resolution No. 7473 | 2009 | http://www.completestreets.org/webdocs/policy/cs-mt-missoula-resolution.pdf |
| Kingston, NY | Resolution | 2010 | http://www.completestreets.org/webdocs/policy/cs-ny-kingston-resolution.pdf |

Rural Areas and Small Towns

While sometimes overshadowed by their more urban counterparts, rural areas and small towns are increasingly using Complete Streets policies to articulate their vision for a modern, effective transportation network. These smaller communities are demanding streets offer the safety, access, and mobility achieved through a Complete Streets approach that recognizes the distinct character of rural roads and small town Main Street.

Rural communities and small towns benefit from Complete Streets policies that give them a voice in state transportation planning. Policies provide a systematic way for town leaders to exercise increased control in choosing the among transportation investment options that best fit their locale's character and provide residents and visitors options in accessing jobs, shops, health care, and schools.

To date, towns outside urban areas represent nearly one in five of all communities adopting Complete Streets policies. And demand for Complete Streets outside of center cities is growing: in 2010 alone, 17 smaller communities passed Complete Streets policies. Some examples are:



Sedro-Woolley, Washington (*pop. 8,568*) A small town in the North Cascades, Sedro-Woolley has

a noted commitment to Complete Streets. City Council created a new section in its municipal code in June 2010 stating that bicycle and pedestrian ways shall be included in transportation projects and noting that such accommodations were not required where there was no identified need or where their cost would be excessively disproportionate. Sedro-Woolley's city engineers are currently retrofitting the Fruitdale/McGarigle arterial road, adding school zone crosswalks, pavement markings, and ADA ramps.

Tupelo, Mississippi (*pop. 34,211*) Charged with becoming the healthiest community in Mississippi, citizens and elected officials of Tupelo rallied around active transportation. "As we build out and redevelop our older commercial areas into walkable, mixed-use destinations, we will create a transportation network that fits the land use our residents want," said Senior Planner Renee Ray. Our goal is to make sure that we achieve the goals our residents have asked for."

Doña Ana County, New Mexico (*pop. 174,682*) Doña Ana County crafted a Complete Streets resolution that promotes multimodal travel while still retaining local color. They take a "context sensitive" approach to their streetscape, accommodating county seat, Las Cruces, and the numerous smaller communities that comprise the county. Their law even stipulates that streets will incorporate native plants, maintaining their traditional southwestern flair as they progress toward safer and more convenient travel.

BRINGING IT ALL TOGETHER: TOP SCORES

The following tables provide an easy reference to the five top-scoring policies by jurisdiction size and policy type. This will allow officials and citizens looking for good examples to quickly choose those that most closely match their jurisdiction type and the policy they are pursuing. No table is provided when we have less than ten examples of a policy type. Full details about the scores of these policies can be found in the appendix.

Table 9: State Laws

| Location | Policy | Year | Link |
|-------------|---------------------------|------|---|
| Minnesota | Minnesota Statutes 175.74 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-legislation.pdf |
| Connecticut | Public Act 09-154 | 2009 | http://www.completestreets.org/webdocs/policy/cs-ct-legislation.pdf |
| Hawaii | Act 054 | 2009 | http://www.completestreets.org/webdocs/policy/cs-hi-legislation.pdf |
| Puerto Rico | Ley 201 | 2010 | http://www.completestreets.org/webdocs/policy/cs-pr-legislation.pdf |
| Michigan | Public Act 135 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mi-legislation.pdf |

Table 10: State Department of Transportation Policies

| Location | Policy | Year | Link |
|----------------|-------------------------------|------|---|
| New Jersey | Policy No. 703 | 2009 | http://www.completestreets.org/webdocs/policy/cs-nj-dotpolicy.pdf |
| Louisiana | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-la-dotpolicy.pdf |
| California | Deputy Directive 64 R-1 | 2008 | http://www.completestreets.org/webdocs/policy/cs-ca-dotpolicy.pdf |
| North Carolina | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-nc-dotpolicy.pdf |
| Colorado | Bicycle and Pedestrian Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-co-dotpolicy.pdf |

Table 11: Metropolitan Planning Organization Policies

| Location | Policy | Year | Link |
|--|--|------|---|
| Mid-Ohio Regional Planning Commission (Columbus, OH) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-oh-morpc-policy.pdf |
| Bloomington/Monroe County MPO (Bloomington, IN) | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-in-bmcmpo-policy.pdf |
| Fargo-Moorhead Metropolitan Council (Fargo, ND) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-nd-fargomoorhead-policy..pdf |
| Madison County Council of Governments (Anderson, IN) | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-in-madisoncountycog-policy.pdf |
| Wilmington Area Planning Council (Wilmington, DE) | Regional Transportation Plan 2030 Update | 2010 | http://www.completestreets.org/webdocs/policy/cs-de-wilmapco-plan.pdf |

Table 12: County Ordinances and Resolutions

| Location | Policy | Year | Link |
|----------------------|-------------------------|------|---|
| Lee County, FL | Resolution No. 09-11-13 | 2009 | http://www.completestreets.org/webdocs/policy/cs-fl-leecounty-resolution.pdf |
| Doña Ana County, NM | Resolution 09-114 | 2009 | http://www.completestreets.org/webdocs/policy/cs-nm-donaanacounty-resolution.pdf |
| Salt Lake County, UT | Ordinance No. 1672 | 2010 | http://www.completestreets.org/webdocs/policy/cs-ut-saltlakecounty-ordinance.pdf |
| Monmouth County, NJ | Resolution | 2010 | http://www.completestreets.org/webdocs/policy/cs-nj-monmouth-resolution.pdf |
| Kauai, HI | Resolution No. 2010-48 | 2010 | http://www.completestreets.org/webdocs/policy/cs-hi-kauai-resolution.pdf |

Table 13: Plans, Policies, and Tax Levies

| Location | Policy | Year | Link |
|----------------------|---|------|---|
| Hennepin County, MN | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-mn-hennepincounty-policy.pdf |
| Ada County, ID | ACHD Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-id-adacounty-policy.pdf |
| San Diego County, CA | Transnet Tax Extension | 2004 | http://www.completestreets.org/webdocs/policy/cs-ca-sandiegocounty-tax.pdf |
| Washtenaw County, MI | Non-Motorized Plan for Washtenaw County | 2006 | http://www.completestreets.org/webdocs/policy/cs-mi-washtenaw-plan.pdf |
| Richland County, SC | Complete Streets Program Goals and Objectives | 2010 | http://www.completestreets.org/webdocs/policy/cs-sc-richland-policy.pdf |

Table 14: City Ordinances

| Location | Policy | Year | Link |
|------------------|-----------------------|------|---|
| Crystal City, MO | Ordinance | 2010 | http://www.completestreets.org/webdocs/policy/cs-mo-crystalcity-ordinance.pdf |
| Herculaneum, MO | Ordinance No. 33-2010 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mo-herculaneum-ordinance.pdf |
| DeSoto, MO | Bill No. 45-08 | 2008 | http://www.completestreets.org/webdocs/policy/cs-mo-desoto-ordinance.pdf |
| Seattle, WA | Ordinance No. 122386 | 2007 | http://www.completestreets.org/webdocs/policy/cs-wa-seattle-ordinance.pdf |
| Dexter, MI | Ordinance No. 2010-05 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mi-dexter-ordinance.pdf |

24

Table 15: City Resolutions

| Location | Policy | Year | Link |
|------------------|----------------------|------|---|
| Missoula, MT | Resolution No. 7473 | 2009 | http://www.completestreets.org/webdocs/policy/cs-mt-missoula-resolution.pdf |
| Lee's Summit, MO | Resolution No. 10-17 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mo-leessummit-resolution.pdf |
| Bozeman, MT | Resolution No. 4244 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mt-bozeman-resolution.pdf |
| Byron, MN | Resolution | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-byron-resolution.pdf |
| Stewartville, MN | Resolution 2010-32 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-stewartville-resolution.pdf |

Table 16: City Plans

| Location | Policy | Year | Link |
|-------------------|------------------------------------|------|---|
| New York City, NY | Sustainable Streets Strategic Plan | 2008 | http://www.nyc.gov/html/dot/html/about/stratplan.shtml |
| Fort Collins, CO | Transportation Master Plan | 2004 | http://www.fcgov.com/transportationplanning/tmp.php |
| Scottsdale, AZ | Transportation Master Plan | 2008 | http://www.scottsdaleaz.gov/traffic/transmasterplan |
| Champaign, IL | Transportation Master Plan | 2008 | http://www.completestreets.org/champaign-plan |
| Boulder, CO | Transportation Master Plan | 1996 | http://www.completestreets.org/boulder-plan |

Table 17: City Policies

| Location | Policy | Year | Link |
|---------------|-------------------------|------|---|
| Big Lake, MN | Resolution No. 2010-74 | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-biglake-policy.pdf |
| Festus, MO | Resolution No. 3924 ½ | 2010 | http://www.completestreets.org/webdocs/policy/cs-mn-festus-policy.pdf |
| Rochester, MN | Complete Streets Policy | 2009 | http://www.completestreets.org/webdocs/policy/cs-mn-rochester-policy.pdf |
| Babylon, NY | Complete Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-ny-babylon-policy.pdf |
| Dayton, OH | Livable Streets Policy | 2010 | http://www.completestreets.org/webdocs/policy/cs-oh-dayton-policy.pdf |

Table 17: Design Guidance, All Levels

| Location | Policy | Year | Link |
|--------------------------------|--------------------------------------|------|---|
| New Haven, CT | Complete Streets Design Manual | 2010 | http://www.completestreets.org/webdocs/policy/cs-ct-newhaven-manual.pdf |
| Tacoma, WA | Complete Streets Guidelines | 2009 | http://www.cityoftacoma.org/Page.aspx?hid=11665 |
| New York City, NY | Street Design Manual | 2009 | http://www.nyc.gov/html/dot/html/about/streetdesignmanual.shtml |
| Louisville-Jefferson Metro, KY | Complete Streets Manual | 2007 | http://www.louisvilleky.gov/BikeLouisville/Complete+Streets/ |
| Massachusetts | Project Development and Design Guide | 2006 | http://www.mhd.state.ma.us/default.asp?pgid=content/designGuide&sid=about |
| Charlotte, NC | Urban Street Design Guidelines | 2007 | http://www.completestreets.org/charlotte-usdg |
| Knoxville, TN Regional TPO | Complete Streets Design Guidelines | 2009 | http://www.knoxtrans.org/plans/complete_streets/guidelines.pdf |
| San Diego, CA | Street Design Manual | 2002 | http://www.sandiego.gov/planning/programs/transportation/library/stdesign.shtml |

CONCLUSION

Engaging in this process has allowed the Coalition to reflect on policy adoption and development, finding several themes to inform our continued work in this area.

Americans who live in cities and towns, north and south, east and west, have a strong interest in ensuring that transportation investments provide for the safe travel of everyone using the road.

This report demonstrates an enormous effort to use Complete Streets policies to re-orient long-standing transportation policies so to better provide roadways that are safe for everyone and help communities meet a variety of challenges facing them in the 21st century. While opinion polls show that voters want infrastructure investments to create safe streets for their children, we know the commitment runs much deeper. Elected officials, advocates, and transportation practitioners have spent months and even years crafting each of the policies analyzed in this report.

Stronger policies tend to be newer policies.

In a testament to the increased resources available regarding best practice in Complete Streets policy, such as the American Planning Association report *Complete Streets: Best Policy and Implementation Practices*, and ever expanding reach of the Complete Streets movement, most of the top-scoring policies were developed and adopted in 2009 and 2010.

This is partly due to a more encompassing integration of modes expressed in newer policies. Older policies do well with the core of Complete Streets – routine accommodation of pedestrians and bicyclists in transportation projects – but often do not explicitly acknowledge the needs of older adults and people with disabilities or the important role a Complete Streets policy can play in providing better accommodations for public transportation users and vehicles, and balancing those needs with automobiles and commercial vehicles.

Additionally, it is much more common for newer policies to have established next steps in ensuring implementation of the policy's vision. The transportation profession has paid increasing attention to accountability and performance in the past few years, so it is unsurprising that such concerns are reflected in new Complete Streets policies.

26

States have a leadership role to play in providing guidance on Complete Streets.

State policy provides a template for localities. When policy language is adopted at the state level, it is often mirrored in local documents, as is the case in several New Jersey localities.

State policy adoption is sometimes the prompt municipalities need to take action on their own. Communities may have reservations in pursuing a Complete Streets approach, fearing that without state support, they would be battling for approval on every project. When a state explicitly affirms its support for Complete Streets, and dedicates itself to providing support to localities, local policies multiply. In the months following the signing of a Complete Streets law in Minnesota, towns across the state began working on their own policies, even though the law specifically did not create a mandate for these communities to do so.

On the occasion where state policy has directly incentivized local policy adoption through reprioritizing funding, as is the case in Michigan, communities may respond with their own policies that explicitly state this desire to remain competitive for grants in addition to their general Complete Streets goals.

Localities look to the state to provide examples of policy language, but also how to effectively create Complete Streets. Outreach from the New Jersey and Wisconsin Departments of Transportation have helped not only their district departments, but also locals, understand the more technical and process details to Complete Streets. In California, the cities and counties subject to the changes made to planning

requirements by the 2008 law look to guidance developed by the state Office of Planning and Research (OPR) on how to incorporate Complete Streets into their general plans. Only one Californian community did so before the OPR guidance, but several have begun work since the guidance was released in late 2010.

Encouraging states to take on a leadership role will be vital in providing the support, from policy language to implementation, that localities need to achieve their Complete Streets visions.

Policies at several levels of government can take the burden off any one to accomplish all the process and procedure changes necessary for successful implementation of Complete Streets.

Implementation of Complete Streets can require changes to a number of documents, processes, and mechanisms currently in place. When each level of government works toward the same vision, those changes can be implemented more gradually and with greater regional coordination. Many communities adopting local policies have expressed their support for inclusion of a complete streets policy in the next federal transportation bill that would cover federal transportation investments.

In Sacramento, the city has established new design standards for its streets; the county has a voter-approved tax levy to support construction of Complete Streets; the Metropolitan Planning Organization has provided resources, best practices, and training opportunities to member jurisdictions; the state Department of Transportation applies a Complete Streets approach on state-owned roadways; and the state legislature amended general plan requirements so that all jurisdictions can effectively plan for Complete Streets.

Metropolitan Planning Organizations have an important role, but few are stepping up to it.

To date, most Complete Streets policies at Metropolitan Planning Organizations (MPOs) are included in their long-range plans. However, the effectiveness of such plans to inform and direct development of Complete Streets varies wildly between MPOs, not to mention the effectiveness in bringing localities into the vision. MPOs adopting stand-alone policies that apply to projects funded through their TIPs tend to better meet our policy expectations and provide clarity on a day-to-day basis as projects move through concept, planning, design, and construction.

Existing policy is a common source for new policy.

Communities look to each other for guidance on policy language. Often, jurisdictions will look to their nearest neighbors for insight and inspiration, or to communities nationwide that share a specific trait, such as population size or climate. State policies are often replicated at the local level, and many look to the policy statement included in the Federal Highway Administration's 2000 guidance, *Accommodating Bicycle and Pedestrian Travel: A Recommended Approach*.

The echoes of other policies are clear in the majority of policies adopted to date, with some tweaks. Making examples of strong policies available will be key in ensuring future policies are compelling and powerful.

METHODOLOGY

The National Complete Streets Coalition designed this analysis to be easily understood to a wide audience, both in outcome of application and in the application itself.

We analyzed all qualifying policies adopted before January 1, 2011 of which we were aware and for which we had confirmed policy language. Two hundred and nineteen policies were analyzed; a few places have adopted more than one policy type, such as Hennepin County, where a resolution was followed by the adoption of a detailed policy later that year.

Each element of an ideal Complete Streets policy, as already established by the Coalition, was given a possible total of 5, where 5 represents fulfillment of that ideal element. See above section for a discussion of how points are awarded. Awarding each element a total of 5 points made it simple to establish benchmarks in each category without drawing unnecessary comparisons between elements.

The Coalition believes that some elements of a policy are more important to establish than others. To reflect this, the tool uses a weighting system so that the points earned per element are then put in context of the overall policy.

The chosen weights began with a staff exercise and discussion around the elements, based on research, case studies conducted for the American Planning Association report, *Complete Streets: Best Policy and Implementation Practices*, experience in policy development, and work with communities across the country. These weights were then adjusted based on feedback from the Coalition's Steering Committee and input from attendees of the Coalition's 2011 Strategy Meeting. We simplified the weights so that they would a) add to a total possible score of 100 and b) would not require any complex mathematical tricks or rounding. We anticipate making changes to this weighting based on continued research into how policy language correlates to implementation.

28

The identified weight for each element is multiplied by points awarded, then divided by 5 (the highest possible number of points). For example, a policy that addresses bicycling, walking, and public transportation for people of all ages and abilities receives a total of 3 points. Those points are multiplied by 20, the weighting assigned to that policy element, and divided by 5, the highest possible number of points. For this policy element, the policy receives a score of 12 out of a possible 20.

When the scores for every element are summed, the policy will have a score between 0 and 100, with a higher number indicating it is closer to ideal.

COMPLETE STREETS POLICY ANALYSIS 2010

A STORY OF GROWING STRENGTH

APPENDIX

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|-----------------------|--|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| STATE LAW | | | | | | | | | | | | | | | | | | | | | | | | |
| Minnesota | Statutes 174.75 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Connecticut | Public Act 09-154 | 2009 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Hawaii | Act 054 | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Puerto Rico | Ley 201 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Michigan | Public Act 135 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| California | Chapter 657, Statutes of 2008 | 2008 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 0 | 0 | 0 | 0.0 |
| Rhode Island | Chapter 31-18-21 | 1997 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Illinois | Public Act 095-065 | 2007 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Wisconsin | Statutes 1918gr. 84.01 | 2009 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 | 0 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Massachusetts | Chapter 90E | 1996 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Colorado | Statutes 43-1-120 | 2010 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Oregon | Revised Statutes 366.514 | 1971 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 4.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Vermont | Chapter 23, Section 2310 | 2008 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Florida | Statutes 335.065 | 1984 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Maryland | Code § 2-602 | 2000 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| STATE RESOLUTION | | | | | | | | | | | | | | | | | | | | | | | | |
| South Carolina DOT | Commission Resolution | 2003 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| STATE INTERNAL POLICY | | | | | | | | | | | | | | | | | | | | | | | | |
| New Jersey | Policy No. 703 | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Louisiana | Complete Streets Policy | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| California | Deputy Directive 54-R1 | 2008 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| North Carolina | Complete Streets Policy | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Colorado | Bicycle and Pedestrian Policy | 2009 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Pennsylvania | Design Manual Appendix J: Bicycle and Pedestrian Checklist | 2007 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Virginia | Policy for Integrating Bicycle and Pedestrian Accommodations | 2004 | 5 | 6.0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Delaware | Executive Order No. 6 | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |

| exceptions | | | | design | | | | context | | measures | | implementation | | | | | | | |
|------------|------------------|--------|--------|-----------------|-----------------------|--------|--------|---------|--------|----------|--------|----------------|------------------------|------------------------|--------|--------|-------------|--------------------|---|
| exceptions | approval process | points | weight | design guidance | flexibility & balance | points | weight | points | weight | points | weight | next steps | oversight or reporting | prioritization changes | points | weight | TOTAL SCORE | location | policy |
| | | | | | | | | | | | | | | | | | | | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 64.4 | Minnesota | Statutes 174.75 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 62.8 | Connecticut | Public Act 09-154 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 59.6 | Hawaii | Act 054 |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 54.8 | Puerto Rico | Ley 201 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 54.4 | Michigan | Public Act 135 |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 44.8 | California | Chapter 657, Statutes of 2008 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 33.2 | Rhode Island | Chapter 31-18-21 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 32.4 | Illinois | Public Act 095-065 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 30.8 | Wisconsin | Statutes 1918gr. 84.01 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 28.4 | Massachusetts | Chapter 90E |
| 0 | 3 | 3 | 9.6 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 27.6 | Colorado | Statutes 43-1-120 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 25.2 | Oregon | Revised Statutes 366.514 |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 24.4 | Vermont | Chapter 23, Section 2310 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 23.2 | Florida | Statutes 335.065 |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 21.6 | Maryland | Code § 2-602 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 20.4 | South Carolina DOT | Commission Resolution |
| 1 | 3 | 4 | 12.8 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 1 | 4 | 16.0 | 84.8 | New Jersey | Policy No. 703 |
| 2 | 3 | 5 | 16.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 72.0 | Louisiana | Complete Streets Policy |
| 2 | 0 | 2 | 6.4 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 71.2 | California | Deputy Directive 54-R1 |
| 2 | 3 | 5 | 16.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 70.4 | North Carolina | Complete Streets Policy |
| 2 | 3 | 5 | 16.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 61.2 | Colorado | Bicycle and Pedestrian Policy |
| 0 | 3 | 3 | 9.6 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 56.8 | Pennsylvania | Design Manual Appendix J: Bicycle and Pedestrian Checklist |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 50.8 | Virginia | Policy for Integrating Bicycle and Pedestrian Accommodations |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 39.2 | Delaware | Executive Order No. 6 |

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|---|---|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| STATE INTERNAL POLICY, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Tennessee | Bicycle and Pedestrian Policy | 2010 | 5 | 6.0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Mississippi | Bicycle and Pedestrian Policy | 2010 | 1 | 1.2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 0 | 12.0 |
| STATE DESIGN GUIDANCE | | | | | | | | | | | | | | | | | | | | | | | | |
| Massachusetts | Project Development and Design Guide | 2006 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| METROPOLITAN PLANNING ORGANIZATION RESOLUTION | | | | | | | | | | | | | | | | | | | | | | | | |
| Las Cruces MPO, NM | Resolution 08-10 | 2008 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| San Antonio-Bexar County MPO | Resolution Supporting a Complete Streets Policy | 2009 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Region 2 Planning Commission (Jackson, MI) | Resolution | 2006 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| METROPOLITAN PLANNING ORGANIZATION POLICY | | | | | | | | | | | | | | | | | | | | | | | | |
| Mid-Ohio Regional Planning Commission (Columbus, OH) | Complete Streets Policy | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Bloomington/Monroe County MPO (Bloomington, IN) | Complete Streets Policy | 2009 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Fargo-Moorhead Metropolitan Council (Fargo, ND) | Complete Streets Policy | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Madison County Council of Governments (Anderson, IN) | Complete Streets Policy | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Northwestern Indiana Regional Planning Commission (Portage, IN) | Complete Streets Guidelines | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Bi-State Regional Commission (Quad Cities, IA & IL) | Complete Streets Policy | 2008 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Northeast Ohio Areawide Coordinating Agency (Cleveland, OH) | Regional Transportation Investment Policy | 2003 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 00 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | |
|------------|------------------|--------|--------|--|---|---|---------|--------|----------|--------|--|---|---|---|--------|--------|-------------|---|---|
| exceptions | approval process | points | weight | design guidance flexibility & balance | | | points | weight | points | weight | next steps oversight or reporting prioritization changes | | | | points | weight | TOTAL SCORE | location | policy |
| | | | | | | | | | | | | | | | | | | | |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 36.0 | Tennessee | Bicycle and Pedestrian Policy |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 31.6 | Mississippi | Bicycle and Pedestrian Policy |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 52.0 | Massachusetts | Project Development and Design Guide |
| 2 | 0 | 2 | 6.4 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 50.8 | Las Cruces MPO, NM | Resolution 08-10 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 50.4 | San Antonio-Bexar County MPO | Resolution Supporting a Complete Streets Policy |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 34.0 | Region 2 Planning Commission (Jackson, MI) | Resolution |
| 0 | 3 | 3 | 9.6 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0.0 | 1 | 1 | 0 | 1 | 2 | 8.0 | 77.6 | Mid-Ohio Regional Planning Commission (Columbus, OH) | Complete Streets Policy |
| 2 | 3 | 5 | 16.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 72.0 | Bloomington/Monroe County MPO (Bloomington, IN) | Complete Streets Policy |
| 1 | 0 | 1 | 3.2 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 1 | 2 | 8.0 | 68.8 | Fargo-Moorhead Metropolitan Council (Fargo, ND) | Complete Streets Policy |
| 2 | 3 | 5 | 16.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 68.0 | Madison County Council of Governments (Anderson, IN) | Complete Streets Policy |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 48.8 | Northwestern Indiana Regional Planning Commission (Portage, IN) | Complete Streets Guidelines |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 46.0 | Bi-State Regional Commission (Quad Cities, IA & IL) | Complete Streets Policy |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 42.8 | Northeast Ohio Areawide Coordinating Agency (Cleveland, OH) | Regional Transportation Investment Policy |

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|--|--|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| METROPOLITAN PLANNING ORGANIZATION POLICY, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Metropolitan Transportation Commission (San Francisco, CA) | Regional Policy for the Accommodation of Non-Motorized Travelers | 2006 | 3 | 3.6 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Community Planning Association of Southwest Idaho (Boise, ID) | Complete Streets Policy | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Johnson County Council of Governments (Iowa City, IA) | Complete Streets Policy | 2006 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| METROPOLITAN PLANNING ORGANIZATION PLAN | | | | | | | | | | | | | | | | | | | | | | | | |
| Wilmington Area Planning Council (Wilmington, DE) | Regional Transportation Plan 2030 Update | 2007 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Madison Area Transportation Planning Board (Madison, WI) | Regional Transportation Plan 2030 | 2006 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Mid-America Regional Council (Kansas City, MO) | Transportation Outlook 2040 | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| St. Joseph Area Transportation Study Organization (St. Joseph, MO) | Bicycle and Pedestrian Master Plan | 2001 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Capital Area Metropolitan Planning Organization (Austin, TX) | Texas Mobility Plan 2030 | 2005 | 3 | 3.6 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 5 | 2.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| East-West Gateway Council (St. Louis , MO) | St. Louis Legacy 2035 Long-Range Plan | 2007 | 1 | 1.2 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 0 | 3 | 7.2 |
| Regional Planning Commission of Greater Birmingham, AL | 2035 Regional Transportation Plan | 2010 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Florida-Alabama Transportation Planning Organization (Pensacola, FL) | Bicycle & Pedestrian Plan | 2010 | 1 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Coastal Region MPO (Savannah, GA) | 2035 CORE Connections Framework Mobility Plan | 2009 | 1 | 1.2 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Cheyenne, WY MPO | PlanCheyenne | 2006 | 3 | 3.6 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | |
|------------|------------------|--------|--------|--|---|---|---------|--------|----------|--------|--|---|---|---|--------|--------|-------------|--|--|
| exceptions | approval process | points | weight | design guidance flexibility & balance | | | points | weight | points | weight | next steps oversight or reporting prioritization changes | | | | points | weight | TOTAL SCORE | location | policy |
| | | | | | | | | | | | | | | | | | | | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 1 | 1 | 5 | 20.0 | 39.6 | Metropolitan Transportation Commission (San Francisco, CA) | Regional Policy for the Accommodation of Non-Motorized Travelers |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 34.0 | Community Planning Association of Southwest Idaho (Boise, ID) | Complete Streets Policy |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 19.6 | Johnson County Council of Governments (Iowa City, IA) | Complete Streets Policy |
| 2 | 0 | 2 | 6.4 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 63.2 | Wilmington Area Planning Council (Wilmington, DE) | Regional Transportation Plan 2030 Update |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 48.8 | Madison Area Transportation Planning Board (Madison, WI) | Regional Transportation Plan 2030 |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 5 | 4.0 | 0 | 0 | 1 | 1 | 4.0 | 44.0 | Mid-America Regional Council (Kansas City, MO) | Transportation Outlook 2040 |
| 2 | 0 | 2 | 6.4 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 41.6 | St. Joseph Area Transportation Study Organization (St. Joseph, MO) | Bicycle and Pedestrian Master Plan |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 39.2 | Capital Area Metropolitan Planning Organization (Austin, TX) | Texas Mobility Plan 2030 |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 1 | 1 | 4.0 | 38.8 | East-West Gateway Council (St. Louis , MO) | St. Louis Legacy 2035 Long-Range Plan |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 36.4 | Regional Planning Commission of Greater Birmingham, AL | 2035 Regional Transportation Plan |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 24.8 | Florida-Alabama Transportation Planning Organization (Pensacola, FL) | Bicycle & Pedestrian Plan |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 21.2 | Coastal Region MPO (Savannah, GA) | 2035 CORE Connections Framework Mobility Plan |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 20.0 | Cheyenne, WY MPO | PlanCheyenne |

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|--|---|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| METROPOLITAN PLANNING ORGANIZATION DESIGN GUIDANCE | | | | | | | | | | | | | | | | | | | | | | | | |
| Knoxville, TN Regional TPO | Complete Streets Guidelines | 2009 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| COUNTY ORDINANCE | | | | | | | | | | | | | | | | | | | | | | | | |
| Salt Lake County, UT | Ordinance No. 1672 | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Montgomery County, MD | County Code Chapter 49 | 2007 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| COUNTY RESOLUTION | | | | | | | | | | | | | | | | | | | | | | | | |
| Lee County, FL | Resolution No. 09-11-13 | 2009 | 5 | 6.0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Dona Ana County, NM | Resolution 09-114 | 2009 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Monmouth County, NJ | Resolution | 2010 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Kauai, HI | Resolution No. 2010-48 Draft 1 | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Hennepin County, MN | Resolution No. 09-0058R1 | 2009 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Richland County, SC | Resolution | 2009 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Erie County, NY | Resolution | 2008 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Jackson County, MI | Resolution | 2006 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Spartanburg County, SC | Resolution No. 07-30 | 2007 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| La Plata County, CO | Resolution No 2007-33 | 2007 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Ulster County, NY | Resolution No. 229-09 | 2009 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Pierce County, WA | Resolution 2008-86s | 2008 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| DuPage County, IL | Resolution DT-0033-04 | 2004 | 1 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| COUNTY TAX ORDINANCE | | | | | | | | | | | | | | | | | | | | | | | | |
| San Diego County, CA | Transnet Tax Extension | 2004 | 5 | 6.0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Sacramento County, CA | Ordinance No. STA 04-01 | 2004 | 3 | 3.6 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| COUNTY POLICY | | | | | | | | | | | | | | | | | | | | | | | | |
| Hennepin County, MN | Complete Streets Policy | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Ada County Highway District, ID | ACHD Complete Streets Policy | 2009 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Richland County, SC | Complete Streets Program Goals and Objectives | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 0 | 3 | 7.2 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | | |
|------------|------------------|--------|--------|--|--------|--------|---------|--------|----------|--------|----------------|--|--------|--------|--------|--------|--------|---------------------------------|---|--------|
| exceptions | approval process | points | weight | design guidance flexibility & balance | | | | points | weight | points | weight | next steps oversight or reporting prioritization changes | | | | points | weight | TOTAL SCORE | location | policy |
| | | | | points | weight | points | weight | | | | | points | weight | points | weight | | | | | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 43.2 | Knoxville, TN Regional TPO | Complete Streets Guidelines | |
| 0 | 3 | 3 | 9.6 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 64.4 | Salt Lake County, UT | Ordinance No. 1672 | |
| 1 | 0 | 1 | 3.2 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 46.4 | Montgomery County, MD | County Code Chapter 49 | |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 66.0 | Lee County, FL | Resolution No. 09-11-13 | |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 64.8 | Dona Ana County, NM | Resolution 09-114 | |
| 1 | 3 | 4 | 12.8 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 52.0 | Monmouth County, NJ | Resolution | |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 48.4 | Kauai, HI | Resolution No. 2010-48 Draft 1 | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 41.2 | Hennepin County, MN | Resolution No. 09-0058R1 | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 37.2 | Richland County, SC | Resolution | |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 35.6 | Erie County, NY | Resolution | |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 34.0 | Jackson County, MI | Resolution | |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 30.0 | Spartanburg County, SC | Resolution No. 07-30 | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | La Plata County, CO | Resolution No 2007-33 | |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 28.8 | Ulster County, NY | Resolution No. 229-09 | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 21.2 | Pierce County, WA | Resolution 2008-86s | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 18.0 | DuPage County, IL | Resolution DT-0033-04 | |
| 2 | 3 | 5 | 16.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 52.4 | San Diego County, CA | Transnet Tax Extension | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 28.4 | Sacramento County, CA | Ordinance No. STA 04-01 | |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 81.6 | Hennepin County, MN | Complete Streets Policy | |
| 1 | 3 | 4 | 12.8 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 62.4 | Ada County Highway District, ID | ACHD Complete Streets Policy | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 5 | 4.0 | 3 | 0 | 0 | 3 | 12.0 | 50.8 | Richland County, SC | Complete Streets Program Goals and Objectives | |

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|----------------------------|---|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| COUNTY POLICY, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Cook County, IL | Complete Streets Policy | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Cobb County, GA | Complete Streets Policy | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Marin County, CA | Best Practice Directive for Inclusion of Multi-Modal Elements into Improvement Projects | 2007 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| COUNTY PLAN | | | | | | | | | | | | | | | | | | | | | | | | |
| Washtenaw County, MI | Non-Motorized Plan for Washtenaw County | 2006 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 5 | 2.0 | 3 | 0 | 2 | 5 | 8.0 | 0 | 3 | 0 | 3 | 7.2 |
| Arlington County, VA | Master Transportation Plan | 2007 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Prince George's County, MD | Master Plan ofTransportation | 2009 | 5 | 6.0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 0 | 3 | 7.2 |
| CITY ORDINANCE | | | | | | | | | | | | | | | | | | | | | | | | |
| Crystal City, MO | Ordinance | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Herculaneum, MO | Ordinance No. 33-2010 | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| DeSoto, MO | Bill No. 45-08 | 2008 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Seattle, WA | Ordinance No. 122386 | 2007 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Dexter, MI | Ordinance No. 2010-05 | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Airway Heights, WA | Ordinance C-720 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Ferndale, MI | Ordinance No. 1101 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Renton, WA | Ordinance No. 5517 | 2009 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Houghton, MI | Ordinance | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Taylor, MI | Ordinance | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Ferguson, MO | Bill Amending Article 1 of Chapter 40 of the Municipal Code | 2008 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| St. Louis, MO | Board Bill No. 7 | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| North Myrtle Beach, SC | Ordinance | 2009 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 0 | 0 | 0 | 0.0 |
| Saline, MI | Ordinance No. 731 | 2010 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Buffalo, NY | Complete Streets Policy | 2008 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | | |
|------------|------------------|--------|--------|--|---|---|---------|--------|----------|--------|----------------|--|---|---|---|--------|-------------|----------------------------|--|--|
| exceptions | approval process | points | weight | design guidance flexibility & balance | | | weight | points | weight | points | weight | next steps oversight or reporting prioritization changes | | | | weight | TOTAL SCORE | location | policy | |
| | | | | | | | | | | | | | | | | | | | | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 2 | 0 | 3 | 12.0 | 43.6 | Cook County, IL | Complete Streets Policy | |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 34.0 | Cobb County, GA | Complete Streets Policy | |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 30.0 | Marin County, CA | Best Practice Directive for Inclusion of Multi-Modal Elements into Improvement Projects | |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 52.0 | Washtenaw County, MI | Non-Motorized Plan for Washtenaw County | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 5 | 4.0 | 0 | 0 | 0 | 0 | 0.0 | 49.6 | Arlington County, VA | Master Transportation Plan | |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 27.6 | Prince George's County, MD | Master Plan of Transportation | |
| 1 | 3 | 4 | 12.8 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 80.0 | Crystal City, MO | Ordinance | |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 74.4 | Herculaneum, MO | Ordinance No. 33-2010 | |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 57.2 | DeSoto, MO | Bill No. 45-08 | |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 1 | 2 | 8.0 | 56.8 | Seattle, WA | Ordinance No. 122386 | |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 56.0 | Dexter, MI | Ordinance No. 2010-05 | |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 55.2 | Airway Heights, WA | Ordinance C-720 | |
| 2 | 3 | 5 | 16.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 55.2 | Ferndale, MI | Ordinance No. 1101 | |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 54.8 | Renton, WA | Ordinance No. 5517 | |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 53.6 | Houghton, MI | Ordinance | |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 53.6 | Taylor, MI | Ordinance | |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 52.0 | Ferguson, MO | Bill Amending Article 1 of Chapter 40 of the Municipal Code | |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 52.0 | St. Louis, MO | Board Bill No. 7 | |
| 0 | 3 | 3 | 9.6 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 50.4 | North Myrtle Beach, SC | Ordinance | |
| 1 | 3 | 4 | 12.8 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 49.2 | Saline, MI | Ordinance No. 731 | |
| 1 | 3 | 4 | 12.8 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 1 | 0 | 1 | 4.0 | 49.2 | Buffalo, NY | Complete Streets Policy | |

| | | | intent | all users and modes | | | | | | | | network | | jurisdiction | | | | phases | | | | | | |
|-----------------------|--------------------------------------|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------|--------------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| CITY ORDINANCE, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Columbia, MO | Ordinance 018097 | 2004 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Salt Lake City, UT | Ordinance No. 4-10 | 2010 | 5 | 6.0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| San Francisco, CA | Public Works Code 2.4.13 | 2008 | 5 | 6.0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Lansing, MI | Ordinance No. 1145 | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Redmond, WA | Code Chapter 12.06 | 2007 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Honolulu, HI | Charter Sections 6-1703, 6-1706 | 2006 | 3 | 3.6 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Issaquah, WA | Code Chapter 12.10 | 2007 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| San Francisco, CA | Transit First Policy | 1995 | 3 | 3.6 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| Kirkland, WA | Ordinance No. 4061 | 2006 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Sedro-Woolley, WA | Ordinance | 2010 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Columbus, OH | Ordinance No. 1987-2008 | 2008 | 5 | 6.0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 0 | 0 | 0 | 0.0 |
| Albert Lea, MN | Subdivison Ordinance Section 129 (t) | 2009 | 1 | 1.2 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 0 | 0 | 0 | 0.0 |
| CITY RESOLUTION | | | | | | | | | | | | | | | | | | | | | | | | |
| Missoula, MT | Resolution No. 7473 | 2009 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Lee's Summit, MO | Resolution No. 10-17 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Bozeman, MT | Resolution No. 4244 | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Byron, MN | Resolution | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Stewartville, MN | Resolution 2010-32 | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Baltimore, MD | Council Bill 09-0433 | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Netcong, NJ | Resolution 2010-96 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Helena, MT | Resolution No. 19799 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Sandpoint, ID | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Red Bank, NJ | Resolution No. 10-195 | 2010 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Franklin, PA | Resolution No. 18 of 2010 | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Mesilla, NM | Resolution 2008-25 | 2008 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Tupelo, MS | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | |
|------------|------------------|--------|--------|-----------------|-----------------------|--------|---------|--------|----------|--------|----------------|------------|------------------------|------------------------|--------|--------|-------------|--------------------|--------------------------------------|
| exceptions | approval process | points | weight | design guidance | flexibility & balance | points | weight | points | weight | points | weight | next steps | oversight or reporting | prioritization changes | points | weight | TOTAL SCORE | location | policy |
| | | | | | | | | | | | | | | | | | | | |
| 0 | 3 | 3 | 9.6 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 44.0 | Columbia, MO | Ordinance 018097 |
| 2 | 3 | 5 | 16.0 | 3 | 2 | 5 | 4.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 44.0 | Salt Lake City, UT | Ordinance No. 4-10 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 37.2 | San Francisco, CA | Public Works Code 2.4.13 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 30.4 | Lansing, MI | Ordinance No. 1145 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 24.0 | Redmond, WA | Code Chapter 12.06 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 23.6 | Honolulu, HI | Charter Sections 6-1703, 6-1706 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 23.6 | Issaquah, WA | Code Chapter 12.10 |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 17.2 | San Francisco, CA | Transit First Policy |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 16.4 | Kirkland, WA | Ordinance No. 4061 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 16.4 | Sedro-Woolley, WA | Ordinance |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 15.2 | Columbus, OH | Ordinance No. 1987-2008 |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 13.6 | Albert Lea, MN | Subdivison Ordinance Section 129 (t) |
| 2 | 3 | 5 | 16.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 75.6 | Missoula, MT | Resolution No. 7473 |
| 2 | 3 | 5 | 16.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 72.8 | Lee's Summit, MO | Resolution No. 10-17 |
| 1 | 3 | 4 | 12.8 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 70.4 | Bozeman, MT | Resolution No. 4244 |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 66.4 | Byron, MN | Resolution |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 66.4 | Stewartville, MN | Resolution 2010-32 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 5 | 4.0 | 3 | 1 | 0 | 4 | 16.0 | 62.8 | Baltimore, MD | Council Bill 09-0433 |
| 1 | 3 | 4 | 12.8 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 60.0 | Netcong, NJ | Resolution 2010-96 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 5 | 4.0 | 3 | 1 | 1 | 5 | 20.0 | 58.4 | Helena, MT | Resolution No. 19799 |
| 1 | 0 | 1 | 3.2 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 54.4 | Sandpoint, ID | Resolution |
| 1 | 3 | 4 | 12.8 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 52.0 | Red Bank, NJ | Resolution No. 10-195 |
| 1 | 0 | 1 | 3.2 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 51.2 | Franklin, PA | Resolution No. 18 of 2010 |
| 2 | 0 | 2 | 6.4 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 48.4 | Mesilla, NM | Resolution 2008-25 |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 46.8 | Tupelo, MS | Resolution |

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|------------------------|---------------------------|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| CITY RESOLUTION, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Hernando, MS | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Pascagoula, MS | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Columbus, MS | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| New Haven, CT | Complete Streets Order | 2008 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Orange Beach, AL | Resolution No. 10-097 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Bethlehem, NY | Resolution No. 30 | 2009 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Greenville, SC | Resolution 2008-49 | 2008 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 1 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Kingston, NY | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Brookhaven, NY | Resolution 2010-993 | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Gowanda, NY | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Cuba, NY | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Islip, NY | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Charlottesville, VA | Resolution | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Emerson, NJ | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Anderson, SC | Resolution | 2009 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Independence, MN | Resolution No. 10-0413-03 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Elizabethtown, NY | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| West Windsor, NJ | Resolution 2010-R175 | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Lawrence, NJ | Resolution No. 336-10 | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Knoxville, TN | Resolution No. 287-09 | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Sault Ste. Marie, MI | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Golden, CO | Resolution No. 2059 | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Jackson, MI | Resolution | 2006 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Hoboken, NJ | Resolution | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Manistique, MI | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Everett, WA | Resolution | 2008 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| St. Paul, MN | Resolution No. 09-213 | 2009 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Newport, RI | Resolution No. 2010-130 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | |
|------------|------------------|--------|--------|-----------------------|--------|--------|---------|--------|----------|--------|----------------|------------------------|------------------------|--------|--------|-------------|----------------------|---------------------------|
| exceptions | approval process | points | weight | design guidance | | | weight | points | weight | points | weight | next steps | | | weight | TOTAL SCORE | location | policy |
| | | | | flexibility & balance | points | weight | | | | | | oversight or reporting | prioritization changes | points | | | | |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 46.8 | Hernando, MS | Resolution |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 46.8 | Pascagoula, MS | Resolution |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 46.8 | Columbus, MS | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | New Haven, CT | Complete Streets Order |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Orange Beach, AL | Resolution No. 10-097 |
| 1 | 3 | 4 | 12.8 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Bethlehem, NY | Resolution No. 30 |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | Greenville, SC | Resolution 2008-49 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | Kingston, NY | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Brookhaven, NY | Resolution 2010-993 |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Gowanda, NY | Resolution |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Cuba, NY | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Islip, NY | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Charlottesville, VA | Resolution |
| 0 | 3 | 3 | 9.6 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Emerson, NJ | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | Anderson, SC | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | Independence, MN | Resolution No. 10-0413-03 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | Elizabethtown, NY | Resolution |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | West Windsor, NJ | Resolution 2010-R175 |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Lawrence, NJ | Resolution No. 336-10 |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | Knoxville, TN | Resolution No. 287-09 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Sault Ste. Marie, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Golden, CO | Resolution No. 2059 |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Jackson, MI | Resolution |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Hoboken, NJ | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | Manistique, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Everett, WA | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | St. Paul, MN | Resolution No. 09-213 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | Newport, RI | Resolution No. 2010-130 |

| | | | intent | all users and modes | | | | | | | | network | jurisdiction | | | | phases | | | | | | | |
|------------------------|---|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|---------|--------------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| CITY RESOLUTION, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Prattville, AL | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Hamtramck, MI | Resolution 2010-120 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Mackinaw City, MI | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Columbus, OH | Resolution | 2008 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Edmond, OK | Resolution No. 11-10 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Morgantown, WV | Resolution | 2007 | 1 | 1.2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Duluth, MN | Resolution No. 10-0218 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 0 | 0 | 0 | 0.0 |
| Newport, OR | Resolution No. 3508 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 0 | 0 | 0 | 0.0 |
| Montclair, NJ | Resolution No. 233-09 | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Iowa City, IA | Resolution | 2007 | 5 | 6.0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Columbia, SC | Resolution No. R2010-054 | 2010 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Miami, FL | Resolution No. 09-00274 | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 0 | 0 | 0 | 0.0 |
| Topeka, KS | Resolution | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Madison, WI | Resolution No. 09-997 | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Fairhope, AL | Resolution No. 1570-09 | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Daphne, AL | Resolution No. 2009-111 | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Novato, CA | Resolution | 2007 | 1 | 1.2 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Novi, MI | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| Berkley, MI | Resolution 48-10 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| Spokane, WA | Resolution No. 2010-0018 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| Clawson, MI | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| Ross, CA | Resolution No. 1718 | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Fairfax, CA | Resolution No. 2527 | 2008 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| San Anselmo, CA | Bicycle Master Plan Appendix B: Complete Streets Resolution | 2008 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Linden, MI | Resolution | 2010 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 0 | 0 | 0 | 0.0 |
| Flint, MI | Resolution | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |
| Spartanburg, SC | Resolution | 2006 | 1 | 1.2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 2 | 2 | 4.8 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | |
|------------|------------------|--------|--------|-----------------------|--------|--------|---------|--------|----------|--------|----------------|------------------------|------------------------|--------|--------|-------------|----------|-------------------|---|
| exceptions | approval process | points | weight | design guidance | | | weight | points | weight | points | weight | next steps | | | weight | TOTAL SCORE | location | policy | |
| | | | | flexibility & balance | points | weight | | | | | | oversight or reporting | prioritization changes | points | | | | | |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | Prattville, AL | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | Hamtramck, MI | Resolution 2010-120 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | Mackinaw City, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | Columbus, OH | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | Edmond, OK | Resolution No. 11-10 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 29.2 | Morgantown, WV | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 28.4 | Duluth, MN | Resolution No. 10-0218 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 28.4 | Newport, OR | Resolution No. 3508 |
| 1 | 0 | 1 | 3.2 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 28.0 | Montclair, NJ | Resolution No. 233-09 |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 27.6 | Iowa City, IA | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 27.6 | Columbia, SC | Resolution No. R2010-054 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 24.4 | Miami, FL | Resolution No. 09-00274 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 24.4 | Topeka, KS | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 24.4 | Madison, WI | Resolution No. 09-997 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 23.6 | Fairhope, AL | Resolution No. 1570-09 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 23.6 | Daphne, AL | Resolution No. 2009-111 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 21.2 | Novato, CA | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 21.2 | Novi, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 21.2 | Berkley, MI | Resolution 48-10 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 21.2 | Spokane, WA | Resolution No. 2010-0018 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 21.2 | Clawson, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 20.4 | Ross, CA | Resolution No. 1718 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 20.4 | Fairfax, CA | Resolution No. 2527 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 20.4 | San Anselmo, CA | Bicycle Master Plan Appendix B: Complete Streets Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 20.4 | Linden, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 19.2 | Flint, MI | Resolution |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 6.0 | Spartanburg, SC | Resolution |

| | | | intent | | all users and modes | | | | | | | | network | | jurisdiction | | | | phases | | | | | |
|--------------------------------------|-------------------------------------|------|--------|--------|---------------------|------------------|----------------------|----------------------|---------------|----------|--------|--------|---------|--------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| CITY TAX LEVY | | | | | | | | | | | | | | | | | | | | | | | | |
| Seattle, WA | Bridging the Gap | 2006 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| CITY POLICY ADOPTED BY ELECTED BOARD | | | | | | | | | | | | | | | | | | | | | | | | |
| Roanoke, VA | Complete Streets Policy | 2008 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Big Lake, MN | Resolution No. 2010-74 | 2010 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Festus, MO | Resolution No. 3924 1/2 | 2010 | 1 | 1.2 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 2 | 5 | 8.0 | 0 | 3 | 2 | 5 | 12.0 |
| Rochester, MN | Complete Streets Policy | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Babylon, NY | Complete Streets Policy | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Dayton, OH | Livable Streets Policy | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Las Cruces, NM | Resolution 09-301 | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Roswell, GA | Resolution 2009-03-10 | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Rockville, MD | Complete Streets Policy | 2009 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Coeur d'Alene, ID | Resolution 09-021 | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Des Moines, IA | Complete Streets Policy | 2008 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| North Little Rock, AR | Resolution No. 74-25 | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Concord, NH | Comprehensive Transportation Policy | 2010 | 5 | 6.0 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 4.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Midland, MI | Complete Streets Policy | 2010 | 3 | 3.6 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| CITY INTERNAL POLICY | | | | | | | | | | | | | | | | | | | | | | | | |
| Washington, DC | Departmental Order 06-2010 | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Nashville, TN | Executive Order No. 40 | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Chicago, IL | Safe Streets for Chicago | 2006 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Salt Lake City, UT | Executive Order on Complete Streets | 2007 | 5 | 6.0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Cascade, IA | Policy Statement | 2006 | 5 | 6.0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 4.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Philadelphia, PA | Executive Order No. 5-09 | 2009 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| CITY PLAN | | | | | | | | | | | | | | | | | | | | | | | | |
| New York City, NY | Sustainable Streets Strategic Plan | 2008 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | |
|------------|------------------|--------|--------|--|---|---|---------|--------|----------|--------|----------------|--|---|---|--------|-------------|----------|-----------------------|-------------------------------------|
| exceptions | approval process | points | weight | design guidance flexibility & balance | | | weight | points | weight | points | weight | next steps oversight or reporting prioritization changes | | | weight | TOTAL SCORE | location | policy | |
| | | | | | | | | | | | | | | | | | | | |
| 1 | 0 | 1 | 3.2 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 56.8 | Seattle, WA | Bridging the Gap |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 5 | 4.0 | 3 | 0 | 0 | 3 | 12.0 | 76.8 | Roanoke, VA | Complete Streets Policy |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 76.0 | Big Lake, MN | Resolution No. 2010-74 |
| 2 | 0 | 2 | 6.4 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 75.2 | Festus, MO | Resolution No. 3924 1/2 |
| 1 | 3 | 4 | 12.8 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 74.4 | Rochester, MN | Complete Streets Policy |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 72.0 | Babylon, NY | Complete Streets Policy |
| 2 | 3 | 5 | 16.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 72.0 | Dayton, OH | Livable Streets Policy |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 62.4 | Las Cruces, NM | Resolution 09-301 |
| 2 | 0 | 2 | 6.4 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 58.4 | Roswell, GA | Resolution 2009-03-10 |
| 0 | 3 | 3 | 9.6 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 56.8 | Rockville, MD | Complete Streets Policy |
| 1 | 0 | 1 | 3.2 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 51.2 | Coeur d'Alene, ID | Resolution 09-021 |
| 2 | 0 | 2 | 6.4 | 3 | 2 | 5 | 4.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 39.6 | Des Moines, IA | Complete Streets Policy |
| 1 | 0 | 1 | 3.2 | 3 | 2 | 5 | 4.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 38.8 | North Little Rock, AR | Resolution No. 74-25 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 27.2 | Concord, NH | Comprehensive Transportation Policy |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 24.4 | Midland, MI | Complete Streets Policy |
| 1 | 3 | 4 | 12.8 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 66.4 | Washington, DC | Departmental Order 06-2010 |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 50.0 | Nashville, TN | Executive Order No. 40 |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 39.6 | Chicago, IL | Safe Streets for Chicago |
| 2 | 3 | 5 | 16.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 35.6 | Salt Lake City, UT | Executive Order on Complete Streets |
| 2 | 3 | 5 | 16.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 35.6 | Cascade, IA | Policy Statement |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 33.2 | Philadelphia, PA | Executive Order No. 5-09 |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 5 | 4.0 | 3 | 0 | 0 | 3 | 12.0 | 59.2 | New York City, NY | Sustainable Streets Strategic Plan |

| | | | intent | all users and modes | | | | | | | | | network | jurisdiction | | | | phases | | | | | | |
|--------------------------------|--|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|--------|---------|--------------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| CITY PLAN, CONT. | | | | | | | | | | | | | | | | | | | | | | | | |
| Fort Collins, CO | Transportation Master Plan | 2004 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Scottsdale, AZ | Scottsdale Transportation Master Plan | 2008 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Champaign, IL | Transportation Master Plan | 2008 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Boulder, CO | Transportation Master Plan | 1996 | 5 | 6.0 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Lee's Summit, MO | Lee's Summit 360 Strategic Plan | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Tacoma, WA | Comprehensive Plan Amendment | 2008 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Decatur, GA | Community Transportation Plan | 2008 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Columbus, IN | Thoroughfare Plan | 2010 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Louisville-Jefferson Metro, KY | Cornerstone 2020 | | | | | | | | | | | | | | | | | | | | | | | |
| | Comprehensive Plan: Complete Streets Ordinance | 2008 | 5 | 6.0 | 0 | 2 | 0 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Santa Barbara, CA | Circulation Element to the City General Plan | 1998 | 3 | 3.6 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 8.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| Bloomington, MN | Alternative Transportation Plan | 2008 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Salamanca, NY | Comprehensive Plan: Complete Streets Policy | 2010 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 1 | 4 | 16.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Colorado Springs, CO | Complete Streets Amendment to the Intermodal Transportation Plan | 2005 | 5 | 6.0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| West Palm Beach, FL | Transportation Element of the Comprehensive Plan | 2008 | 5 | 6.0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 0 | 3 | 7.2 |
| University Place, WA | Comprehensive Plan | 2004 | 3 | 3.6 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 8.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Northampton, MA | Comprehensive Municipal Transportation Plan | 2005 | 3 | 3.6 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 12.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| Hendersonville, TN | Land Use and Transportation Plan | 2009 | 1 | 1.2 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | |
|------------|------------------|--------|--------|-----------------------|--------|--------|---------|--------|----------|--------|----------------|------------------------|------------------------|--------|--------|-------------|----------|--------------------------------|--|
| exceptions | approval process | points | weight | design guidance | | | weight | points | weight | points | weight | next steps | | | weight | TOTAL SCORE | location | policy | |
| | | | | flexibility & balance | points | weight | | | | | | oversight or reporting | prioritization changes | points | | | | | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 1 | 4 | 16.0 | 57.6 | Fort Collins, CO | Transportation Master Plan |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 5 | 4.0 | 0 | 0 | 0 | 0 | 0.0 | 56.0 | Scottsdale, AZ | Scottsdale Transportation Master Plan |
| 2 | 0 | 2 | 6.4 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 55.2 | Champaign, IL | Transportation Master Plan |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 5 | 4.0 | 1 | 0 | 1 | 2 | 8.0 | 55.2 | Boulder, CO | Transportation Master Plan |
| 2 | 0 | 2 | 6.4 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 1 | 0 | 2 | 8.0 | 52.0 | Lee's Summit, MO | Lee's Summit 360 Strategic Plan |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 51.2 | Tacoma, WA | Comprehensive Plan Amendment |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 50.4 | Decatur, GA | Community Transportation Plan |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 48.0 | Columbus, IN | Thoroughfare Plan |
| 2 | 0 | 2 | 6.4 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 48.0 | Louisville-Jefferson Metro, KY | Cornerstone 2020 Comprehensive Plan: Complete Streets Ordinance |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 3 | 0 | 0 | 3 | 12.0 | 45.6 | Santa Barbara, CA | Circulation Element to the City General Plan |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 43.2 | Bloomington, MN | Alternative Transportation Plan |
| 2 | 0 | 2 | 6.4 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 42.4 | Salamanca, NY | Comprehensive Plan: Complete Streets Policy |
| 1 | 0 | 1 | 3.2 | 3 | 0 | 3 | 2.4 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 40.8 | Colorado Springs, CO | Complete Streets Amendment to the Intermodal Transportation Plan |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 5 | 4.0 | 1 | 0 | 0 | 1 | 4.0 | 38.4 | West Palm Beach, FL | Transportation Element of the Comprehensive Plan |
| 0 | 0 | 0 | 0.0 | 0 | 0 | 0 | 0.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 33.6 | University Place, WA | Comprehensive Plan |
| 0 | 0 | 0 | 0.0 | 3 | 0 | 3 | 2.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 30.0 | Northampton, MA | Comprehensive Municipal Transportation Plan |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 27.2 | Hendersonville, TN | Land Use and Transportation Plan |

| | | | intent | all users and modes | | | | | | | | | network | jurisdiction | | | | phases | | | | | | |
|--------------------------------|---|------|--------|---------------------|----------|------------------|----------------------|----------------------|---------------|----------|--------|--------|---------|--------------|---------------|-----------------|----------------------|--------|--------|------------------|----------------------|-------------------------------|--------|--------|
| location | policy | year | points | weight | bike/ped | bike/ped/transit | bike/ped/transit + 1 | bike/ped/transit + 2 | all abilities | all ages | points | weight | points | weight | agency-funded | privately-built | collaborate w/others | points | weight | new construction | new & reconstruction | plus repair, operations, etc. | points | weight |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| CITY DESIGN GUIDANCE | | | | | | | | | | | | | | | | | | | | | | | | |
| New Haven, CT | Complete Streets Design Manual | 2010 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 0 | 2 | 2 | 3.2 | 0 | 3 | 2 | 5 | 12.0 |
| Tacoma, WA | Complete Street Guidelines | 2009 | 3 | 3.6 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| New York City, NY | Street Design Manual | 2009 | 5 | 6.0 | 0 | 0 | 0 | 3 | 1 | 1 | 5 | 20.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Louisville-Jefferson Metro, KY | Complete Streets Manual | 2007 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 2 | 5 | 12.0 |
| Charlotte, NC | Urban Street Design Guidelines | 2007 | 5 | 6.0 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 2 | 5 | 12.0 |
| San Diego, CA | Street Design Manual | 2002 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 3 | 0 | 3 | 4.8 | 0 | 3 | 0 | 3 | 7.2 |
| Basalt, CO | Complete Street Design | 2005 | 3 | 3.6 | 0 | 0 | 2 | 0 | 1 | 0 | 3 | 12.0 | 5 | 2.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |
| Sacramento, CA | Sacramento Pedestrian Friendly Street Standards | 2004 | 3 | 3.6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 0 | 3 | 0 | 3 | 7.2 |

| exceptions | | | design | | | | context | | measures | | implementation | | | | | | | | | |
|------------|------------------------|---|--------|--------|------------------------|---|---------|--------|----------|--------|----------------|------------|---|---|---|--------|--------|--------------------------------|---|--------|
| exceptions | approval process | | points | weight | design guidance | | | points | weight | points | weight | next steps | | | | points | weight | TOTAL SCORE | location | policy |
| | flexibility & balance | | | | oversight or reporting | | | | | | | | | | | | | | | |
| | prioritization changes | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 5 | 4.0 | 1 | 1 | 1 | 3 | 12.0 | 71.2 | New Haven, CT | Complete Streets Design Manual | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 3 | 1 | 0 | 4 | 16.0 | 70.4 | Tacoma, WA | Complete Street Guidelines | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 56.8 | New York City, NY | Street Design Manual | |
| 2 | 0 | 2 | 6.4 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 55.2 | Louisville-Jefferson Metro, KY | Complete Streets Manual | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 5 | 4.0 | 1 | 0 | 0 | 1 | 4.0 | 52.0 | Charlotte, NC | Urban Street Design Guidelines | |
| 0 | 0 | 0 | 0.0 | 3 | 2 | 5 | 4.0 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 41.6 | San Diego, CA | Street Design Manual | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 0 | 0 | 0 | 0 | 0.0 | 34.4 | Basalt, CO | Complete Street Design | |
| 0 | 0 | 0 | 0.0 | 0 | 2 | 2 | 1.6 | 5 | 8.0 | 0 | 0.0 | 1 | 0 | 0 | 1 | 4.0 | 24.4 | Sacramento, CA | Sacramento Pedestrian Friendly Street Standards | |



National Complete Streets Coalition
1707 L St NW, Suite 1050 • Washington, DC 20036
202-955-5543 • info@completestreets.org
www.completestreets.org



ELEMENTS OF AN IDEAL COMPLETE STREETS POLICY

Regardless of a policy's form, the National Complete Streets Coalition has identified ten elements of a comprehensive complete streets policy, as discussed below. For examples of strong policy language, see our current chart of selected policies: <http://www.completestreets.org/webdocs/policy/cs-chart-samplepolicy.pdf>

- Includes a vision for how and why the community wants to complete its streets
- Specifies that 'all users' includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses and automobiles.
- Encourages street connectivity and aims to create a comprehensive, integrated, connected network for all modes.
- Is adoptable by all agencies to cover all roads.
- Applies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right of way.
- Makes any exceptions specific and sets a clear procedure that requires high-level approval of exceptions.
- Directs the use of the latest and best design criteria and guidelines while recognizing the need for flexibility in balancing user needs.
- Directs that complete streets solutions will complement the context of the community.
- Establishes performance standards with measurable outcomes.
- Includes specific next steps for implementation of the policy

Sets a vision

A strong vision can inspire a community to follow through on its complete streets policy. Just as no two policies are alike, visions are not one-size-fits-all either. In the small town of Decatur, GA, the Community Transportation Plan defines their vision as promoting health through physical activity and active transportation. In the City of Chicago, the Department of Transportation focuses on creating streets safe for travel by even the most vulnerable - children, older adults, and those with disabilities.

Specifies all users

A true complete streets policy must apply to everyone traveling along the road. A sidewalk without curb ramps is useless to someone using a wheelchair. A street with an awkwardly placed public transportation stop without safe crossings is dangerous for riders. A fast-moving road with no safe space for cyclists will discourage those who depend on bicycles for transportation. A road with heavy freight traffic must be planned with those vehicles in mind. Older adults and children face particular challenges as they are more likely to be seriously injured or killed along a roadway. Automobiles are an important part of a complete street as well, as any change made to better

accommodate other modes will have an effect on personal vehicles too. In some cases, like the installation of curb bulb-outs, these changes can improve traffic flow and the driving experience.

Creates a network

Complete streets policies should result in the creation of a complete transportation network for all modes of travel. A network approach helps to balance the needs of all users. Instead of trying to make each street perfect for every traveler, communities can create an interwoven array of streets that emphasize different modes and provide quality accessibility for everyone. This can mean creating bicycle boulevards to speed along bicycle travel on certain low-traffic routes; dedicating more travel lanes to bus travel only; or pedestrianizing segments of routes that are already overflowing with people on foot. It is important to provide basic safe access for all users regardless of design strategy and networks should not require some users to take long detours.

All agencies and all roads

Creating complete streets networks is difficult because many agencies control our streets. They are built and maintained by state, county, and local agencies, and private developers often build new roads. Typical complete streets policies cover only one jurisdiction's roadways, which can cause network problems: a bike lane on one side of a bridge disappears on the other because the road is no longer controlled by the agency that built the lane. Another common issue to resolve is inclusion of complete streets elements in sub-division regulations, which govern how private developers build their new streets.

All projects

For many years, multi-modal streets have been treated as 'special projects' requiring extra planning, funding, and effort. The complete streets approach is different. Its intent is to view all transportation improvements as opportunities to create safer, more accessible streets for all users, including pedestrians, cyclists, and public transportation passengers. Under this approach, even small projects can be an opportunity to make meaningful improvements. In repaving projects, for example, an edge stripe can be shifted to create more room for cyclists. In routine work on traffic lights, the timing can be changed to better accommodate pedestrians walking at a slower speed. A strong complete streets policy will integrate complete streets planning into all types of projects, including new construction, reconstruction, rehabilitation, repair, and maintenance.

Exceptions

Making a policy work in the real world requires developing a process to handle exceptions to providing for all modes in each project. The Federal Highway Administration's guidance on accommodating bicycle and pedestrian travel named three exceptions that have become commonly used in complete streets policies: 1) accommodation is not necessary on corridors where non-motorized use is prohibited, such as interstate freeways; 2) cost of accommodation is excessively disproportionate to the need or probable use; 3) a documented absence of current or future need. Many communities have included their own exceptions, such as severe topological constraints. In addition to defining exceptions, there must be a clear process for granting them, where a senior-level department head must approve them. Any exceptions should be kept on record and publicly-available.

Design criteria

Communities adopting a complete streets policy should review their design policies to ensure their ability to accommodate all modes of travel, while still providing flexibility to allow designers to tailor the project to unique circumstances. Some communities will opt to re-write their design manual. Others will refer to existing design guides, such as those issued by AASHTO, state design standards, and the Americans with Disabilities Act Accessibility Guidelines.

Context-sensitive

An effective complete streets policy must be sensitive to the community context. Being clear about this in the initial policy statement can allay fears that the policy will require inappropriately wide

roads in quiet neighborhoods or miles of little-used sidewalks in rural areas. A strong statement about context can help align transportation and land use planning goals, creating livable, strong neighborhoods.

Performance measures

The traditional performance measure for transportation planning has been vehicular Level of Service (LOS) – a measure of automobile congestion. Complete streets planning requires taking a broader look at how the system is serving all users. Communities with complete streets policies can measure success through a number of ways: the miles of on-street bicycle routes created; new linear feet of pedestrian accommodation; changes in the number of people using public transportation, bicycling, or walking (mode shift); number of new street trees; and/or the creation or adoption of a new multi-modal Level of Service standard that better measures the quality of travel experience. The fifth edition of Highway Capacity Manual will include this new way of measuring LOS. Cities like San Francisco and Charlotte have already begun to develop their own.

Implementation

Taking a complete streets policy from paper into practice is not easy, but providing some momentum with specific implementation steps can help. Some policies establish a task force or commission to work toward policy implementation. There are four key steps for successful implementation: 1) Restructure procedures to accommodate all users on every project; 2) Develop new design policies and guides; 3) Offer workshops and other training opportunities to planners and engineers; and 4) Institute better ways to measure performance and collect data on how well the streets are serving all users.

[Planning Code Amendment – Urban Agriculture]

Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.3435 to define urban agriculture, including neighborhood agriculture and large-scale urban ~~industrial~~ agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.

NOTE: Additions are single-underline italics Times New Roman;
deletions are ~~strike-through italics Times New Roman~~.
Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings. The Board of Supervisors finds and declares as follows:

(a) The Planning Department has determined that the actions contemplated in this Ordinance are in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 101537 and is incorporated herein by reference.

(b) On February 17, 2011, the Planning Commission, in Resolution No. 18276 approved and recommended for adoption by the Board this legislation and adopted findings that it is consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 101537, and is incorporated by reference herein.

Mayor Lee, Supervisor Mirkarimi, Mar, Cohen, Chiu
BOARD OF SUPERVISORS

1 (c) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
2 legislation will serve the public necessity, convenience, and welfare for the reasons set forth in
3 Planning Commission Resolution No. 18276, and incorporates such reasons by
4 reference herein.

5 Section 2. The San Francisco Planning Code is hereby amended to add Section
6 102.3435 and amend Sections 204.1, 209.5, 227, 234.1, 234.2, 703.2, 710.1, 711.1, 712.1,
7 713.1, 714.1, 715.1, 716.1, 717.1, 718.1, 719.1, 720.1, 721.1, 722.1, 723.1, 724.1, 725.1,
8 726.1, 727.1, 728.1, 729.1, 730.1, 731.1, 732.1, 733.1, 733A.1, 734.1, 735.1, 736.1, 737.1,
9 790.50, 803.2, 803.3, 810.1, 811.1, 812.1, 813, 814, 815, 816, 817, 818, 827, 829, 840, 841,
10 842, 843 and 890.50, to read as follows:

11 **SEC. 102.3435. URBAN AGRICULTURE.** Urban Agriculture shall be defined as follows:

12 (a) Neighborhood Agriculture.

13 A use that occupies less than 1 acre for the production of food or horticultural crops to be
14 harvested, sold, or donated and comply with the controls and standards herein. The use includes, but is
15 not limited to, home, kitchen, and roof gardens. Farms that qualify as Neighborhood Agricultural use
16 may include, but are not limited to, community gardens, community-supported agriculture, market
17 gardens, and private farms. Neighborhood Agricultural use may be principal or accessory use.
18 ~~Limited sales and donation of fresh food and/or horticultural products grown on-site may occur~~
19 ~~on otherwise vacant property, but may not occur within a dwelling unit.~~ Limited sales and
20 donation of fresh food and/or horticultural products grown on site may occur on site, whether
21 vacant or improved, but such sales may not occur within a dwelling unit. Food and/or
22 horticultural products grown that are used for personal consumption are not regulated. The following
23 physical and operational standards shall apply to Neighborhood Agriculture:

24 (1) Compost areas must be setback at least 3 feet from property lines dwelling units and
25 decks;

1 (2) If the farmed area is enclosed by fencing, the fencing must be: (A) wood fencing or, (B)
2 ornamental fencing as defined by Planning Code Section 102.32, or (C) chain-link or woven wire
3 fencing if over half of the fence area that borders a public right-of-way will be covered by plant
4 material or other vegetative screening within three (3) years of the fence installation;

5 (3) Use of mechanized farm equipment is generally prohibited in residential districts; provided,
6 however, that during the initial preparation of the land heavy equipment may be used to prepare the
7 land for agriculture use. Landscaping equipment designed for household use shall be permitted;

8 (4) Farm equipment shall be enclosed or otherwise screened from sight;

9 (5) Sale of food and/or horticultural products from the use may occur between the hours of 6
10 a.m. and 8 p.m.;

11 (6) ~~The sales of processed or value added goods is prohibited.~~ In all districts, sales,
12 pick-ups, and donations of fresh food and horticultural products grown on-site are permitted.
13 In every district except "Residential Districts", value-added products, where the primary
14 ingredients are grown and produced on-site, are permitted.

15 (b) Large-Scale Urban Industrial Agriculture.

16 The use of land for the production of food or horticultural crops to be harvested, sold, or
17 donated that occur: ~~(a)~~(1) on a plot of land 1 acre or larger or ~~(b)~~(2) on smaller parcels that cannot
18 meet the physical and operational standards for Neighborhood Agriculture.

19 (c) Water Conservation.

20 (1) Any plot of land that exceeds 1,000 square feet and is newly established for
21 Neighborhood Agriculture or Large-Scale Urban Agriculture use shall comply with the
22 applicable water use requirements of Administrative Code Chapter 63.

23 (2) Pursuant to Section 63.6.2 (b) of the Administrative Code, no permit for any site
24 where the modified land area exceeds 1,000 square feet shall be issued until the General
25

1 Manager of the Public Utilities Commission has approved the applicable landscape project
2 documentation.

3 **SEC. 204.1. ACCESSORY USES FOR DWELLINGS IN R OR NC DISTRICTS.**

4 No use shall be permitted as an accessory use to a dwelling unit in any R or NC District
5 which involves or requires any of the following:

6 (a) Any construction features or alterations not residential in character;

7 (b) The use of more than ¼ of the total floor area of the dwelling unit, except in the
8 case of accessory off-street parking and loading or Neighborhood Agriculture as defined by
9 Section 102.3435;

10 (c) The employment of any person not resident in the dwelling unit, other than a
11 domestic servant, gardener, janitor or other person concerned in the operation or
12 maintenance of the dwelling unit;

13 (d) Residential occupancy by persons other than those specified in the definition of
14 family in this Code;

15 (e) In RH-1(D), RH-1 and RH-1(S) Districts, the provision of any room for a roomer or
16 boarder with access other than from within the dwelling unit;

17 (f) Addition of a building manager's unit, unless such unit meets all the normal
18 requirements of this Code for dwelling units;

19 (g) The maintenance of a stock in trade other than garden produce related to
20 Neighborhood Agriculture as defined by Section 102.3435, or the use of show windows or window
21 displays or advertising to attract customers or clients; or

22 (h) The conduct of a business office open to the public other than sales related to garden
23 produce of Neighborhood Agriculture as defined by Section 102.3435.

24 Provided, however, that Subsection (h) of this Section shall not exclude the
25 maintenance within a dwelling unit of the office of a professional person who resides therein, if

accessible only from within the dwelling unit; and provided, further, that Subsection (g) shall not exclude the display of signs permitted by Article 6 of this Code.

SEC. 209.5. OPEN RECREATION AND ~~HORTICULTURE~~ URBAN AGRICULTURE.

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| R | R | R | R | R | R | R | R | R | R | R | R | R | R | R | |
| H | H | H | H | H | M | M | M | M | T | T | C | C | C | C | |
| - | - | - | - | - | - | - | - | - | O | O | - | - | - | - | |
| 1 | 1 | 1 | 2 | 3 | 1 | 2 | 3 | 4 | | - | 1 | 2 | 3 | 4 | |
| (| | (| | | | | | | | M | | | | | |
| D | | S | | | | | | | | | | | | | |
|) | |) | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | SEC. 209.5. OPEN RECREATION AND HORTICULTURE <u>URBAN</u> <u>AGRICULTURE</u> . |
| C | C | C | C | C | C | C | C | C | C | C | P | P | P | P | (a) Open recreation area not publicly owned which is not screened from public view, has no structures other than those necessary and incidental to the open land use, is not operated as a gainful business and is devoted to outdoor recreation such as golf, tennis or riding. |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
| P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | (b) Open space used for horticultural or passive recreational purposes which is not publicly owned and is not screened from public view, has no structures other than those necessary and incidental to the open land use, is not served by vehicles other than normal maintenance equipment, and has no retail or wholesale sales on the premises. Such open space may include but not necessarily be limited to a park, playground, plant nursery, rest area, community garden or neighborhood garden. |
| C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | (c) Greenhouse, plant nursery, truck garden or other land or structure devoted to cultivation of plants of any kind, either with or without retail or wholesale sales on the premises. (With |

| | | | | | | | | | | | | | | | | |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|--|
| <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <i>respect to RC Districts, see also</i> |
| <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <u>C</u> | <i>Section 209.9(d).- (d)</i> |
| | | | | | | | | | | | | | | | | <i>Neighborhood Agriculture.</i> |
| | | | | | | | | | | | | | | | | <i>(e) <u>Large-Scale Urban</u></i> |
| | | | | | | | | | | | | | | | | <i>Industrial Agriculture .</i> |
| | | | | | | | | | | | | | | | | |

SEC. 227. OTHER USES.

| | | | | | | | | | | | | | |
|-----|-----|-----------|-----------|----------|----------|-----|-----|-----|-------------|-------------|-------------|---------------|---|
| C-1 | C-2 | C-3- O | C-3- R | C-3-G | C-3-S | C-M | M-1 | M-2 | PD R-1-G | PD R-1-D | PDR -1-B | P D R-2 | |
| P* | P* | | | | P | P | P | P | P | P | P | P | (a) Greenhouse or <i>plant nursery.</i> |
| P* | P* | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | P | P | P | P | P | P | P | (b) <i>Truck</i> gardening, <i>horticulture</i> <i>Urban Agriculture.</i> |
| | | | | | | | | | | | <i>und</i> | | |
| | | | | | | | | | | | <i>er</i> | | |
| | | | | | | | | | | | <i>to,</i> | | |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|-----|--|--|
| | | | | | | | | | | 000 | | |
| | | | | | | | | | | 8sf | | |
| | | | | | | | | | | | | (c) Mortuary establishment, including retail establishments that predominantly sell or offer for sale caskets, tombstones, or other funerary goods. |
| | | | | | | | | | | | | (d) Public structure or use of a nonindustrial character, when in conformity with the General Plan. Such structure or use shall not include a storage |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | yard, incinerator, machine shop, garage or similar use. |
| * | * | | | | | | | | | | | (e) Utility installation, excluding Internet Services Exchange (see Section 227(t)); public service facility, excluding service yard; provided that operating requirements necessitate location within the district. |
| * | * | | | | | | | | | | | (f) Public transportation facility, whether public or privately owned or |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | operated, when in conformity with the General Plan, and which does not require approval of the Board of Supervisors under other provisions of law, and which includes: |
| | | | | | | | | | | | | | (1) Off-street passenger terminal facilities for mass transportation of a single or combined modes including but not limited to aircraft, ferries, fixed-rail vehicles and buses when such facility is not |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|--|--|--|--|---|
| | | | | | | | | | | | | | commonly defined as a boarding platform, bus stop, transit shelter or similar ancillary feature of a transit system; and |
| | | | | | | | | | | | | | (2) Landing field for aircraft. |
| * | * | | | | | | | | | | | | (g) Public transportation facility, when in conformity with the General Plan, other than as required in (f) of this Section or as in Sections 223 and 226 of this Code. |
| | | | | | | | | | | | | | (h) Commercial wireless |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | transmitting, receiving or relay facility, including towers, antennae, and related equipment for the transmission, reception, or relay of radio, television, or other electronic signals where: |
| | | | | | | | | | | | | | (1) No portion of such facility exceeds a height of 25 feet above the roof line of the building on the premises or above the ground if there is no building, or 25 feet above the height limit |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | applicable to the subject site under Article 2.5 of this Code, whichever is the lesser height; and |
| | | | | | | | | | | | | | (2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or a combination of C- 3 and M Districts), does not include a parabolic antenna with a diameter in excess of three meters or a composite diameter or antennae in |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | excess of six meters. (See also Section 204.3.) |
| | | | | | | | | | | | | | (i) Commercial wireless transmitting, receiving or relay facility, as described in Subsection 227(h) above, where: |
| | | | | | | | | | | | | | (1) Any portion of such facility exceeds a height of 25 feet above the roof line of the building on the premises or above the ground if there is no building, or 25 feet above the height limit |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | applicable to the subject site under Article 2.5 of this Code, whichever is the lesser height; or |
| | | | | | | | | | | | | | (2) Such facility, if closer than 1,000 feet to any R District (except for those R Districts entirely surrounded by a C-3, M or combination of C- 3 and M Districts), includes a parabolic antenna with a diameter in excess of three meters or a composite diameter of antennae in |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|---|---|--|--|--|--|--|--|--|---|---|---|---|---|
| | | | | | | | | | | | | | excess of six meters. (See also Section 204.3.) |
| * | * | | | | | | | | | | | | (j) Sale or lease sign, as defined and regulated by Article 6 of this Code. |
| | * | | | | | | | | | | | | (k) General advertising sign, as defined and regulated by Article 6 of this Code. |
| * | * | | | | | | | | | | | | (l) Access driveway to property in any C or M District. |
| | | | | | | | | | # | # | # | # | (m) Planned Unit Development, as defined and |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|---|
| | | | | | | | | | | | | | regulated by Section 304 and other applicable provisions of this Code. |
| | | | | | | | | | | | | | (n) Any use that is permitted as a principal use in any other C, M, or PDR District without limitation as to enclosure within a building, wall or fence. |
| SEE SECTIONS 205 THROUGH 205.2 | | | | | | | | | | | | | (o) Temporary uses, as specified in and regulated by Sections 205 through 205.2 of this Code. (*See Section 212(a).) |
| | | | | | | | | | | | | | (p) Arts |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|----|---|----|----|--|
| | | | | | | | | | ## | # | ## | ## | activities. |
| | | | | | | | | | | # | | | |
| | | | | | | | | | | | | | (q) Waterborne commerce, navigation, fisheries and recreation, and industrial, commercial and other operations directly related to the conduct of waterborne commerce, navigation, fisheries or recreation on property subject to public trust. |
| | | | | | | | | | | | | | (r) Internet Services Exchange as defined in Section |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|-----|----|------|-----|---|
| | | | | | | | | | | | | | 209.6(c). |
| | | | | | | | | | un | u | un | un | (s) Fringe financial services, as defined in Section 249.35, and subject to the restrictions set forth in Section 249.35, including, but not limited to, that no new fringe financial service shall be located within a ¼ miles of an existing fringe financial service. |
| | | | | | | | | | de | n | der | de | |
| | | | | | | | | | r | d | 2,5 | r | |
| | | | | | | | | | 2, | e | 00 | 2, | |
| | | | | | | | | | 50 | r | gsf | 50 | |
| | | | | | | | | | 0 | 5, | per | 0 | |
| | | | | | | | | | gs | 0 | lot; | gs | |
| | | | | | | | | | f | 0 | an | f | |
| | | | | | | | | | pe | 0 | d | pe | |
| | | | | | | | | | r | g | sub | r | |
| | | | | | | | | | lot | sf | ject | lot | |
| | | | | | | | | | ; | p | to | an | |
| | | | | | | | | | c | e | con | d | |
| | | | | | | | | | | r | - | su | |
| | | | | | | | | | ab | lo | trol | bj | |
| | | | | | | | | | ov | t; | s | ec | |
| | | | | | | | | | e | c | of | t | |
| | | | | | | | | | | | Se | to | |
| | | | | | | | | | | a | c. | co | |
| | | | | | | | | | b | 12 | n- | | |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|--|-------------|-----|--|--|
| | | | | | | | | | | o v e | 1.8 | tro ls of Se c. 12 1. 8 | |
| A | A | A | A | A | A | A | A | A | | | P | P | (t) Small Enterprise Workspace (S.E.W.). An S.E.W. is a single building that is comprised of discrete workspace units which are independently accessed from building common areas. (1) The S.E.W. building must |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
| | | | | | | | | | | | | | meet the following additional requirements: (A) Each unit may contain only uses principally or conditionally permitted in the subject zoning district, or office uses (as defined in Section 890.70); (B) Any retail uses are subject to any per parcel size controls of the subject zoning district; (C) No residential uses shall be permitted; (D) Fifty percent of the units in the building must |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
| | | | | | | | | | | | | | contain no more than 500 gross square feet each, while the remaining fifty percent of the units in the building must contain no more than 2,500 gross square feet each; an exception to this rule applies for larger PDR spaces on the ground floor, as described in subsection (E) below (E) An S.E.W. building may contain units larger than 2,500 square feet on the ground floor as |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | long as each such unit contains a principal PDR use. For the purposes of this Section, a PDR use is one identified in Sec. 220 and 222 through 227 of this Code. (F) After the issuance of any certificate of occupancy or completion for the building, any merger, subdivision, expansion, or other change in gross floor area of any unit shall be permitted only as long as the |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
| | | | | | | | | | | | | | provisions of this subsection (D) and (E) are met. To facilitate |
| | | | | | | | | | | | | | review of any such project, all such applications will be referred to the Planning Department, and applicants are required to submit full building plans, not just the unit(s) subject to the change in floor area. (2) S.E.W. units may be established only in new buildings or in buildings for which a first |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|--|---|---|--|
| | | | | | | | | | | | | certificate of occupancy or completion was issued after the effective date of this Section. (3) Where permitted, S.E.W. Buildings are exempt from the controls in Sec. 231 limiting demolition of industrial buildings. |
| A | A | A | A | A | A | A | A | A | . su bj ec t to co n- | . s u bj e ct to c | P | P < |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|-----|----|--|--|-------------------|
| | | | | | | | | | tro | o | | | |
| | | | | | | | | | ls | n | | | |
| | | | | | | | | | in | - | | | |
| | | | | | | | | | Se | tr | | | |
| | | | | | | | | | c. | ol | | | |
| | | | | | | | | | 89 | s | | | |
| | | | | | | | | | 0. | in | | | |
| | | | | | | | | | 49 | S | | | |
| | | | | | | | | | | e | | | |
| | | | | | | | | | | c. | | | |
| | | | | | | | | | | 8 | | | |
| | | | | | | | | | | 9 | | | |
| | | | | | | | | | | 0. | | | |
| | | | | | | | | | | 4 | | | |
| | | | | | | | | | | 9 | | | |
| | | | | | | | | | | | | | (v) |
| | | | | | | | | | | | | | Tobacco |
| | | | | | | | | | | | | | Paraphernalia |
| | | | | | | | | | | | | | Establishments, |
| | | | | | | | | | | | | | defined as retail |
| | | | | | | | | | | | | | uses where more |
| | | | | | | | | | | | | | than 10% of the |
| | | | | | | | | | | | | | square footage of |
| | | | | | | | | | | | | | occupied floor |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | area, as defined in Section 102.10, or more than 10 linear feet of display area projected to the floor, whichever is less, is dedicated to the sale, distribution, delivery, furnishing or marketing of Tobacco Paraphernalia from one person to another. For purposes of Sections 719, 719.1, 786, 723 and 723.1 of this Code, Tobacco Paraphernalia Establishments shall mean retail |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | uses where Tobacco Paraphernalia is sold, distributed, delivered, furnished or marketed from one person to another. "Tobacco Paraphernalia" means paraphernalia, devices, or instruments that are designed or manufactured for the smoking, ingesting, inhaling, or otherwise introducing into the body of tobacco, products prepared from |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|
| | | | | | | | | | | | | | tobacco, or controlled substances as defined in California Health and Safety Code Sections 11054 et seq. "Tobacco Paraphernalia" does not include lighters, matches, cigarette holders, any device used to store or preserve tobacco, tobacco, cigarettes, cigarette papers, cigars, or any other preparation of tobacco that is permitted by existing law. Medical Cannabis Dispensaries, as |
|--|--|--|--|--|--|--|--|--|--|--|--|--|---|

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | defined in Section 3201(f) of the San Francisco Health Code, are not Tobacco Paraphernalia Establishments. |
| | | | | | | | | | | | | | [# Dwellings are not permitted as part of any Planned Unit Development in these districts.] |
| | | | | | | | | | | | | | [## For these districts, commercial production and port-production of video and digital films, including special effects production, is subject to the use size restrictions |

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

| | |
|--|------------------------------|
| | per Section 219 Offices.] |
| | [*See Section 212(a)] |

1 **SEC. 234.1. PRINCIPAL USES PERMITTED, P DISTRICTS.**

2 (a) Structures and uses of governmental agencies not subject to regulation by this
3 Code.

4 (b) Public structures and uses of the City and County of San Francisco, and of other
5 governmental agencies that are subject to regulation by this Code, including Neighborhood
6 Agriculture, as defined in Planning Code Section 102.3435 and accessory nonpublic uses, when in
7 conformity with the Master Plan and the provisions of other applicable codes, laws,
8 ordinances and regulations; provided, however, that on any lot in a P District, which lot is
9 within ¼ mile of the nearest NC-1 or Individual Area Neighborhood Commercial District or
10 Restricted Use Subdistrict described in Article 7 of this Code, no accessory nonpublic use
11 shall be permitted, unless such use or feature complies with the controls which are applicable
12 in any NC-1 or Individual Area Neighborhood Commercial District located within ¼ mile of the
13 lot, excluding the provisions of zoning category .82, as defined in Section 790.80 of this Code.

14 **SEC. 234.2. CONDITIONAL USES, P DISTRICTS.**

15 The following uses shall be subject to approval by the City Planning Commission, as
16 provided in Section 303 of this Code:

17 (a) Those uses listed in Sections 209.3(d), (e), (f), (g), (h), (i), (j); 209.4(a); 209.5(a)-
18 ~~(b)~~; 209.5(b); 209.5(d) if the use does not comply with the performance and operational standards as
19 defined by Section 102.3435 (a); 209.5(e); 209.6(b); 209.6(c); 209.9(c); and 234.2(c) and (d) of
20 this Code.

21 (b) With respect to any lot in a P District, which lot is within ¼ mile of the nearest NC-1
22 or Individual Area Neighborhood Commercial District as described in Article 7 of this Code, no
23 accessory nonpublic use shall be permitted, unless such use or feature complies with the
24 controls which are applicable in any NC-1 or Individual Area Neighborhood Commercial
25

1 District or Restricted Use Subdistrict located within ¼ mile of the lot, excluding the provisions
2 of zoning category .82, as defined in Section 790.80 of Article 7.

3 (c) Parking lot or garage uses listed in Sections 890.7 through 890.12 of this Code
4 when located within any P district within the Eastern Neighborhoods Mixed Use District, the
5 South of Market Mixed Use District, the Market and Octavia Plan Area, and within the right-of-
6 way of any State or federal highway.

7 (d) In any P District which is within the Eastern Neighborhoods Mixed Use District and
8 the South of Market Mixed Use District, if the use is located within the right-of-way of any
9 State or federal highway, the following uses:

10 (1) Retail and personal service uses primarily meeting the needs of commuters on
11 nearby streets and highways or persons who work or live nearby, provided that:

12 (A) The space is on the ground floor of a publicly-accessible parking garage;

13 (B) The total gross floor area per establishment does not exceed 2,500 square
14 feet;

15 (C) The space fronts on a major thoroughfare; and

16 (D) The building facade incorporates sufficient fenestration and lighting to create
17 an attractive urban design and pedestrian-oriented scale.

18 (2) Open-air sale of new or used merchandise, except vehicles, located within a
19 publicly-accessible parking lot, provided that:

20 (A) The sale of goods and the presence of any booths or other accessory
21 appurtenances are limited to weekend and/or holiday daytime hours;

22 (B) Sufficient numbers of publicly-accessible toilets and trash receptacles are
23 provided on-site and are adequately maintained; and

24 (C) The site and vicinity are maintained free of trash and debris.

25 **SEC. 703.2 USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.**

A use is the specific purpose for which a property or building is used, occupied, maintained, or leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-referenced in Sections 710.1 through 730.95 of this Code for each district class.

(a) Use Categories. The uses, functions, or activities, which are permitted in each Neighborhood Commercial District class include those listed below by zoning control category and number and cross-referenced to the Code Section containing the definition.

| No. | Zoning Control Categories for Uses | Section |
|-----|------------------------------------|----------------------|
| | | Number of Definition |
| .24 | Outdoor Activity Area | § 790.70 |
| .25 | Drive-Up Facility | § 790.30 |
| .26 | Walk-Up Facility | § 790.140 |
| .27 | Hours of Operation | § 790.48 |
| .38 | Residential Conversion | § 790.84 |
| .39 | Residential Demolition | § 790.86 |
| .40 | Other Retail Sales and Services | § 790.102 |
| .41 | Bar | § 790.22 |
| .42 | Full-Service Restaurant | § 790.92 |
| .43 | Large Fast-Food Restaurant | § 790.90 |

| | | | |
|----|-----|----------------------|------------|
| 1 | .44 | Small Self-Service | \$ 790.91 |
| 2 | | Restaurant | |
| 3 | .45 | Liquor Store | \$ 790.55 |
| 4 | .46 | Movie Theater | \$ 790.64 |
| 5 | .47 | Adult Entertainment | \$ 790.36 |
| 6 | .48 | Other Entertainment | \$ 790.38 |
| 7 | .49 | Financial Service | \$ 790.110 |
| 8 | .50 | Limited Financial | \$ 790.112 |
| 9 | | Service | |
| 10 | .51 | Medical Service | \$ 790.114 |
| 11 | .52 | Personal Service | \$ 790.116 |
| 12 | .53 | Business or | \$ 790.108 |
| 13 | | Professional Service | |
| 14 | .54 | Massage | \$ 790.60 |
| 15 | | Establishment | |
| 16 | .55 | Tourist Hotel | \$ 790.46 |
| 17 | .56 | Automobile Parking | \$ 790.8 |
| 18 | .57 | Automotive Gas | \$ 790.14 |
| 19 | | Station | |
| 20 | .58 | Automotive Service | \$ 790.17 |
| 21 | | Station | |
| 22 | .59 | Automotive Repair | \$ 790.15 |

| | | | |
|----|-------------|-------------------------------|--------------------|
| 1 | .60 | Automotive Wash | \$ 790.18 |
| 2 | .61 | Automobile Sale or | \$ 790.12 |
| 3 | | Rental | |
| 4 | .62 | Animal Hospital | \$ 790.6 |
| 5 | .63 | Ambulance Service | \$ 790.2 |
| 6 | .64 | Mortuary | \$ 790.62 |
| 7 | .65 | Trade Shop | \$ 790.124 |
| 8 | .66 | Storage | \$ 790.117 |
| 9 | .67 | Video Store | \$ 790.135 |
| 10 | .68 | Fringe Financial | \$ 790.111 |
| 11 | | Service | |
| 12 | .69 | Tobacco Paraphernalia | \$ 790.123 |
| 13 | | Establishment | |
| 14 | .69A | Self-Service Specialty | \$ 790.93 |
| 15 | | Food | |
| 16 | .69B | Amusement Game | \$ 790.04 |
| 17 | | Arcade (Mechanical | |
| 18 | | Amusement Devices) | |
| 19 | <u>.69C</u> | <u>Neighborhood</u> | <u>\$ 102.3435</u> |
| 20 | | <u>Agriculture</u> | <u>(a)</u> |
| 21 | <u>.69D</u> | <u>Large-Scale Urban</u> | |
| 22 | | <u>Industrial Agriculture</u> | <u>\$ 102.3435</u> |
| 23 | | | |
| 24 | | | |
| 25 | | | |

| | | | |
|----|-----|------------------------|------------|
| 1 | .70 | Administrative Service | <u>(b)</u> |
| 2 | | | |
| 3 | | | § 790.106 |
| 4 | .80 | Hospital or Medical | § 790.44 |
| 5 | | Center | |
| 6 | .81 | Other Institutions, | § 790.50 |
| 7 | | Large | |
| 8 | .82 | Other Institutions, | § 790.51 |
| 9 | | Small | |
| 10 | .83 | Public Use | § 790.80 |
| 11 | .84 | Medical Cannabis | § 790.141 |
| 12 | | Dispensary | |
| 13 | .85 | Service, Philanthropic | § 790.107 |
| 14 | | Administrative | |
| 15 | .90 | Residential Use | § 790.88 |
| 16 | .95 | Community Residential | § 790.10 |
| 17 | | Parking | |

(b) Use Limitations. The uses permitted in Neighborhood Commercial Districts are either principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set forth or summarized and cross-referenced in the zoning control categories as listed in Paragraph (a) in Sections 710.1 through 729.95 of this Code for each district class.

(1) Permitted Uses. 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, as defined in Section 790.70 of this Code; 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.

| No. | Zoning Control Category |
|-----|--------------------------------------|
| .56 | Automobile Parking |
| .57 | Automotive Gas Station |
| .58 | Automotive Service Station |
| .60 | Automotive Wash |
| .61 | Automobile Sale or Rental |
| .81 | Other Institutions, Large (selected) |
| .83 | Public Use (selected) |
| .95 | Community Residential Parking |
| | |
| | |
| | |

If there are two or more uses in a structure and none is classified below under Section 703.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered separately as independent principal, conditional or temporary uses.

(A) Principal Uses. Principal uses are permitted as of right in a Neighborhood Commercial District, when so indicated in Sections 710.1 through 729.95 of this Code for each district class.

(B) Conditional Uses. Conditional uses are permitted in a Neighborhood

1 Commercial District when authorized by the Planning Commission; whether a use is
2 conditional in a given district is indicated in Sections 710.10 through 729.95. Conditional uses
3 are subject to the provisions set forth in Sections 178, 179, 303, and 316 through 316.8 of this
4 Code.

5 (i) An establishment which sells beer or wine with motor vehicle fuel is a
6 conditional use, and shall be governed by Section 229.

7 (ii) Notwithstanding any other provision of this Article, a change in use or
8 demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use
9 authorization. This Subsection shall not authorize a change in use if the new use or uses are
10 otherwise prohibited.

11 (iii) Notwithstanding any other provision of this Article, a change in use or
12 demolition of a general grocery store use, as defined in Section 790.102(a), which use
13 exceeds 5,000 gross square feet shall require conditional use authorization. This Subsection
14 shall not authorize a change in use if the new use or uses are otherwise prohibited.

15 (iv) ~~Large-Scale Urban Industrial Agriculture, as defined in Section 102.3435 (b),~~
16 shall require conditional use authorization.

17 (C) Accessory Uses. Except as prohibited in Section 728 and subject to the
18 limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and
19 NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and
20 Loading as Accessory Uses) of this Code, a related minor use which is either necessary to the
21 operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental
22 and subordinate to any such use, shall be permitted as an accessory use when located on the
23 same lot. Any use which does not qualify as an accessory use shall be classified as a
24 principal or conditional use, unless it qualifies as a temporary use under Sections 205 through
25 205.2 of this Code.

1 No use will be considered accessory to a permitted principal or conditional use
2 which involves or requires any of the following:

3 (i) The use of more than 1/3 of the total floor area occupied by such use and
4 the principal or conditional use to which it is accessory, except in the case of accessory off-
5 street parking and loading;

6 (ii) Any bar, restaurant, other entertainment, or any retail establishment
7 which serves liquor for consumption on-site;

8 (iii) Any take-out food use, as defined in Section 790.122, except for a take-
9 out food use which occupies 1/3 of the total floor area or up to 500 s/f whichever is more in a
10 general grocery or specialty grocery store; This take-out food use includes the area devoted
11 to food preparation and service and excludes storage and waiting areas;

12 (iv) Any take-out food use, as defined in Section 790.122, except for a take-
13 out food use operating as a minor and incidental use within a full-service restaurant;

14 premises of an establishment which does not also use or provide for primarily retail
15 sale of such foods, goods or commodities at the same location where such wholesaling,
16 manufacturing or processing takes place.

17 (vi) Any retail liquor sales, as defined in Section 790.55, except for beer,
18 wine, and/or liquor sales for the consumption off the premises with a State of California
19 Alcoholic Beverage Control ("ABC") Board License type (off-sale beer and wine) or type 21
20 (off-sale general) which occupy less than 15% of the gross square footage of the
21 establishment (including all areas devoted to the display and sale of alcoholic beverages) in a
22 general grocery store, specialty grocery store, or self-service specialty food use.

23 (vii) Medical Cannabis Dispensaries as defined in 790.141.

24 The foregoing rules shall not prohibit take-out food activity which operates in
25 conjunction with a fast-food restaurant or a self-service restaurant. A fast-food restaurant or a

1 self-service restaurant, by definition, includes take-out food as an accessory and necessary
2 part of its operation.

3 (D) Temporary Uses. Temporary uses are permitted uses, subject to the
4 provisions set forth in Section 205 of this Code.

5 (2) Not Permitted Uses.

6 (A) Uses which are not specifically listed in this Article are not permitted
7 unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this
8 Code or are determined by the Zoning Administrator to be permitted uses in accordance with
9 Section 307(a) of this Code.

10 (B) No use, even though listed as a permitted use, shall be permitted in a
11 Neighborhood Commercial District which, by reason of its nature or manner of operation,
12 creates conditions that are hazardous, noxious, or offensive through the emission of odor,
13 fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive
14 noise.

15 (C) The establishment of a use that sells alcoholic beverages, other than
16 beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by
17 Section 229.

18 Except in the SoMa NCT, where these uses are permitted accessory uses.

19 **SEC. 710.1. NC-1 — NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.**

20 NC-1 Districts are intended to serve as local neighborhood shopping districts, providing
21 convenience retail goods and services for the immediately surrounding neighborhoods
22 primarily during daytime hours.

23 These NC-1 Districts are characterized by their location in residential neighborhoods,
24 often in outlying areas of the City. The commercial intensity of these districts varies. Many of
25 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.

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

| | | | NC-1 |
|---------------------------|-----------------------|---|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 710.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271 | Varies See Zoning Map Additional 5 feet for NC-1 parcels with a commercial use on the ground floor 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. see § 263.20 |
| 710.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 710.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |
| 710.13 | Street Frontage | | Required § 145.1 |
| 710.14 | Awning | § 790.20 | P § 136.1(a) |
| 710.15 | Canopy | § 790.26 | |
| 710.16 | Marquee | § 790.58 | |
| 710.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 710.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 710.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |
| 710.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153— 157, 159—160; 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 710.23 | Off-Street Freight Loading | §§ 150, 153— 155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 710.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 710.25 | Drive-Up Facility | § 790.30 | |
| 710.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 710.27 | Hours of Operation | § 790.48 | P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m. |
| 710.30 | General Advertising Sign | §§ 262, 602— 604, 608, 609 | |

| | | | |
|--------|---------------|----------------------------------|-------------------------|
| 710.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P § 607.1(f)1 |
| 710.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | NC-1 | | |
|----------------------------------|--|------------------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 710.38 | Residential Conversion | § 790.84 | P | | |
| 710.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 710.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P # | | |
| 710.41 | Bar | § 790.22 | P # | | |
| 710.42 | Full-Service Restaurant | § 790.92 | P # | | |
| 710.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 710.44 | Small Self-Service Restaurant | § 790.91 | C # | | |
| 710.45 | Liquor Store | § 790.55 | P | | |
| 710.46 | Movie Theater | § 790.64 | | | |
| 710.47 | Adult Entertainment | § 790.36 | | | |
| 710.48 | Other Entertainment | § 790.38 | C | | |
| 710.49 | Financial Service | § 790.110 | | | |
| 710.50 | Limited Financial Service | § 790.112 | P | | |
| 710.51 | Medical Service | § 790.114 | P | | |
| 710.52 | Personal Service | § 790.116 | P | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 710.53 | Business or Professional Service | § 790.108 | P | | |
| 710.54 | Massage Establishment | § 790.60, § 1900 Health Code | | | |
| 710.55 | Tourist Hotel | § 790.46 | | | |
| 710.56 | Automobile Parking | §§ 790.8, 156, | C | | |

| | | | | | |
|---|--|--------------------------|--|----------|----------|
| | | 160 | | | |
| 710.57 | Automotive Gas Station | § 790.14 | | | |
| 710.58 | Automotive Service Station | § 790.17 | | | |
| 710.59 | Automotive Repair | § 790.15 | | | |
| 710.60 | Automotive Wash | § 790.18 | | | |
| 710.61 | Automobile Sale or Rental | § 790.12 | | | |
| 710.62 | Animal Hospital | § 790.6 | | | |
| 710.63 | Ambulance Service | § 790.2 | | | |
| 710.64 | Mortuary | § 790.62 | | | |
| 710.65 | Trade Shop | § 790.124 | P | | |
| 710.66 | Storage | § 790.117 | | | |
| 710.67 | Video Store | § 790.135 | C | | |
| 710.68 | Fringe Financial Service | § 790.111 | | | |
| 710.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 710.69A | Self-Service Specialty Food | § 790.93 | C# | | |
| 710.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| <u>710.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>710.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions and Non-Retail Sales and Services | | | | | |
| 710.70 | Administrative Service | § 790.106 | | | |
| 710.80 | Hospital or Medical Center | § 790.44 | | | |
| 710.81 | Other Institutions, Large | § 790.50 | P | C | |
| 710.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 710.83 | Public Use | § 790.80 | C | C | C |
| 710.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 710.90 | Residential Use | § 790.88 | P | P | P |
| 710.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 800 sq. ft. lot area § 207.4 | | |
| 710.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area | | |

| | | | | | |
|--------|--|---|---|---|---|
| | | | § 208 | | |
| 710.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) | | |
| 710.94 | Off-Street Parking, Residential | §§ 150, 153— 157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 710.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|--|--------------------------|--|
| § 710.40 § 710.41 § 710.42 | | Boundaries: All NC-1 Districts Controls: 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 |
| § 710.44 § 710.69A | | Boundaries: All NC-1 Districts Controls: C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control |
| § 710.42 § 710.43 § 710.44 § 710.69A | § 781.1 | TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map 5 SU Controls: Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP |
| § 710.84 § 790.141 | | Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an NC-1 District. |

SEC. 711.1. NC-2 — SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

1 The NC-2 District is intended to serve as the City's Small-Scale Neighborhood
2 Commercial District. These districts are linear shopping streets which provide convenience
3 goods and services to the surrounding neighborhoods as well as limited comparison shopping
4 goods for a wider market. The range of comparison goods and services offered is varied and
5 often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2
6 Districts are commonly located along both collector and arterial streets which have transit
7 routes.

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

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

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

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

24 **SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT**
25 **NC-2 ZONING CONTROL TABLE**

| | | | NC-2 |
|--|--|---|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 711.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271 | Generally, 40-X See Zoning Map: additional 5 feet for NC-2 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, see § 263.20. |
| 711.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1 |
| 711.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a) (e) |
| 711.13 | Street Frontage | | Required § 145.1 |
| 711.14 | Awning | § 790.20 | P § 136.1(a) |
| 711.15 | Canopy | § 790.26 | P § 136.1(b) |
| 711.16 | Marquee | § 790.58 | P § 136.1(c) |
| 711.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 711.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a) (b) |
| 711.21 | Use Size [Non-Residential] | § 790.130 | P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 |
| 711.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 711.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. |

| | | | |
|--------|--------------------------|------------------------------|--|
| | | | §§ 152, 161(b) |
| 711.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 711.25 | Drive-Up Facility | § 790.30 | |
| 711.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 711.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 711.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | P § 607.1(e)1 |
| 711.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 711.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | NC-2 | | |
|----------------------------------|--|--------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 711.38 | Residential Conversion | § 790.84 | P | C | |
| 711.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 711.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | P | |
| 711.41 | Bar | § 790.22 | P | | |
| 711.42 | Full-Service Restaurant | § 790.92 | P # | | |
| 711.43 | Large Fast Food Restaurant | § 790.90 | C # | | |

| | | | | | | |
|----|--------|----------------------------------|---------------------------------|-----|-----|---|
| 1 | 711.44 | Small Self-Service | § 790.91 | P # | | |
| 2 | | Restaurant | | | | |
| 3 | 711.45 | Liquor Store | § 790.55 | P | | |
| 4 | 711.46 | Movie Theater | § 790.64 | P | | |
| 5 | 711.47 | Adult Entertainment | § 790.36 | | | |
| 6 | 711.48 | Other Entertainment | § 790.38 | P | | |
| 7 | 711.49 | Financial Service | § 790.110 | P # | C # | |
| 8 | 711.50 | Limited Financial Service | § 790.112 | P # | | |
| 9 | 711.51 | Medical Service | § 790.114 | P | P | |
| 10 | 711.52 | Personal Service | § 790.116 | P | P | |
| 11 | 711.53 | Business or Professional Service | § 790.108 | P | P | |
| 12 | 711.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 13 | 711.55 | Tourist Hotel | § 790.46 | C | C | C |
| 14 | 711.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 15 | 711.57 | Automotive Gas Station | § 790.14 | C | | |
| 16 | 711.58 | Automotive Service Station | § 790.17 | C | | |
| 17 | 711.59 | Automotive Repair | § 790.15 | C | | |
| 18 | 711.60 | Automotive Wash | § 790.18 | | | |
| 19 | 711.61 | Automobile Sale or Rental | § 790.12 | | | |

| | | | | | | |
|----|---|-------------------------------------|----------------------|----------|----------|----------|
| 1 | 711.62 | Animal Hospital | § 790.6 | C | | |
| 2 | 711.63 | Ambulance Service | § 790.2 | | | |
| 3 | 711.64 | Mortuary | § 790.62 | | | |
| 4 | 711.65 | Trade Shop | § 790.124 | P # | C # | |
| 5 | 711.66 | Storage | § 790.117 | | | |
| 6 | 711.67 | Video Store | § 790.135 | C | C | |
| 7 | 711.68 | Fringe Financial Service | § 790.111 | P# | | |
| 8 | 711.69 | Tobacco Paraphernalia | § 790.123 | C | | |
| 9 | | Establishments | | | | |
| 10 | 711.69A | Self-Service Specialty Food | § 790.93 | P# | | |
| 11 | 711.69B | Amusement Game Arcade | § 790.04 | | | |
| 12 | | (Mechanical Amusement | | | | |
| 13 | | Devices) | | | | |
| 14 | <u>711.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 15 | <u>711.69D</u> | <u>Large-Scale Urban Industrial</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 16 | | <u>Agriculture</u> | | | | |
| 17 | Institutions and Non-Retail Sales and Services | | | | | |
| 18 | 711.70 | Administrative Service | § 790.106 | | | |
| 19 | 711.80 | Hospital or Medical Center | § 790.44 | | | |
| 20 | 711.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 21 | 711.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 22 | 711.83 | Public Use | § 790.80 | C | C | C |
| 23 | 711.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |

RESIDENTIAL STANDARDS AND USES

| | | | | | |
|--------|--|---------------------------------|--|---|---|
| 711.90 | Residential Use | § 790.88 | P | P | P |
| 711.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 800 sq. ft. lot area § 207.4 | | |
| 711.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area § 208 | | |
| 711.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) | | |
| 711.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 711.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|---|--------------------------|---|
| § 711.42 § 711.43 § 711.44 § 711.69A | § 781.1 | TARAVAL STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps 5 SU and 6 SU Controls: Full-service restaurants, small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP |
| § 711.42 § 711.43 § 711.44 § 711.69A | § 781.2 | IRVING STREET RESTAURANT AND FAST-FOOD SUBDISTRICT Boundaries: Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map 5 SU |

| | | |
|--|--|--|
| | | Controls: Small self-service restaurants and self-service specialty food are C; full-service restaurants and large fast-food restaurants are NP |
|--|--|--|

| Article 7 Code Section | Other Code Section | Zoning Controls |
|----------------------------------|--------------------------|---|
| § 711.49 § 711.50 § 711.68 | § 781.7 | CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT Boundaries: Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map 2 SU Controls: Financial services, limited financial services, and fringe financial services are NP |
| § 711.65 | § 236 | GARMENT SHOP SPECIAL USE DISTRICT Boundaries: Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Map 1 SU ^a Controls: Garment shops are P at the 1st and 2nd stories |
| § 711.68 | § 249.35 | FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District 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). |
| § 711.84 § 790.141 | Health Code § 3308 | Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 a.m. and 10 p.m. |

SEC. 712.1. 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.

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

| | |
|--|-------------|
| | NC-3 |
|--|-------------|

| No. | Zoning Category | § References | Controls |
|--|--|---|---|
| BUILDING STANDARDS | | | |
| 712.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 263.20, 270, 271 | Generally, 40-X See Zoning Map; additional 5 feet for NC-3 parcels with active uses along Mission Street, from Silver Avenue to the Daly City Border, see § 263.20. |
| 712.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1 |
| 712.12 | Rear Yard | §§ 130, 134, 136 | Required at residential levels only § 134(a)(e) |
| 712.13 | Street Frontage | | Required § 145.1 |
| 712.14 | Awning | § 790.20 | P § 136.1(a) |
| 712.15 | Canopy | § 790.26 | P § 136.1(b) |
| 712.16 | Marquee | § 790.58 | P § 136.1(c) |
| 712.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 712.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.6 to 1 § 124(a) (b) |
| 712.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2 |
| 712.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 712.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 712.24 | Outdoor Activity Area | § 790.70 | P if located in front; |

| | | | | | |
|----------------------------------|---|-------------------------------|---|-----|------|
| | | | C if located elsewhere § 145.2(a) | | |
| 712.25 | Drive-Up Facility | § 790.30 | # | | |
| 712.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) | | |
| 712.27 | Hours of Operation | § 790.48 | No Limit | | |
| 712.30 | General Advertising Sign | §§ 262, 602— 604, 608, 609 | P # § 607.1(e)2 | | |
| 712.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P # § 607.1(f)3 | | |
| 712.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P # § 607.1(c) (d) (g) | | |
| No. | Zoning Category | § References | NC-3 | | |
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 712.38 | Residential Conversion | § 790.84 | P | C | C # |
| 712.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 712.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P # | P # | P # |
| 712.41 | Bar | § 790.22 | P | P | |
| 712.42 | Full-Service Restaurant | § 790.92 | P | P | |
| 712.43 | Large Fast Food Restaurant | § 790.90 | C # | C # | |
| 712.44 | Small Self-Service Restaurant | § 790.91 | P # | P # | |
| 712.45 | Liquor Store | § 790.55 | | | |
| 712.46 | Movie Theater | § 790.64 | P | P | |
| 712.47 | Adult Entertainment | § 790.36 | C | C | |
| 712.48 | Other Entertainment | § 790.38 | P | P | |
| 712.49 | Financial Service | § 790.110 | P | P | |
| 712.50 | Limited Financial Service | § 790.112 | P | P | |
| 712.51 | Medical Service | § 790.114 | P | P | P |
| 712.52 | Personal Service | § 790.116 | P | P | P |

| | | | | | | |
|----|---|--|-----------------------------------|----------|----------|----------|
| 1 | 712.53 | Business or Professional Service | \$ 790.108 | P | P | P |
| 2 | 712.54 | Massage Establishment | \$ 790.60, \$ 1900 Health Code | C | C | |
| 3 | | | | | | |
| 4 | 712.55 | Tourist Hotel | \$ 790.46 | C | C | C |
| 5 | 712.56 | Automobile Parking | \$\$ 790.8, 156, 160 | C | C | C |
| 6 | 712.57 | Automobile Gas Station | \$ 790.14 | C | | |
| 7 | 712.58 | Automotive Service Station | \$ 790.17 | C | | |
| 8 | 712.59 | Automotive Repair | \$ 790.15 | C | C | |
| 9 | 712.60 | Automotive Wash | \$ 790.18 | C | | |
| 10 | 712.61 | Automobile Sale or Rental | \$ 790.12 | C | | |
| 11 | 712.62 | Animal Hospital | \$ 790.6 | C | C | |
| 12 | 712.63 | Ambulance Service | \$ 790.2 | C | | |
| 13 | 712.64 | Mortuary | \$ 790.62 | C | C | C |
| 14 | 712.65 | Trade Shop | \$ 790.124 | P | C | C |
| 15 | 712.66 | Storage | \$ 790.117 | C | C | C |
| 16 | 712.67 | Video Store | \$ 790.135 | C | C | C |
| 17 | 712.68 | Fringe Financial Service | \$ 790.111 | P# | | |
| 18 | 712.69 | Tobacco Paraphernalia Establishments | \$ 790.123 | C | | |
| 19 | 712.69A | Self-Service Specialty Food | \$ 790.93 | P# | P# | |
| 20 | 712.69B | Amusement Game Arcade (Mechanical Amusement Devices) | \$ 790.04 | C | | |
| 21 | <u>712.69C</u> | <u>Neighborhood Agriculture</u> | <u>\$ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 22 | <u>712.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>\$ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 23 | Institutions and Non-Retail Sales and Services | | | | | |
| 24 | 712.70 | Administrative Service | \$ 790.106 | C | C | C |
| 25 | 712.80 | Hospital or Medical Center | \$ 790.44 | C | C | C |
| | 712.81 | Other Institutions, Large | \$ 790.50 | P | P | P |
| | 712.82 | Other Institutions, Small | \$ 790.51 | P | P | P |
| | 712.83 | Public Use | \$ 790.80 | C | C | C |

| | | | | | |
|---------------------------------------|---|---------------------------------|---|---|---|
| 712.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 712.90 | Residential Use | § 790.88 | P | P | P |
| 712.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| 712.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 210 sq. ft. lot area § 208 | | |
| 712.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |
| 712.94 | Off-Street Parking, Residential | §§ 150, 153-157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 712.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|---|--------------------|--|
| § 712.25 § 712.40 | § 249.14 | <p>THIRD STREET SPECIAL USE DISTRICT</p> <p>Boundaries: Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10 SU zoned NC-3</p> <p>Controls: Off-sale retail liquor sales as defined in Section 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants, small self-service restaurants and self-service specialty food are C</p> |
| § 712.10 § 207.4 § 712.22 § 712.12 | § 780.3 | <p>MISSION-HARRINGTON SPECIAL USE DISTRICT</p> <p>Boundaries: Applicable only to the Mission-Harrington SUD, as shown on Sectional Map SU11.</p> <p>Controls: Height 56-X; one unit allowed for every 400 square feet of lot area; no parking requirements; no rear setback requirements.</p> |

| | | | |
|----|-----------------------------------|----------|---|
| 1 | § 712.30 § 712.31 § 712.32 | § 608.10 | UPPER MARKET STREET SPECIAL SIGN DISTRICT |
| 2 | | | Boundaries: Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Map SSD |
| 3 | | | Controls: Special restrictions and limitations for signs |
| 4 | | | |
| 5 | § 712.38 | § 790.84 | Boundaries: Applicable to NC-3 Districts |
| 6 | | | Controls: A residential use may be converted to an Other Institution, Large, use, as defined by Section 790.50 of this Code, 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: |
| 7 | | | (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places; |
| 8 | | | (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and |
| 9 | | | (3) No legally residing residential tenants will be displaced. |
| 10 | | | |
| 11 | § 712.43 | § 781.4 | GEARY BOULEVARD FAST-FOOD SUBDISTRICT |
| 12 | | | Boundaries: 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 |
| 13 | | | Controls: Large fast-food restaurants are NP |
| 14 | | | |
| 15 | § 712.43 § 712.44 § 712.69A | § 781.5 | MISSION STREET FAST-FOOD SUBDISTRICT |
| 16 | | | Boundaries: Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map 7 SU |
| 17 | | | Controls: Small self-service restaurants and self-service specialty food are C; large fast-food restaurants are NP |
| 18 | | | |
| 19 | § 712.45 | § 781.10 | 17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUBDISTRICT. |
| 20 | | | Boundaries: Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8 |
| 21 | | | |
| 22 | | | |
| 23 | | | |
| 24 | | | |
| 25 | | | |

| | | |
|-----------------------|-----------------------|---|
| | | <p>SU</p> <p>Controls: One liquor store on the first or second story is C if operated as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.</p> |
| § 712.68 | § 249.35 | <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, properties within: the Mission Alcoholic Beverage Special Use District; 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 Moderate-Scale Neighborhood Commercial Districts within its boundaries.</p> <p>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).</p> |
| § 712.84 § 790.141 | Health Code § 3308 | <p>Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 a.m. and 10 p.m.</p> |

SEC. 713.1. 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.

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

| | | | NC-S |
|---------------------------|-------------------------------|---|-------------------------------------|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 713.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | Generally, 40-X # See Zoning Map |
| 713.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | Not Applicable |
| 713.12 | Rear Yard | §§ 130, 134, 136 | Not Required |
| 713.13 | Street Frontage | | Required § 145.1 |
| 713.14 | Awning | § 790.20 | P § 136.1(a) |
| 713.15 | Canopy | § 790.26 | P § 136.1(b) |
| 713.16 | Marquee | § 790.58 | P § 136.1(c) |

| | | | |
|--------|--------------|--|-------------------|
| 713.17 | Street Trees | | Required § 143 |
|--------|--------------|--|-------------------|

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

| | | | |
|--------|---|------------------------------------|--|
| 713.20 | Floor Area Ratio | §§ 102.9, 102.12, 123 | 1.8 to 1 § 124(a)(b) |
| 713.21 | Use Size [Non-Residential] | § 790.130 | P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2 |
| 713.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 713.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 713.24 | Outdoor Activity Area | § 790.70 | P/C § 145.2(a) |
| 713.25 | Drive-Up Facility | § 790.30 | C |
| 713.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 713.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.;# C 2 a.m. 6 a.m.# |
| 713.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | P # § 607.1(e)1 |
| 713.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 713.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | NC-S | | |
|--------|------------------------|--------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 713.38 | Residential Conversion | § 790.84 | P | | |
| 713.39 | Residential Demolition | § 790.86 | P | C | C |

Retail Sales and Services

| | | | | | |
|--------|--|------------------------------------|-----|-----|-----|
| 713.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | P | |
| 713.41 | Bar | § 790.22 | P # | P # | |
| 713.42 | Full-Service Restaurant | § 790.92 | P | P | |
| 713.43 | Large Fast-Food Restaurant | § 790.90 | C | C | |
| 713.44 | Small Self-Service Restaurant | § 790.91 | P # | P # | |
| 713.45 | Liquor Store | § 790.55 | P | | |
| 713.46 | Movie Theater | § 790.64 | P # | # | |
| 713.47 | Adult Entertainment | § 790.36 | | | |
| 713.48 | Other Entertainment | § 790.38 | P # | P # | |
| 713.49 | Financial Service | § 790.110 | P | P | # |
| 713.50 | Limited Financial Service | § 790.112 | P | P | |
| 713.51 | Medical Service | § 790.114 | P | P | # |
| 713.52 | Personal Service | § 790.116 | P | P | # |
| 713.53 | Business or Professional Service | § 790.108 | P | P | # |
| 713.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | C | |
| 713.55 | Tourist Hotel | § 790.46 | C # | C # | C # |
| 713.56 | Automobile Parking | §§ 790.8, 156, 160 | P | P | |
| 713.57 | Automotive Gas Station | § 790.14 | C | | |
| 713.58 | Automotive Service Station | § 790.17 | P | | |
| 713.59 | Automotive Repair | § 790.15 | | | |
| 713.60 | Automotive Wash | § 790.18 | C | | |
| 713.61 | Automobile Sale or Rental | § 790.12 | | | |
| 713.62 | Animal Hospital | § 790.6 | C | C | |
| 713.63 | Ambulance Service | § 790.2 | | | |
| 713.64 | Mortuary | § 790.62 | C # | C # | |
| 713.65 | Trade Shop | § 790.124 | P | P | |
| 713.66 | Storage | § 790.117 | C | C | |

| | | | | | | |
|----|---|--|---------------------------------|--|----------|----------|
| 1 | 713.67 | Video Store | § 790.135 | C | C | |
| 2 | 713.68 | Fringe Financial Service | § 790.111 | P# | | |
| 3 | 713.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 4 | 713.69A | Self-Service Specialty Food | § 790.93 | P# | P# | |
| 5 | 713.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | C | | |
| 6 | <u>713.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 7 | <u>713.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 8 | Institutions and Non-Retail Sales and Services | | | | | |
| 9 | 713.70 | Administrative Service | § 790.106 | C # | C # | # |
| 10 | 713.80 | Hospital or Medical Center | § 790.44 | | | |
| 11 | 713.81 | Other Institutions, Large | § 790.50 | P # | P # | # |
| 12 | 713.82 | Other Institutions, Small | § 790.51 | P # | P # | P # |
| 13 | 713.83 | Public Use | § 790.80 | C | C | C |
| 14 | 713.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| 15 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 16 | 713.90 | Residential Use | § 790.88 | P # | P # | P # |
| 17 | 713.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 800 sq. ft. lot area # § 207.4 | | |
| 18 | 713.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area # § 208 | | |
| 19 | 713.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 100 sq. ft if private, or 133 sq. ft. if common # § 135(d) | | |
| 20 | 713.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 21 | 713.95 | Community Residential Parking | § 790.10 | C | C # | C # |

SPECIFIC PROVISIONS FOR NC-S DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|---|--------------------------|--|
| § 713.10 § 713.27 § 713.30 § 713.41 § 713.44 § 713.46 § 713.48 § 713.49 § 713.51 § 713.52 § 713.53 § 713.64 § 713.69A § 713.70 § 713.81 § 713.82 § 713.90 § 713.91 § 713.92 § 713.93 § 713.95 | § 253.3 § 780.1 | LAKESHORE PLAZA SPECIAL USE DISTRICT Boundaries: Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map 13SU and 13H Controls: Special controls on various features and uses, and residential standards |
| § 713.68 | § 249.35 | Fringe financial services are P 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). |
| § 713.55 | § 780.2 | 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: Tourist hotels (inclusive of motels) may be permitted as a conditional use. |
| § 713.84 § 790.141 | Health Code § 3308 | Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 a.m. and 10 p.m. |

1 **SEC. 714.1. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 The Broadway Neighborhood Commercial District, located in the northeast quadrant of
3 San Francisco, extends along Broadway from west of Columbus Avenue to Osgood Place. It
4 is part of a larger commercial area which includes North Beach to the north, Chinatown to the
5 south and west, and Jackson Square to the southeast. Broadway's fame and popularity as a
6 Citywide and regional entertainment district is derived from a concentration of nightclubs,
7 music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery
8 Street. These places attract locals and visitors alike, mainly in the evening and late-night
9 hours. In addition to the entertainment and some retail businesses, Broadway contains many
10 upper-story residential hotels. Due to its proximity to downtown, there is strong pressure to
11 develop upper-story offices.

12 The Broadway District controls are designed to encourage development that is
13 compatible with the existing moderate building scale and mixed-use character, and maintain
14 the district's balance of entertainment uses, restaurants, and small-scale retail stores. New
15 buildings exceeding 40 feet in height will be carefully reviewed and rear yards at residential
16 levels are protected. Most commercial uses in new buildings are permitted at the first two
17 stories. Neighborhood-serving businesses are strongly encouraged. In order to protect the
18 livability of the area, limitations apply to new fast-food restaurants and adult entertainment
19 uses at the first and second stories, as well as late-night activity. Financial services are
20 allowed on the ground story subject to certain limitations. Nonretail offices are prohibited in
21 order to prevent encroachment of the adjoining downtown office uses. Due to the high traffic
22 volume on Broadway, most automobile and drive-up uses are prohibited in order to prevent
23 further traffic congestion. Parking garages are permitted if their ingress and egress do not
24 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.

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

| | | | Broadway |
|--|---|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 714.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | P up to 40 ft. C 40 to 65 ft. § 253.1 |
| 714.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 714.12 | Rear Yard | §§ 130, 134, 136 | Required at residential level only § 134(a) (e) |
| 714.13 | Street Frontage | | Required § 145.1 |
| 714.14 | Awning | § 790.20 | P § 136.1(a) |
| 714.15 | Canopy | § 790.26 | P § 136.1(b) |
| 714.16 | Marquee | § 790.58 | P § 136.1(c) |
| 714.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 714.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a) (b) |
| 714.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |
| 714.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. |

| | | | |
|--------|----------------------------|---------------------------|--|
| | | | §§ 151, 161(g) |
| 714.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 714.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 714.25 | Drive-Up Facility | § 790.30 | |
| 714.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 714.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 714.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 714.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 714.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Broadway | | |
|----------------------------------|--|--------------|-------------------|-----------------|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2 nd | 3rd+ |
| 714.38 | Residential Conversion | § 790.84 | P | C | |
| 714.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 714.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P # | P # | |
| 714.41 | Bar | § 790.22 | P | P | |
| 714.42 | Full-Service Restaurant | § 790.92 | P | P | |
| 714.43 | Large Fast Food | § 790.90 | | | |

| | | | | | |
|--------|----------------------------------|------------------------------------|-----|-----|---|
| | Restaurant | | | | |
| 714.44 | Small Self-Service Restaurant | § 790.91 | C | C | |
| 714.45 | Liquor Store | § 790.55 | C | | |
| 714.46 | Movie Theater | § 790.64 | P | P | |
| 714.47 | Adult Entertainment | § 790.36 | C | C | |
| 714.48 | Other Entertainment | § 790.38 | P | P | |
| 714.49 | Financial Service | § 790.110 | C | | |
| 714.50 | Limited Financial Service | § 790.112 | C | | |
| 714.51 | Medical Service | § 790.114 | P | P | |
| 714.52 | Personal Service | § 790.116 | P | P | |
| 714.53 | Business or Professional Service | § 790.108 | P | P | |
| 714.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | C | |
| 714.55 | Tourist Hotel | § 790.46 | C | C | C |
| 714.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 714.57 | Automotive Gas Station | § 790.14 | | | |
| 714.58 | Automotive Service Station | § 790.17 | | | |
| 714.59 | Automotive Repair | § 790.15 | | | |
| 714.60 | Automotive Wash | § 790.18 | | | |
| 714.61 | Automobile Sale or Rental | § 790.12 | | | |
| 714.62 | Animal Hospital | § 790.6 | C | | |
| 714.63 | Ambulance Service | § 790.2 | | | |
| 714.64 | Mortuary | § 790.62 | | | |
| 714.65 | Trade Shop | § 790.124 | P # | C # | |
| 714.66 | Storage | § 790.117 | | | |
| 714.67 | Video Store | § 790.135 | C | C | |
| 714.68 | Fringe Financial | § 790.111 | | | |

| | | | | | |
|---|--|--------------------------|---|----------|----------|
| | Service | | | | |
| 714.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 714.69A | Self-Service Specialty Food | § 790.93 | C | C | |
| 714.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | C | | |
| <u>714.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>714.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions and Non-Retail Sales and Services | | | | | |
| 714.70 | Administrative Service | § 790.106 | | | |
| 714.80 | Hospital or Medical Center | § 790.44 | | | |
| 714.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 714.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 714.83 | Public Use | § 790.80 | C | C | C |
| 714.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 714.90 | Residential Use | § 790.88 | P | P | P |
| 714.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 400 sq. ft. lot area § 207.4 | | |
| 714.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 140 sq. ft. lot area § 208 | | |
| 714.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 60 sq. ft if private, or 80 sq. ft. if common § 135(d) | | |
| 714.94 | Off-Street Parking, Residential | §§ 150, 151.1, 153—157, | P up to one car for each two dwelling units; C up to .75 cars for each dwelling | | |

| | | | | | |
|--------|-------------------------------|-------------------|---|---|---|
| | | 159—160, 204.5 | unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g) # Mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units. | | |
| 714.95 | Community Residential Parking | § 790.10 | C | C | C |

**SPECIFIC PROVISIONS FOR THE BROADWAY
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|---------------------------------|--|
| § 714.10 | § 253.1 | 65-A-1 HEIGHT AND BULK DISTRICT Boundaries: Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map 1H Controls: Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet |
| § 714.40 | § 790.102(n) | BROADWAY SPECIALTY RETAIL USES Boundaries: Broadway NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b) |
| § 714.65 | § 236 | GARMENT SHOP SPECIAL USE DISTRICT |
| § 722.94 | §§ 150, 153-157, 159-160, 204.5 | (1) 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; (2) 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; (3) the building has not had two or more "no-fault" evictions, as defined in |

| | | |
|--|--|--|
| | | <p>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, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code. Boundaries: Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1 SU^a</p> <p>Controls: Garment shops are P at the 1st and 2nd stories</p> |
|--|--|--|

SEC. 715.1. CASTRO STREET NEIGHBORHOOD COMMERCIAL 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.

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

1 service uses. The continuous retail frontage is maintained by prohibiting most automobile and
2 drive-up uses.

3 Housing development in new buildings is encouraged above the second story. Existing
4 housing units are protected by limitations on demolitions and upper-story conversions.

5
6 **SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Castro Street |
|--|--------------------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 715.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X, 65B See Zoning Map |
| 715.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft & above § 121.1 |
| 715.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a) (e) |
| 715.13 | Street Frontage | | Required § 145.1 |
| 715.14 | Awning | § 790.20 | P § 136.1(a) |
| 715.15 | Canopy | § 790.26 | P § 136.1(b) |
| 715.16 | Marquee | § 790.58 | P § 136.1(c) |
| 715.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 715.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.0 to 1 § 124(a) (b) |
| 715.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P to 1,999 sq. ft.; C# 2,000 sq. ft. |

| | | | |
|--------|---|------------------------------------|--|
| | | | to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2 |
| 715.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 715.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 715.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 715.25 | Drive-Up Facility | § 790.30 | |
| 715.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 715.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 715.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 715.31 | Business Sign | §§ 262, 602—604, 608, 609 | P # § 607.1(f)2 |
| 715.32 | Other Signs | §§ 262, 602—604, 608, 609 | P # § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Castro Street | | |
|---------------------------|---|------------------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 715.38 | Residential Conversion | § 790.84 | P | C | |
| 715.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 715.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | P | |
| 715.41 | Bar | § 790.22 | | | |
| 715.42 | Full-Service Restaurant | § 790.92 | | | |
| 715.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 715.44 | Small Self-Service Restaurant | § 790.91 | | | |
| 715.45 | Liquor Store | § 790.55 | C | | |
| 715.46 | Movie Theater | § 790.64 | P | | |
| 715.47 | Adult Entertainment | § 790.36 | C | | |
| 715.48 | Other Entertainment | § 790.38 | C # | | |
| 715.49 | Financial Service | § 790.110 | C | C | |
| 715.50 | Limited Financial Service | § 790.112 | C | | |
| 715.51 | Medical Service | § 790.114 | P | P | C |
| 715.52 | Personal Service | § 790.116 | P | P | C |
| 715.53 | Business or Professional Service | § 790.108 | P | P | C |
| 715.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | C | |
| 715.55 | Tourist Hotel | § 790.46 | C | C | C |
| 715.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 715.57 | Automotive Gas Station | § 790.14 | | | |
| 715.58 | Automotive Service Station | § 790.17 | | | |
| 715.59 | Automotive Repair | § 790.15 | | | |
| 715.60 | Automotive Wash | § 790.18 | | | |
| 715.61 | Automobile Sale or Rental | § 790.12 | | | |

| | | | | | | |
|----|---|--|--------------------------|--|----------|----------|
| 1 | 715.62 | Animal Hospital | § 790.6 | C | | |
| 2 | 715.63 | Ambulance Service | § 790.2 | | | |
| 3 | 715.64 | Mortuary | § 790.62 | | | |
| 4 | 715.65 | Trade Shop | § 790.124 | P | C | |
| 5 | 715.66 | Storage | § 790.117 | | | |
| 6 | 715.67 | Video Store | § 790.135 | C | C | |
| 7 | 715.68 | Fringe Financial Service | § 790.111 | | | |
| 8 | 715.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 9 | 715.69A | Self-Service Specialty Food | § 790.93 | P | | |
| 10 | 715.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 11 | <u>715.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 12 | <u>715.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 13 | Institutions and Non-Retail Sales and Services | | | | | |
| 14 | 715.70 | Administrative Service | § 790.106 | | | |
| 15 | 715.80 | Hospital or Medical Center | § 790.44 | | | |
| 16 | 715.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 17 | 715.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 18 | 715.83 | Public Use | § 790.80 | C | C | C |
| 19 | 715.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| 20 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 21 | 715.90 | Residential Use | § 790.88 | P | P | P |
| 22 | 715.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| 23 | 715.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 210 sq. ft. lot area § 208 | | |
| 24 | 715.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |
| 25 | 715.94 | Off-Street Parking, Residential | §§ 150, 153—157, | Generally, 1 space for | | |

| | | | | | |
|--------|-------------------------------|----------------|--|---|---|
| | | 159—160, 204.5 | each dwelling unit §§ 151, 161(a) (g) | | |
| 715.95 | Community Residential Parking | § 790.10 | C | C | C |

**SPECIFIC PROVISIONS FOR CASTRO STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| § 715.31 § 715.32 | § 608.10 | UPPER MARKET STREET SPECIAL SIGN DISTRICT |
| | | Boundaries: Applicable only for the portions of the Castro Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs |
| § 715.48 | | Boundaries: Applicable for the Castro Street NCD. Controls: Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance. |

SEC. 716.1. 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.

**SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Inner Clement Street |
|---------------------------|--------------------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 716.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 716.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |

| | | | | |
|----|--|---|------------------------------------|--|
| 1 | 716.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a) (e) |
| 2 | 716.13 | Street Frontage | | Required § 145.1 |
| 3 | 716.14 | Awning | § 790.20 | P § 136.1(a) |
| 4 | 716.15 | Canopy | § 790.26 | P § 136.1(b) |
| 5 | 716.16 | Marquee | § 790.58 | P § 136.1(c) |
| 6 | 716.17 | Street Trees | | Required § 143 |
| 7 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 8 | 716.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 9 | 716.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above §121.2 |
| 10 | 716.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 11 | 716.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 12 | 716.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 13 | 716.25 | Drive-Up Facility | § 790.30 | |
| 14 | 716.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 15 | 716.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 16 | 716.30 | General Advertising | §§ 262, 602—604, 608, | |

| | | | |
|--------|---------------|---------------------------|-------------------------|
| | Sign | 609 | |
| 716.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 716.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Inner Clement Street | | |
|----------------------------------|--|------------------------------------|----------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 716.38 | Residential Conversion | § 790.84 | P | | |
| 716.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 716.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | C | |
| 716.41 | Bar | § 790.22 | C# | | |
| 716.42 | Full-Service Restaurant | § 790.92 | C# | | |
| 716.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 716.44 | Small Self-Service Restaurant | § 790.91 | | | |
| 716.45 | Liquor Store | § 790.55 | C | | |
| 716.46 | Movie Theater | § 790.64 | P | | |
| 716.47 | Adult Entertainment | § 790.36 | | | |
| 716.48 | Other Entertainment | § 790.38 | C | | |
| 716.49 | Financial Service | § 790.110 | | | |
| 716.50 | Limited Financial Service | § 790.112 | C | | |
| 716.51 | Medical Service | § 790.114 | P | C | |
| 716.52 | Personal Service | § 790.116 | P | C | |
| 716.53 | Business or Professional Service | § 790.108 | P | C | |
| 716.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 716.55 | Tourist Hotel | § 790.46 | C | C | |
| 716.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |

| | | | | | | |
|----|---|--|--------------------------|---|----------|----------|
| 1 | 716.57 | Automotive Gas Station | § 790.14 | | | |
| 2 | 716.58 | Automotive Service Station | § 790.17 | | | |
| 3 | 716.59 | Automotive Repair | § 790.15 | | | |
| 4 | 716.60 | Automotive Wash | § 790.18 | | | |
| 5 | 716.61 | Automobile Sale or Rental | § 790.12 | | | |
| 6 | 716.62 | Animal Hospital | § 790.6 | C | | |
| 7 | 716.63 | Ambulance Service | § 790.2 | | | |
| 8 | 716.64 | Mortuary | § 790.62 | | | |
| 9 | 716.65 | Trade Shop | § 790.124 | P | C | |
| 10 | 716.66 | Storage | § 790.117 | | | |
| 11 | 716.67 | Video Store | § 790.135 | C | C | |
| 12 | 716.68 | Fringe Financial Service | § 790.111 | | | |
| 13 | 716.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 14 | 716.69A | Self-Service Specialty Food | § 790.93 | | | |
| 15 | 716.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 16 | <u>716.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 17 | <u>716.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 18 | Institutions and Non-Retail Sales and Services | | | | | |
| 19 | 716.70 | Administrative Service | § 790.106 | | | |
| 20 | 716.80 | Hospital or Medical Center | § 790.44 | | | |
| 21 | 716.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 22 | 716.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 23 | 716.83 | Public Use | § 790.80 | C | C | C |
| 24 | 716.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| 25 | RESIDENTIAL STANDARDS AND USES | | | | | |
| | 716.90 | Residential Use | § 790.88 | P | P | P |
| | 716.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| | 716.92 | Residential Density, Group Housing | §§ 207.1, 790.88 (b) | Generally, 1 bedroom per 210 sq. ft. lot area | | |

| | | | |
|--------|---|------------------------------------|---|
| | | | § 208 |
| 716.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135 (d) |
| 716.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) |
| 716.95 | Community Residential Parking | § 790.10 | C C C |

**SPECIFIC PROVISIONS FOR THE INNER CLEMENT STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|--|
| § 716.41 | § 790.22 | <p>INNER CLEMENT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, 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:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in §790.92 and (B) a bona-fide restaurant as defined in §781.8(c); and</p> <p>(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the 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.</p> |
| § 716.41 | § 790.22 | <p>INNER CLEMENT STREET LIQUOR LICENSES FOR BARS Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District Controls: (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</p> |

| | | |
|--------------------------|--------------------------|--|
| | | <p>served for drinking on the premises, a bar use, as defined in §790.22, 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:</p> <p>(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</p> <p>(2) The establishment maintains only an ABC license type 42 and/or an ABC license type 20 permitting off-premises sales of wine and beer. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to §790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the 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.</p> |
| §716.41 and 716.42 | §790.92 and 790.22 | <p>INNER CLEMENT STREET FULL-SERVICE RESTAURANTS AND BARS</p> <p>Boundaries: Applicable to the Inner Clement Street Neighborhood Commercial District</p> <p>Controls: A full-service restaurant or a bar 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 three (3) full-service restaurants or bars in accordance with this Section. Should a full-service restaurant or bar 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 full-service restaurant or bar in accordance with the terms of this Section.</p> |

SEC. 717.1. 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 prohibited, 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.

**SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Outer Clement Street |
|---------------------------|--------------------------------------|---|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 717.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 717.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1 |
| 717.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |

| | | | | |
|----|--|---|------------------------------------|--|
| 1 | 717.13 | Street Frontage | | Required § 145.1 |
| 2 | 717.14 | Awning | § 790.20 | P § 136.1(a) |
| 3 | 717.15 | Canopy | § 790.26 | P § 136.1(b) |
| 4 | 717.16 | Marquee | § 790.58 | P § 136.1(c) |
| 5 | 717.17 | Street Trees | | Required § 143 |
| 6 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 7 | 717.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 8 | 717.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 9 | 717.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 10 | 717.23 | Off-Street Freight Loading | §§ 150, 153-155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 11 | 717.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 12 | 717.25 | Drive-Up Facility | § 790.30 | |
| 13 | 717.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 14 | 717.27 | Hours of Operation | § 790.48 | P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m. |
| 15 | 717.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 16 | 717.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 17 | 717.32 | Other Signs | §§ 262, 602—604, 608, | P |

| | | | |
|--|--|-----|--------------------|
| | | 609 | § 607.1(c) (d) (g) |
|--|--|-----|--------------------|

| No. | Zoning Category | § References | Outer Clement Street | | |
|----------------------------------|--|------------------------------------|----------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 717.38 | Residential Conversion | § 790.84 | P | | |
| 717.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 717.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | | |
| 717.41 | Bar | § 790.22 | | | |
| 717.42 | Full-Service Restaurant | § 790.92 | | | |
| 717.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 717.44 | Small Self-Service Restaurant | § 790.91 | | | |
| 717.45 | Liquor Store | § 790.55 | C | | |
| 717.46 | Movie Theater | § 790.64 | P | | |
| 717.47 | Adult Entertainment | § 790.36 | | | |
| 717.48 | Other Entertainment | § 790.38 | C | | |
| 717.49 | Financial Service | § 790.110 | C | | |
| 717.50 | Limited Financial Service | § 790.112 | C | | |
| 717.51 | Medical Service | § 790.114 | P | | |
| 717.52 | Personal Service | § 790.116 | P | | |
| 717.53 | Business or Professional Service | § 790.108 | P | | |
| 717.54 | Massage Establishment | § 790.60, § 1900 Health Code | | | |
| 717.55 | Tourist Hotel | § 790.46 | | | |
| 717.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | |
| 717.57 | Automotive Gas Station | § 790.14 | | | |
| 717.58 | Automotive Service Station | § 790.17 | | | |
| 717.59 | Automotive Repair | § 790.15 | | | |
| 717.60 | Automotive Wash | § 790.18 | | | |

| | | | | | | |
|----|---|--|--------------------------|--|----------|----------|
| 1 | 717.61 | Automobile Sale or Rental | § 790.12 | | | |
| 2 | 717.62 | Animal Hospital | § 790.6 | C | | |
| 3 | 717.63 | Ambulance Service | § 790.2 | | | |
| 4 | 717.64 | Mortuary | § 790.62 | | | |
| 5 | 717.65 | Trade Shop | § 790.124 | P | | |
| 6 | 717.66 | Storage | § 790.117 | | | |
| 7 | 717.67 | Video Store | § 790.135 | C | C | |
| 8 | 717.68 | Fringe Financial Service | § 790.111 | | | |
| 9 | 717.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 10 | 717.69A | Self-Service Specialty Food | § 790.93 | | | |
| 11 | 717.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 12 | <u>717.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 13 | <u>717.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 14 | Institutions and Non-Retail Sales and Services | | | | | |
| 15 | 717.70 | Administrative Service | § 790.106 | | | |
| 16 | 717.80 | Hospital or Medical Center | § 790.44 | | | |
| 17 | 717.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 18 | 717.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 19 | 717.83 | Public Use | § 790.80 | C | C | C |
| 20 | 717.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| 21 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 22 | 717.90 | Residential Use | § 790.88 | P | P | P |
| 23 | 717.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| 24 | 717.92 | Residential Density, Group Housing | §§ 207.1, 790.88 (b) | Generally, 1 bedroom per 210 sq. ft. lot area § 208 | | |
| 25 | 717.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |

| | | | | | |
|--------|---------------------------------|------------------------------------|---|---|---|
| 717.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 717.95 | Community Residential Parking | § 790.10 | C | C | C |

SEC. 718.1. 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 eating and drinking establishments are prohibited 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.

**SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Upper Fillmore Street |
|--|---|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 718.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 718.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 718.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a) (e) |
| 718.13 | Street Frontage | | Required § 145.1 |
| 718.14 | Awning | § 790.20 | P § 136.1(a) |
| 718.15 | Canopy | § 790.26 | P § 136.1(b) |
| 718.16 | Marquee | § 790.58 | P § 136.1(c) |
| 718.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 718.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a) (b) |
| 718.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 718.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 718.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. |

| | | | |
|--------|--------------------------|---------------------------|--|
| | | | §§ 152, 161(b) |
| 718.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 718.25 | Drive-Up Facility | § 790.30 | |
| 718.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 718.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 718.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 718.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 718.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Upper Fillmore Street | | |
|----------------------------------|--|--------------|-----------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 718.38 | Residential Conversion | § 790.84 | P | C | |
| 718.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 718.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | P | |
| 718.41 | Bar | § 790.22 | | | |
| 718.42 | Full-Service Restaurant | § 790.92 | | | |
| 718.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 718.44 | Small Self-Service Restaurant | § 790.91 | | | |
| 718.45 | Liquor Store | § 790.55 | C | | |
| 718.46 | Movie Theater | § 790.64 | P | | |
| 718.47 | Adult Entertainment | § 790.36 | | | |
| 718.48 | Other Entertainment | § 790.38 | C | | |
| 718.49 | Financial Service | § 790.110 | C | | |

| | | | | | | |
|----|---|--|------------------------------------|----------|----------|----------|
| 1 | 718.50 | Limited Financial Service | § 790.112 | C | | |
| 2 | 718.51 | Medical Service | § 790.114 | P | P | |
| 3 | 718.52 | Personal Service | § 790.116 | P | P | |
| 4 | 718.53 | Business or Professional Service | § 790.108 | P | P | |
| 5 | 718.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 6 | 718.55 | Tourist Hotel | § 790.46 | C | C | C |
| 7 | 718.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 8 | 718.57 | Automotive Gas Station | § 790.14 | | | |
| 9 | 718.58 | Automotive Service Station | § 790.17 | | | |
| 10 | 718.59 | Automotive Repair | § 790.15 | | | |
| 11 | 718.60 | Automotive Wash | § 790.18 | | | |
| 12 | 718.61 | Automobile Sale or Rental | § 790.12 | | | |
| 13 | 718.62 | Animal Hospital | § 790.6 | C | | |
| 14 | 718.63 | Ambulance Service | § 790.2 | | | |
| 15 | 718.64 | Mortuary | § 790.62 | | | |
| 16 | 718.65 | Trade Shop | § 790.124 | P | | |
| 17 | 718.66 | Storage | § 790.117 | | | |
| 18 | 718.67 | Video Store | § 790.135 | C | C | |
| 19 | 718.68 | Fringe Financial Service | § 790.111 | | | |
| 20 | 718.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 21 | 718.69A | Self-Service Specialty Food | § 790.93 | | | |
| 22 | 718.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 23 | <u>718.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 24 | <u>718.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 25 | Institutions and Non-Retail Sales and Services | | | | | |
| | 718.70 | Administrative Service | § 790.106 | | | |
| | 718.80 | Hospital or Medical Center | § 790.44 | | | |
| | 718.81 | Other Institutions, Large | § 790.50 | P | C | C |

| | | | | | |
|---------------------------------------|--|---------------------------------|---|---|---|
| 718.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 718.83 | Public Use | § 790.80 | C | C | C |
| 718.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| 718.85 | Philanthropic Administrative Services | § 790.107 | P | P | P |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 718.90 | Residential Use | § 790.88 | P | P | P |
| 718.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| 718.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 210 sq. ft. lot area § 208 | | |
| 718.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |
| 718.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 718.95 | Community Residential Parking | § 790.10 | C | C | C |

SEC. 719.1. 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.

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

| | | | Haight Street |
|---------------------------|--------------------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 719.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 719.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 719.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |
| 719.13 | Street Frontage | | Required |

| | | | |
|--|---|------------------------------------|--|
| | | | § 145.1 |
| 719.14 | Awning | § 790.20 | P § 136.1(a) |
| 719.15 | Canopy | § 790.26 | P § 136.1(b) |
| 719.16 | Marquee | § 790.58 | P § 136.1(c) |
| 719.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 719.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 719.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 719.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 719.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 719.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 719.25 | Drive-Up Facility | § 790.30 | |
| 719.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 719.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 719.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 719.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 719.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Haight Street | | |
|----------------------------------|---|------------------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 719.38 | Residential Conversion | § 790.84 | P | | |
| 719.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 719.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P# | C# | # |
| 719.41 | Bar | § 790.22 | # | # | # |
| 719.42 | Full-Service Restaurant | § 790.92 | C# | # | # |
| 719.43 | Large Fast Food Restaurant | § 790.90 | # | # | # |
| 719.44 | Small Self-Service Restaurant | § 790.91 | # | # | # |
| 719.45 | Liquor Store | § 790.55 | | | |
| 719.46 | Movie Theater | § 790.64 | P | | |
| 719.47 | Adult Entertainment | § 790.36 | | | |
| 719.48 | Other Entertainment | § 790.38 | C | | |
| 719.49 | Financial Service | § 790.110 | P | | |
| 719.50 | Limited Financial Service | § 790.112 | P | | |
| 719.51 | Medical Service | § 790.114 | | C | |
| 719.52 | Personal Service | § 790.116 | P | C | |
| 719.53 | Business or Professional Service | § 790.108 | P | C | |
| 719.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 719.55 | Tourist Hotel | § 790.46 | C | C | |
| 719.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 719.57 | Automotive Gas Station | § 790.14 | | | |
| 719.58 | Automotive Service Station | § 790.17 | | | |
| 719.59 | Automotive Repair | § 790.15 | C | | |
| 719.60 | Automotive Wash | § 790.18 | | | |
| 719.61 | Automobile Sale or Rental | § 790.12 | | | |
| 719.62 | Animal Hospital | § 790.6 | C | | |

| | | | | | |
|---------|--------------------------------------|-----------|---|---|---|
| 719.63 | Ambulance Service | § 790.2 | | | |
| 719.64 | Mortuary | § 790.62 | | | |
| 719.65 | Trade Shop | § 790.124 | P | | |
| 719.66 | Storage | § 790.117 | | | |
| 719.67 | Video Store | § 790.135 | C | C | |
| 719.68 | Fringe Financial Service | § 790.111 | # | # | # |
| 719.69 | Tobacco Paraphernalia Establishments | § 790.123 | # | # | # |
| 719.69A | Self-Service Specialty Food | § 790.93 | # | # | # |

| | | | | | |
|----------------|---|----------------------|----------|----------|----------|
| 719.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| <u>719.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>719.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |

Institutions and Non-Retail Sales and Services

| | | | | | |
|--------|-----------------------------|-----------|---|---|---|
| 719.70 | Administrative Service | § 790.106 | | | |
| 719.80 | Hospital or Medical Center | § 790.44 | | | |
| 719.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 719.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 719.83 | Public Use | § 790.80 | C | C | C |
| 719.84 | Medical Cannabis Dispensary | § 790.141 | P | | |

RESIDENTIAL STANDARDS AND USES

| | | | | | |
|--------|---|-----------------------------|--|---|---|
| 719.90 | Residential Use | § 790.88 | P | P | P |
| 719.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area — § 207.4 | | |
| 719.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 210 sq. ft. lot area — § 208 | | |
| 719.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft. | | |

| | | | |
|--------|---------------------------------|------------------------------------|--|
| | | | if private, or 100 sq. ft. if common § 135(d) |
| 719.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) |
| 719.95 | Community Residential Parking | § 790.10 | C C C |

SPECIFIC PROVISIONS FOR THE HAIGHT STREET DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|--|-----------------------------|---|
| § 719.40 § 719.41 § 719.43 § 719.44 § 719.69A | § 781.9 | Boundaries: The entire Haight Street Neighborhood Commercial District. Controls: Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to Section 781.9. |
| § 719.42 | § 781.9 790.22 790.92 | <p>HAIGHT STREET LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS</p> <p>Boundaries: Applicable to the Height Street Neighborhood Commercial District and Height Street Alcohol Restricted Use Subdistrict.</p> <p>Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 202, the Planning Commission finds that:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and (2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.22, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with an of the above criteria for any length of time.</p> |
| § 725.42 | § 790.92 | HAIGHT STREET FULL-SERVICE RESTAURANTS |

| | | |
|----------|----------------------|--|
| | § 790.22 | <p>Boundaries: Applicable to the Haight Street Neighborhood Commercial District and Haight Street Alcohol Restricted Use Subdivision.</p> <p>Controls: A full-service 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 full-service restaurants in accordance with this Section. Should a full-service 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 full-service restaurant in accordance with the terms of this Section.</p> |
| § 719.68 | § 249.35 | <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD includes, but is not limited to, the Haight Street Neighborhood Commercial District.</p> <p>Controls: Fringe financial services are NP pursuant to Section 249.35.</p> |
| § 719.69 | § 790.123 § 186.1 | <p>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.</p> <p>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.</p> |

SEC. 720.1. 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 south 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.

**SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

| | | | Hayes-Gough |
|-----|-----------------|--------------|-------------|
| No. | Zoning Category | § References | Controls |

BUILDING STANDARDS

| | | | |
|---------|--|--|---|
| 720.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 261.1, 263.18, 270, 271 | Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18 |
| 720.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1 |
| 720.12 | Rear Yard | §§ 130, 134, 136 | Required at residential levels only § 134(a), (e) |
| 720.13 | Street Frontage | | Required § 145.1 |
| 720.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e) |
| 720.13b | Street Frontage, Required Ground Floor Commercial | | Hayes Street; Octavia Street, from Fell to Hayes Streets § 145.1(d), (e) |
| 720.13c | Street Frontage, Parking and Loading Access Restrictions | | NP: Hayes Street; Octavia Street, § 155(r) |
| 720.14 | Awning | § 790.20 | P § 136.1(a) |
| 720.15 | Canopy | § 790.26 | P § 136.1(b) |
| 720.16 | Marquee | § 790.58 | P § 136.1(c) |
| 720.17 | Street Trees | | Required § 143 |

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

| | | | |
|--------|--------------------------------------|-----------------------|--|
| 720.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.0 to 1 § 124(a) (b) |
| 720.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |

| | | | |
|--------|---|---|---|
| 720.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153— 157, 159—160, 166, 204.5 | None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1 |
| 720.23 | Off-Street Freight Loading | §§ 150, 153— 155, 204.5 | Generally, none required if gross floor is less than 10,000 sq. ft. §§ 152, 161(b) |
| 720.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 720.25 | Drive-Up Facility | § 790.30 | NP |
| 720.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 720.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 720.30 | General Advertising Sign | §§ 262, 602— 604, 608, 609 | |
| 720.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P § 607.1(f)2 |
| 720.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P # § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Hayes-Gough |
|-----|-----------------|--------------|-------------------|
| | | | Controls by Story |

| | | | | | |
|----------------------------------|--|------------------------------|-----|-----|------|
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 720.38 | Residential Conversion | §§ 790.84, 207.7 | C | C | |
| 720.39 | Residential Demolition | §§ 790.86, 207.7 | C | C | C |
| 720.39a | Residential Division | § 207.6 | P | P | P |
| Retail Sales and Services | | | | | |
| 720.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | P | |
| 720.41 | Bar | § 790.22 | P | | |
| 720.42 | Full-Service Restaurant | § 790.92 | P | | |
| 720.43 | Large Fast Food Restaurant | § 790.90 | C | | |
| 720.44 | Small Self-Service Restaurant | § 790.91 | P | | |
| 720.45 | Liquor Store | § 790.55 | C | | |
| 720.46 | Movie Theater | § 790.64 | P | | |
| 720.47 | Adult Entertainment | § 790.36 | | | |
| 720.48 | Other Entertainment | § 790.38 | C | | |
| 720.49 | Financial Service | § 790.110 | P | C | |
| 720.50 | Limited Financial Service | § 790.112 | P | | |
| 720.51 | Medical Service | § 790.114 | C | P | C |
| 720.52 | Personal Service | § 790.116 | P | P | C |
| 720.53 | Business or Professional Service | § 790.108 | C | P | C |
| 720.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 720.55 | Tourist Hotel | § 790.46 | C | C | C |

| | | | | | | |
|----|---|--|--------------------------------|----------|----------|----------|
| 1 | 720.56 | Automobile Parking | §§ 790.8, 156, 158.1, 160, 166 | C | C | C |
| 2 | 720.57 | Automotive Gas Station | § 790.14 | | | |
| 3 | 720.58 | Automotive Service Station | § 790.17 | | | |
| 4 | 720.59 | Automotive Repair | § 790.15 | | | |
| 5 | 720.60 | Automotive Wash | § 790.18 | | | |
| 6 | 720.61 | Automobile Sale or Rental | § 790.12 | | | |
| 7 | 720.62 | Animal Hospital | § 790.6 | C | | |
| 8 | 720.63 | Ambulance Service | § 790.2 | | | |
| 9 | 720.64 | Mortuary | § 790.62 | | | |
| 10 | 720.65 | Trade Shop | § 790.124 | P | C | |
| 11 | 720.66 | Storage | § 790.117 | | | |
| 12 | 720.67 | Video Store | § 790.135 | C | C | |
| 13 | 720.68 | Fringe Financial Service | § 790.111 | P# | | |
| 14 | 720.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 15 | 720.69A | Self-Service Specialty Food | § 790.93 | P | | |
| 16 | 720.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 17 | <u>720.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 18 | <u>720.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 19 | Institutions and Non-Retail Sales and Services | | | | | |
| 20 | 720.70 | Administrative | § 790.106 | | | |

| | | | | | |
|---------------------------------------|--|---------------------------------|--|---|---|
| | Service | | | | |
| 720.80 | Hospital or Medical Center | § 790.44 | | | |
| 720.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 720.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 720.83 | Public Use | § 790.80 | C | C | C |
| 720.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 720.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.1(d) | P | P |
| 720.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207.4, 207.6 | | |
| 720.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208 | | |
| 720.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d) | | |
| 720.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | None required. P up to 0.5; C up to 0.75. Not permitted above .75 cares for each dwelling unit. | | |

| | | | | | |
|--------|-------------------------------|--|---------------------------|---|---|
| | | | §§ 151.1, 166, 167, 145.1 | | |
| 720.95 | Community Residential Parking | § 790.10, 145.1, 151.1(f), 155(r), 166 | C | C | C |

SPECIFIC PROVISIONS FOR THE HAYES-GOUGH DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------|--------------------|--|
| 720.68 | § 249.35 | Fringe financial services are P 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). |

SEC. 721.1. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Upper Market Street Neighborhood Commercial District, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. 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 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.

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 residential 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. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

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.

SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

| | | | Upper Market Street |
|---------------------------|--------------------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 721.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X, 50-X, 65-B, 80-B See Zoning Map |
| 721.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1 |
| 721.12 | Rear Yard | §§ 130, 134, 136 | Required at residential levels only § 134(a) (e) |
| 721.13 | Street Frontage | | Required § 145.1 |
| 721.14 | Awning | § 790.20 | P § 136.1(a) |
| 721.15 | Canopy | § 790.26 | P § 136.1(b) |
| 721.16 | Marquee | § 790.58 | P § 136.1(c) |
| 721.17 | Street Trees | | Required |

| | | | |
|--|---|------------------------------------|--|
| | | | § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 721.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.0 to 1 § 124(a) (b) |
| 721.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |
| 721.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 721.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 721.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 721.25 | Drive-Up Facility | § 790.30 | |
| 721.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 721.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 721.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 721.31 | Business Sign | §§ 262, 602—604, 608, 609 | P # § 607.1(f)2 |
| 721.32 | Other Signs | §§ 262, 602—604, 608, 609 | P # § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Upper Market Street | | |
|--------|------------------------|--------------|---------------------|-----------------|-------------------|
| | | | Controls by Story | | |
| | | § 790.118 | 1 st | 2 nd | 3 rd + |
| 721.38 | Residential Conversion | § 790.84 | P | C | |
| 721.39 | Residential Demolition | § 790.86 | P | C | C |

Retail Sales and Services

| | | | | | |
|--------|--|--------------------------------------|----|---|---|
| 721.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | \$ 790.102 | P | P | |
| 721.41 | Bar | \$ 790.22 | C | | |
| 721.42 | Full-Service Restaurant | \$ 790.92 | C | | |
| 721.43 | Large Fast Food Restaurant | \$ 790.90 | | | |
| 721.44 | Small Self-Service Restaurant | \$ 790.91 | C | | |
| 721.45 | Liquor Store | \$ 790.55 | C | | |
| 721.46 | Movie Theater | \$ 790.64 | P | | |
| 721.47 | Adult Entertainment | \$ 790.36 | | | |
| 721.48 | Other Entertainment | \$ 790.38 | C# | | |
| 721.49 | Financial Service | \$ 790.110 | C | C | |
| 721.50 | Limited Financial Service | \$ 790.112 | P | | |
| 721.51 | Medical Service | \$ 790.114 | P | P | C |
| 721.52 | Personal Service | \$ 790.116 | P | P | C |
| 721.53 | Business or Professional Service | \$ 790.108 | P | P | C |
| 721.54 | Massage Establishment | \$ 790.60, \$ 1900 Health Code | C | C | |
| 721.55 | Tourist Hotel | \$ 790.46 | C | C | C |
| 721.56 | Automobile Parking | \$§ 790.8, 156, 160 | C | C | C |
| 721.57 | Automotive Gas Station | \$ 790.14 | | | |
| 721.58 | Automotive Service Station | \$ 790.17 | | | |
| 721.59 | Automotive Repair | \$ 790.15 | C | | |
| 721.60 | Automotive Wash | \$ 790.18 | | | |
| 721.61 | Automobile Sale or Rental | \$ 790.12 | | | |
| 721.62 | Animal Hospital | \$ 790.6 | C | | |
| 721.63 | Ambulance Service | \$ 790.2 | | | |
| 721.64 | Mortuary | \$ 790.62 | | | |
| 721.65 | Trade Shop | \$ 790.124 | P | C | |
| 721.66 | Storage | \$ 790.117 | | | |

| | | | | | | |
|----|---|--|---------------------------------|---|----------|----------|
| 1 | 721.67 | Video Store | § 790.135 | C | C | |
| 2 | 721.68 | Fringe Financial Service | § 790.111 | | | |
| 3 | 721.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 4 | 721.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 5 | 721.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 6 | | | | | | |
| 7 | <u>721.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 8 | <u>721.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 9 | | | | | | |
| 10 | Institutions and Non-Retail Sales and Services | | | | | |
| 11 | 721.70 | Administrative Service | § 790.106 | | | |
| 12 | 721.80 | Hospital or Medical Center | § 790.44 | | | |
| 13 | 721.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 14 | 721.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 15 | 721.83 | Public Use | § 790.80 | C | C | C |
| 16 | 721.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| 17 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 18 | 721.90 | Residential Use | § 790.88 | P | P | P |
| 19 | 721.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 400 sq. ft. lot area § 207.4 | | |
| 20 | 721.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 140 sq. ft. lot area § 208 | | |
| 21 | 721.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d) | | |
| 22 | | | | | | |
| 23 | 721.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit | | |
| 24 | | | | | | |
| 25 | | | | | | |

| | | | | | |
|--------|----------------------------------|----------|--------------------|---|---|
| | | | §§ 151, 161(a) (g) | | |
| 721.95 | Community Residential Parking | § 790.10 | C | C | C |

**SPECIFIC PROVISIONS FOR UPPER MARKET STREET
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|---------------------------------------|-----------------------------------|---|
| § 721.31 § 721.32 | § 608.10 | UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs |
| § 721.48 | | Boundaries: Applicable for the Upper Market Street NCD. Controls: Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance. |

SEC. 722.1. 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

1 wider trade area and attract many tourists. The balance between neighborhood-serving
2 convenience stores and Citywide specialty businesses has shifted , as convenience stores
3 have been replaced by restaurants and bars The proliferation of financial services, limited
4 financial services, and business and professional services has also upset the district's
5 balance of uses. The relocation of business and professional offices from downtown to North
6 Beach threatens the loss of upper-story residential units.

7 The North Beach District controls are designed to ensure the livability and
8 attractiveness of North Beach. Building standards limit new development to a small to
9 moderate scale. Rear yards are protected above the ground story and at residential levels.
10 Most new commercial development is permitted at the first two stories. Small-scale,
11 neighborhood-serving businesses are strongly encouraged and formula retail uses are
12 prohibited. Use sizes are controlled to limit future consolidation of spaces and to encourage
13 conversion back to the traditional small-scale commercial spaces. Special controls are
14 necessary because an over-concentration of food and beverage service establishments limits
15 neighborhood-serving retail sales and personal services in an area that needs them to thrive
16 as a neighborhood. In order to maintain neighborhood-serving retail sales and personal
17 services and to protect residential livability, additional eating and drinking establishments are
18 prohibited in spaces that have been occupied by neighborhood-serving retail sales and
19 personal services. Special controls limit additional ground-story entertainment uses and
20 prohibit new walk-up automated bank teller machines (ATMs). Financial services, limited
21 financial services, and ground-story business and professional office uses are prohibited from
22 locating in the portion of the district south of Greenwich Street, while new financial services
23 locating in the portion of the district north of Greenwich Street are limited. Restrictions on
24 automobile and drive-up uses are intended to promote continuous retail frontage and maintain
25 residential livability.

In keeping with the district's existing mixed-use character, housing development in new buildings is encouraged above the second story. Existing residential units are protected by prohibitions of upper-story conversions and limitations on demolitions.

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

| | | | North Beach |
|--|--------------------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 722.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | P up to 40 ft. |
| 722.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 722.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a) (e) |
| 722.13 | Street Frontage | | Required § 145.1 |
| 722.14 | Awning | § 790.20 | P § 136.1(a) |
| 722.15 | Canopy | § 790.26 | P § 136.1(b) |
| 722.16 | Marquee | § 790.58 | P § 136.1(c) |
| 722.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 722.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 722.21 | Use Size <i>[Nonresidential]</i> | § 790.130 | P up to 1,999 sq. ft.; C# 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2 |

| | | | |
|--------|---|------------------------------------|--|
| 722.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 722.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 722.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 722.25 | Drive-Up Facility | § 790.30 | |
| 722.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 722.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 722.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 722.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 722.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | North Beach | | |
|----------------------------------|---|---------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 722.38 | Residential Conversion | § 790.84 | P | | |
| 722.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 722.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P # | P # | |
| 722.41 | Bar | § 790.22 § 780.3 | C# | | |

| | | | | | | |
|----|--------|----------------------------------|------------------------------------|--------|-----|---|
| 1 | 722.42 | Full-Service Restaurant | § 790.92 § 780.3 | C# | C # | |
| 2 | 722.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 3 | 722.44 | Small Self-Service Restaurant | § 790.91 § 780.3 | C# | | |
| 4 | 722.45 | Liquor Store | § 790.55 | C | | |
| 5 | 722.46 | Movie Theater | § 790.64 | P | | |
| 6 | 722.47 | Adult Entertainment | § 790.36 | | | |
| 7 | 722.48 | Other Entertainment | § 790.38 | C | | |
| 8 | 722.49 | Financial Service | § 790.110 | C/NP # | | |
| 9 | 722.50 | Limited Financial Service | § 790.112 | C/NP# | | |
| 10 | 722.51 | Medical Service | § 790.114 | P | P | |
| 11 | 722.52 | Personal Service | § 790.116 | P | P | |
| 12 | 722.53 | Business or Professional Service | § 790.108 | C/NP# | P | |
| 13 | 722.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 14 | 722.55 | Tourist Hotel | § 790.46 | C | C | C |
| 15 | 722.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 16 | 722.57 | Automotive Gas Station | § 790.14 | | | |
| 17 | 722.58 | Automotive Service Station | § 790.17 | | | |
| 18 | 722.59 | Automotive Repair | § 790.15 | C | | |
| 19 | 722.60 | Automotive Wash | § 790.18 | | | |
| 20 | 722.61 | Automobile Sale or Rental | § 790.12 | | | |
| 21 | 722.62 | Animal Hospital | § 790.6 | C | | |
| 22 | 722.63 | Ambulance Service | § 790.2 | | | |
| 23 | 722.64 | Mortuary | § 790.62 | | | |
| 24 | 722.65 | Trade Shop | § 790.124 | P# | C # | |

| | | | | | | |
|----|---|--|--------------------------|--|----------|----------|
| 1 | 722.66 | Storage | § 790.117 | | | |
| 2 | 722.67 | Video Store | § 790.135 | C | C | |
| 3 | 722.68 | Fringe Financial Service | § 790.111 | | | |
| 4 | 722.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 5 | 722.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 6 | 722.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 7 | <u>722.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 8 | <u>722.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 9 | Institutions and Non-Retail Sales and Services | | | | | |
| 10 | 722.70 | Administrative Service | § 790.106 | | | |
| 11 | 722.80 | Hospital or Medical Center | § 790.44 | | | |
| 12 | 722.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 13 | 722.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 14 | 722.83 | Public Use | § 790.80 | C | C | C |
| 15 | 722.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| 16 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 17 | 722.90 | Residential Use | § 790.88 | P | P | P |
| 18 | 722.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 400 sq. ft. lot area § 207.4 | | |
| 19 | 722.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 140 sq. ft. lot area § 208 | | |
| 20 | 722.93 | Usable Open Space | §§ 135, 136 | Generally, either | | |

| | | | | | |
|--------|---------------------------------|--|--|---|---|
| | [Per Residential Unit] | | 60 sq. ft if private, or 80 sq. ft. if common § 135(d) | | |
| 722.94 | Off-Street Parking, Residential | §§ 150, 151.1, 153—157, 159—160, 204.5 | P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. §§ 151.1, 161(a) (g) # if installing a garage in an existing residential building | | |
| 722.95 | Community Residential Parking | § 790.10 | C | C | C |

**SPECIFIC PROVISIONS FOR THE NORTH BEACH
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|-----------------------|--|
| § 722.26 | § 790.140 | NORTH BEACH WALK UP FACILITIES Boundaries: North Beach NCD Controls: Walk-up automated bank teller machines (ATMs) are not permitted. |
| § 722.40 | § 790.102(n) | NORTH BEACH SPECIALTY RETAIL USES Boundaries: North Beach NCD Controls: Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b) |
| §§ 722.42, 722.44, 722.41 | § 780.3 | NORTH BEACH SPECIAL USE DISTRICT Boundaries: North Beach NCD Controls: Full-service restaurants and small self-service restaurants as defined in Sections 790.92 and 790.91 of this Code and bars as defined in Section 780.22 may be permitted 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 full-service restaurant, small self-service restaurant, or bar does not occupy: |
| | | (1) a space that is currently or was last occupied by a Basic Neighborhood Sale or Service, as defined in Section 780.3(b), or by a permitted principal use under Section 722 (North Beach Controls); or |

| | | |
|--------------------------|-------------------|---|
| | | (2) a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Section 186.1(d) or Section 178(d) of this Code. |
| §§ 722.42, 722.44 | §§ 790.92, 790.91 | <p>NORTH BEACH LIQUOR LICENSES FOR FULL-SERVICE AND SMALL SELF-SERVICE RESTAURANTS</p> <p>Boundaries: North Beach NCD</p> <p>Controls: (a) In order to allow full-service restaurants, as defined in § 790.92, and small self-service restaurants, as defined in § 790.91 to seek or maintain an ABC license type 41, so that they may provide on-site beer and/or wine sales for drinking on the premises, the restaurant shall be required to operate as a 'bona-fide eating place' as defined in § 790.142.</p> |
| | | (b) In order to allow full service restaurants, as defined in § 790.91, to seek and maintain an ABC license type 47, so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, 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 an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a 'bona-fide eating place' as defined in § 790.142; and |
| | | (2) (2) The establishment maintains only an ABC license type 47, 40, 41 or 60. |
| | | (c) The Commission may consider immediate revocation of a previous conditional use authorization should an establishment no longer comply with any of the criteria set forth above in (a) or (b) of this Section for any length of time. |
| | | (d) A small self-service restaurant use as defined in § 790.91 may not provide liquor for drinking on the premises (with ABC licenses 42, 47, 48, or 61). |
| §§ 722.49, 722.50 722.53 | § 781.6 | <p>NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT</p> <p>Boundaries: Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on Sectional Map SU01</p> <p>Controls: Financial services and limited financial services are NP at all stories; business or professional services are NP at the 1st story</p> |
| § 722.65 | § 236 | GARMENT SHOP SPECIAL USE DISTRICT |

| | | |
|---|--|---|
| <p>1 § 722.94</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> | <p>§§ 150, 153-157, 159-160, 204.5</p> | <p>NORTH BEACH OFF-STREET PARKING, RESIDENTIAL</p> <p>Boundaries: North Beach NCD</p> <p>A. 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.</p> <p>(1) 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; (2) 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; (3) 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, (4) the garage would not front on a public right-of-way narrower than 41 feet, and (5) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>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.</p> <p>Boundaries: Applicable only for the portion of North Beach NCD as mapped on Sectional Map SU01a</p> <p>Controls: Garment shops are P at the 1st and 2nd stories</p> |
|---|--|---|

17 18 **SEC. 723.1. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

19 Sitting in the gulch between Nob and Russian Hills and Pacific Heights, the Polk Street

20 Neighborhood Commercial District extends for a mile as a north-south linear strip, and

21 includes a portion of Larkin Street between Post and California Streets. Polk Street's dense

22 mixed-use character consists of buildings with residential units above ground-story

23 commercial use. The district has an active and continuous commercial frontage along Polk

24 Street for almost all of its length. Larkin Street and side streets in the district have a greater

25 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.

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

| | | | Polk Street |
|---------------------------|-----------------------|---|-------------------------------------|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 723.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 65-A, 80-A, 130-E See Zoning Map |
| 723.11 | Lot Size | §§ 790.56, 121.1 | P up to 9,999 sq. ft. |

| | | | |
|--|---|------------------------------------|--|
| | <i>[Per Development]</i> | | C 10,000 sq. ft. & above § 121.1 |
| 723.12 | Rear Yard | §§ 130, 134, 136 | Required at residential levels only § 134(a) (e) |
| 723.13 | Street Frontage | | Required § 145.1 |
| 723.14 | Awning | § 790.20 | P § 136.1(a) |
| 723.15 | Canopy | § 790.26 | P § 136.1(b) |
| 723.16 | Marquee | § 790.58 | P § 136.1(c) |
| 723.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 723.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a) (b) |
| 723.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 1,999 sq. ft.; C 2,000 sq. ft. & above § 121.2 |
| 723.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 723.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 723.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 723.25 | Drive-Up Facility | § 790.30 | |
| 723.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 723.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |

| | | | |
|--------|--------------------------|---------------------------|-------------------------|
| 723.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 723.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 723.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Polk Street | | |
|----------------------------------|--|------------------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 723.38 | Residential Conversion | § 790.84 | P | C | |
| 723.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 723.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | P | |
| 723.41 | Bar | § 790.22 | C | | |
| 723.42 | Full-Service Restaurant | § 790.92 | C | | |
| 723.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 723.44 | Small Self-Service Restaurant | § 790.91 | C | | |
| 723.45 | Liquor Store | § 790.55 | C | | |
| 723.46 | Movie Theater | § 790.64 | P | | |
| 723.47 | Adult Entertainment | § 790.36 | | | |
| 723.48 | Other Entertainment | § 790.38 | C | | |
| 723.49 | Financial Service | § 790.110 | C | C | |
| 723.50 | Limited Financial Service | § 790.112 | P | | |
| 723.51 | Medical Service | § 790.114 | P | P | |
| 723.52 | Personal Service | § 790.116 | P | P | |
| 723.53 | Business or Professional Service | § 790.108 | P | P | |
| 723.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 723.55 | Tourist Hotel | § 790.46 | C | C | C |

| | | | | | | |
|----|---|--|--------------------------|--|----------|----------|
| 1 | 723.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 2 | 723.57 | Automotive Gas Station | § 790.14 | | | |
| 3 | 723.58 | Automotive Service Station | § 790.17 | | | |
| 4 | 723.59 | Automotive Repair | § 790.15 | C | | |
| 5 | 723.60 | Automotive Wash | § 790.18 | | | |
| 6 | 723.61 | Automobile Sale or Rental | § 790.12 | | | |
| 7 | 723.62 | Animal Hospital | § 790.6 | C | | |
| 8 | 723.63 | Ambulance Service | § 790.2 | | | |
| 9 | 723.64 | Mortuary | § 790.62 | | | |
| 10 | 723.65 | Trade Shop | § 790.124 | P | C | |
| 11 | 723.66 | Storage | § 790.117 | | | |
| 12 | 723.67 | Video Store | § 790.135 | C | C | |
| 13 | 723.68 | Fringe Financial Service | § 790.111 | # | # | # |
| 14 | 723.69 | Tobacco Paraphernalia Establishments | § 790.123 | NP# | NP# | NP# |
| 15 | 723.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 16 | 723.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 17 | <u>723.69C</u> | <u>Neighborhood Agriculture</u> | <u> § 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 18 | <u>723.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u> § 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 19 | Institutions and Non-Retail Sales and Services | | | | | |
| 20 | 723.70 | Administrative Service | § 790.106 | | | |
| 21 | 723.80 | Hospital or Medical Center | § 790.44 | | | |
| 22 | 723.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 23 | 723.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 24 | 723.83 | Public Use | § 790.80 | C | C | C |
| 25 | 723.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| | RESIDENTIAL STANDARDS AND USES | | | | | |
| | 723.90 | Residential Use | § 790.88 | P | P | P |
| | 723.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 400 sq. ft. lot area § 207.4 | | |

| | | | | | |
|--------|---|---------------------------------|--|---|---|
| 723.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 140 sq. ft. lot area § 208 | | |
| 723.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d) | | |
| 723.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 723.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR THE POLK STREET DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| 723.68 | §249.35 | <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>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.</p> <p>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).</p> |
| § 723.69 | § 790.123 § 186.1 | <p>Tobacco Paraphernalia Establishments — Tobacco Paraphernalia Establishments are not permitted in the Polk Street Neighborhood Commercial District. The special definition of "Tobacco Paraphernalia Establishments" applicable to the Polk 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 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.</p> |

SEC. 724.1. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

1 Located in the Presidio Heights neighborhood in north-central San Francisco, the
2 Sacramento Street Neighborhood Commercial District functions as a small-scale linear
3 shopping area. It extends along Sacramento Street between Lyon and Spruce. Interspersed
4 among residential buildings and garages, the district's daytime-oriented retail stores provide a
5 limited array of convenience goods to the immediate neighborhood. Sacramento Street also
6 has many elegant clothing, accessory, and antique stores and services, such as hair salons,
7 which attract customers from a wider trade area. Its numerous medical and business offices
8 draw clients from throughout the City. Evening activity in the district is limited to one movie
9 theater, a few restaurants, and some stores near Presidio Avenue.

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

1 Housing development in new buildings is encouraged above the second story. Existing
2 residential units are protected by limitations on demolitions and prohibitions of upper-story
3 conversions.
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Sacramento Street |
|--|---|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 724.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 724.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1 |
| 724.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |
| 724.13 | Street Frontage | | Required § 145.1 |
| 724.14 | Awning | § 790.20 | P § 136.1(a) |
| 724.15 | Canopy | § 790.26 | P § 136.1(b) |
| 724.16 | Marquee | § 790.58 | P § 136.1(c) |
| 724.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 724.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 724.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 724.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 724.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |

| | | | |
|--------|--------------------------|---------------------------|--|
| 724.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 724.25 | Drive-Up Facility | § 790.30 | |
| 724.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 724.27 | Hours of Operation | § 790.48 | P 6 a.m.—12 a.m.; C 12 a.m.—6 a.m. |
| 724.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 724.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 724.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Sacramento Street Controls by Story | | |
|----------------------------------|---|--------------|-------------------------------------|-----|------|
| | | | 1st | 2nd | 3rd+ |
| | | § 790.118 | | | |
| 724.38 | Residential Conversion | § 790.84 | P | | |
| 724.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 724.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | C | |
| 724.41 | Bar | § 790.22 | | | |
| 724.42 | Full-Service Restaurant | § 790.92 | C | | |
| 724.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 724.44 | Small Self-Service Restaurant | § 790.91 | C | | |
| 724.45 | Liquor Store | § 790.55 | P | | |
| 724.46 | Movie Theater | § 790.64 | P | | |
| 724.47 | Adult Entertainment | § 790.36 | | | |
| 724.48 | Other Entertainment | § 790.38 | C | | |
| 724.49 | Financial Service | § 790.110 | C | | |
| 724.50 | Limited Financial Service | § 790.112 | C | | |

| | | | | | | |
|----|---|--|------------------------------------|----------|----------|----------|
| 1 | 724.51 | Medical Service | § 790.114 | | | |
| 2 | 724.52 | Personal Service | § 790.116 | C | | |
| 3 | 724.53 | Business or Professional Service | § 790.108 | C | | |
| 4 | 724.54 | Massage Establishment | § 790.60, § 1900 Health Code | | | |
| 5 | 724.55 | Tourist Hotel | § 790.46 | C | C | |
| 6 | 724.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 7 | 724.57 | Automotive Gas Station | § 790.14 | | | |
| 8 | 724.58 | Automotive Service Station | § 790.17 | | | |
| 9 | 724.59 | Automotive Repair | § 790.15 | | | |
| 10 | 724.60 | Automotive Wash | § 790.18 | | | |
| 11 | 724.61 | Automobile Sale or Rental | § 790.12 | | | |
| 12 | 724.62 | Animal Hospital | § 790.6 | C | | |
| 13 | 724.63 | Ambulance Service | § 790.2 | | | |
| 14 | 724.64 | Mortuary | § 790.62 | | | |
| 15 | 724.65 | Trade Shop | § 790.124 | P | C | |
| 16 | 724.66 | Storage | § 790.117 | | | |
| 17 | 724.67 | Video Store | § 790.135 | C | C | |
| 18 | 724.68 | Fringe Financial Service | § 790.111 | | | |
| 19 | 724.69 | Tobacco Paraphernalia Establishments | § 790.123 | | | |
| 20 | 724.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 21 | 724.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 22 | <u>724.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 23 | <u>724.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 24 | Institutions and Non-Retail Sales and Services | | | | | |
| 25 | 724.70 | Administrative Service | § 790.106 | | | |
| | 724.80 | Hospital or Medical Center | § 790.44 | | | |
| | 724.81 | Other Institutions, Large | § 790.50 | P | C | C |

| | | | | | |
|---------------------------------------|---|---------------------------------|---|---|---|
| 724.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 724.83 | Public Use | § 790.80 | C | C | C |
| 724.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 724.90 | Residential Use | § 790.88 | P | P | P |
| 724.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 800 sq. ft. lot area § 207.4 | | |
| 724.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area § 208 | | |
| 724.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d) | | |
| 724.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 724.95 | Community Residential Parking | § 790.10 | C | C | C |

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| 724.38 | 790.84 | Boundaries: Sacramento Street Neighborhood Commercial District Controls: A residential use may be converted to an Other Institution, Large, Educational Service use as defined by Section 790.50 as a conditional use, if, in addition to the criteria set forth in Section 303, the Planning Commission finds that: |
| | | 1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and |
| | | 2) No legally residing residential tenant will be displaced. |

SEC. 725.1. 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

1 Ness Avenue and Steiner, including an arm extending north on Fillmore Street to Lombard.
2 The shopping area provides limited convenience goods for the residents of sections of the
3 Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately
4 surrounding the street. Important aspects of Union Street's business activity are eating and
5 drinking establishments and specialty shops whose clientele comes from a wide trade area.
6 There are also a significant number of professional, realty, and business offices. Many
7 restaurants and bars as well as the district's two movie theaters are open into the evening
8 hours, and on weekends the street's clothing, antique stores and galleries do a vigorous
9 business.

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

22 Housing development in new buildings is encouraged above the second story. Existing
23 residential units are protected by limitations on demolitions and upper-story conversions.
24
25

**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Union Street |
|--|---|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 725.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 725.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1 |
| 725.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a) (e) |
| 725.13 | Street Frontage | | Required § 145.1 |
| 725.14 | Awning | § 790.20 | P § 136.1(a) |
| 725.15 | Canopy | § 790.26 | P § 136.1(b) |
| 725.16 | Marquee | § 790.58 | P § 136.1(c) |
| 725.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 725.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.0 to 1 § 124(a) (b) |
| 725.21 | Use Size <i>[Non-Residential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 725.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 725.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. |

| | | | |
|--------|--------------------------|---------------------------|--|
| | | | §§ 152, 161(b) |
| 725.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 725.25 | Drive-Up Facility | § 790.30 | |
| 725.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 725.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 725.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 725.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 725.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Union Street | | |
|----------------------------------|--|--------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 725.38 | Residential Conversion | § 790.84 | P | C | C |
| 725.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 725.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | P | |
| 725.41 | Bar | § 790.22 | | | |
| 725.42 | Full-Service Restaurant | § 790.92 | C | | |
| 725.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 725.44 | Small Self-Service Restaurant | § 790.91 | C# | | |
| 725.45 | Liquor Store | § 790.55 | C | | |
| 725.46 | Movie Theater | § 790.64 | P | | |
| 725.47 | Adult Entertainment | § 790.36 | | | |
| 725.48 | Other Entertainment | § 790.38 | C | | |
| 725.49 | Financial Service | § 790.110 | C | C | |

| | | | | | | |
|----|---|--|------------------------------------|----------|----------|----------|
| 1 | 725.50 | Limited Financial Service | § 790.112 | P | | |
| 2 | 725.51 | Medical Service | § 790.114 | P | P | C |
| 3 | 725.52 | Personal Service | § 790.116 | P | P | C |
| 4 | 725.53 | Business or Professional Service | § 790.108 | P | P | C |
| 5 | 725.54 | Massage Establishment | § 790.60, § 1900 Health Code | | | |
| 6 | 725.55 | Tourist Hotel | § 790.46 | C | C | C |
| 7 | 725.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 8 | 725.57 | Automotive Gas Station | § 790.14 | | | |
| 9 | 725.58 | Automotive Service Station | § 790.17 | | | |
| 10 | 725.59 | Automotive Repair | § 790.15 | | | |
| 11 | 725.60 | Automotive Wash | § 790.18 | | | |
| 12 | 725.61 | Automobile Sale or Rental | § 790.12 | | | |
| 13 | 725.62 | Animal Hospital | § 790.6 | C | | |
| 14 | 725.63 | Ambulance Service | § 790.2 | | | |
| 15 | 725.64 | Mortuary | § 790.62 | | | |
| 16 | 725.65 | Trade Shop | § 790.124 | P | C | |
| 17 | 725.66 | Storage | § 790.117 | | | |
| 18 | 725.67 | Video Store | § 790.135 | C | C | |
| 19 | 725.68 | Fringe Financial Service | § 790.111 | | | |
| 20 | 725.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 21 | 725.69A | Self-Service Specialty Food | § 790.93 | C# | | |
| 22 | 724.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 23 | <u>725.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 24 | <u>725.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 25 | Institutions and Non-Retail Sales and Services | | | | | |
| | 725.70 | Administrative Service | § 790.106 | | | |
| | 725.80 | Hospital or Medical Center | § 790.44 | | | |

| | | | | | |
|--------|-----------------------------|-----------|---|---|---|
| 725.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 725.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 725.83 | Public Use | § 790.80 | C | C | C |
| 725.84 | Medical Cannabis Dispensary | § 790.141 | P | | |

RESIDENTIAL STANDARDS AND USES

| | | | | | |
|--------|---|---------------------------------|---|---|---|
| 725.90 | Residential Use | § 790.88 | P | P | P |
| 725.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| 725.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 210 sq. ft. lot area § 208 | | |
| 725.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d) | | |
| 725.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 725.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| §725.42 | §790.92 | <p>UNION STREET FULL-SERVICE RESTAURANTS</p> <p>Boundaries: Applicable to the Union Street Neighborhood Commercial District</p> <p>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.</p> <p>Controls: The Planning Commission may approve a full-service restaurant providing on-site beer and/or wine sales (with ABC license 40, 41 or 60) if, in addition to meeting the criteria set forth in Section 303, the use (1) is located on the ground floor, and (2) the Planning Commission finds that an additional full-service restaurant would not</p> |

| | | |
|----------------------------|------------------------|---|
| | | result in a net total of more than 32 full-service restaurants in the Union Street Neighborhood Commercial District. The Planning Department shall apply Article 7 zoning controls for Union Street Full-Service Restaurants to conditional use authorizations required by Planning Code § 178, including but not limited to significant alterations, modifications, and intensifications of use. |
| § 725.44 and 725.69B | § 790.91 790.93 | SMALL SELF-SERVICE RESTAURANTS AND SELF-SERVICE SPECIALTY FOOD USES Boundaries: Applicable to the Union Street Neighborhood Commercial District Controls: The Planning Commission may approve a Small Self-Service Restaurants or Self-Service Specialty Food use if, in addition to meeting the criteria set forth in Section 303, the Planning Commission finds that an additional such use would not result in a net total of more than 12 combined Small Self-Service Restaurants and Self-Service Specialty Food uses in the Union Street Neighborhood Commercial District. |

SEC. 726.1. 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.

SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

| | | | Valencia Street |
|---------------------------|-------------------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 726.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271 | 40-X, 50-X. See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X |
| 726.11 | Lot Size [<i>Per Development</i>] | §§ 790.56, 121.1 | P up to 9,999 sq. ft. C 10,000 |

| | | | |
|--|--|---|---|
| | | | sq. ft. & above § 121.1 |
| 726.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a)(e) |
| 726.13 a | Street Frontage, Above-Grade Parking Setback and Active Uses | § 145.1 | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1 |
| 726.13b | Street Frontage, Required Ground Floor Commercial | § 145.4 | Requirements apply. See § 145.4 |
| 726.13c | Street Frontage, Parking and Loading access restrictions | § 155(r) | Requirements apply. See § 155(r) |
| 726.14 | Awning | § 790.20 | P § 136.1(a) |
| 726.15 | Canopy | § 790.26 | P § 136.1(b) |
| 726.16 | Marquee | § 790.58 | P § 136.1(c) |
| 726.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 726.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a)(b) |
| 726.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |
| 726.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 151.1, 153—157, 159—160, 166, 204.5 | None required. Limits set forth in Section 151.1 §§ |
| 726.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 726.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 726.25 | Drive-Up Facility | § 790.30 | |
| 726.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 726.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 726.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |

| | | | |
|--------|---------------|------------------------------|-------------------------|
| 726.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 726.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Valencia Street | | |
|----------------------------------|---|------------------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 726.37 | Residential Conversion | §§ 790.84, 207.7 | C | | |
| 726.38 | Residential Demolition | §§ 790.86, 207.7 | C | C | C |
| 726.39 | Residential Division | § 207.8 | P | P | P |
| Retail Sales and Services | | | | | |
| 726.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | C | |
| 726.41 | Bar | § 790.22 | C | | |
| 726.42 | Full-Service Restaurant | § 790.92 | P | | |
| 726.43 | Large Fast Food Restaurant | § 790.90 | C | | |
| 726.44 | Small Self-Service Restaurant | § 790.91 | P | | |
| 726.45 | Liquor Store | § 790.55 | | | |
| 726.46 | Movie Theater | § 790.64 | P | | |
| 726.47 | Adult Entertainment | § 790.36 | | | |
| 726.48 | Other Entertainment | § 790.38 | C | | |
| 726.49 | Financial Service | § 790.110 | P | | |
| 726.50 | Limited Financial Service | § 790.112 | P | | |
| 726.51 | Medical Service | § 790.114 | P | C | |
| 726.52 | Personal Service | § 790.116 | P | C | |
| 726.53 | Business or Professional Service | § 790.108 | P | C | |
| 726.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |

| | | | | | | |
|----|---|--|-----------------------------------|----------|----------|----------|
| 1 | 726.55 | Tourist Hotel | \$ 790.46 | C | C | |
| 2 | 726.56 | Automobile Parking | §§ 790.8, 156, 158.1, 160, 166 | C | C | C |
| 3 | 726.57 | Automotive Gas Station | \$ 790.14 | | | |
| 4 | 726.58 | Automotive Service Station | \$ 790.17 | | | |
| 5 | 726.59 | Automotive Repair | \$ 790.15 | C | | |
| 6 | 726.60 | Automotive Wash | \$ 790.18 | | | |
| 7 | 726.61 | Automobile Sale or Rental | \$ 790.12 | | | |
| 8 | 726.62 | Animal Hospital | \$ 790.6 | C | | |
| 9 | 726.63 | Ambulance Service | \$ 790.2 | | | |
| 10 | 726.64 | Mortuary | \$ 790.62 | C | C | |
| 11 | 726.65 | Trade Shop | \$ 790.124 | P | C | |
| 12 | 726.66 | Storage | \$ 790.117 | | | |
| 13 | 726.67 | Video Store | \$ 790.135 | C | C | |
| 14 | 726.68 | Fringe Financial Service | \$ 790.111 | # | # | # |
| 15 | 726.69 | Tobacco Paraphernalia Establishments | \$ 790.123 | C | | |
| 16 | 726.69A | Self-Service Specialty Food | \$ 790.93 | P | | |
| 17 | 726.69B | Amusement Game Arcade (Mechanical Amusement Devices) | \$ 790.04 | | | |
| 18 | <u>726.69C</u> | <u>Neighborhood</u> <u>Agriculture</u> | <u>\$ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 19 | <u>726.69D</u> | <u>Large-Scale Urban</u> <u>Industrial Agriculture</u> | <u>\$ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 20 | Institutions and Non-Retail Sales and Services | | | | | |
| 21 | 726.70 | Administrative Service | \$ 790.106 | | | |
| 22 | 726.80 | Hospital or Medical Center | \$ 790.44 | | | |
| 23 | 726.81 | Other Institutions, Large | \$ 790.50 | P | C | C |
| 24 | 726.82 | Other Institutions, Small | \$ 790.51 | P | P | P |

| | | | | | |
|---------------------------------------|---|---|--|---|---|
| 726.83 | Public Use | § 790.80 | C | C | C |
| 726.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 726.90 | Residential Use | §§ 145.4, 790.88 | P, except NP for frontages listed in 145.4 | P | P |
| 726.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 207.4, 207.6, 790.88(a) | No density limit § 207.4 | | |
| 726.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No density limit | | |
| 726.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d) | | |
| 726.94 | Off-Street Parking, Residential | §§ 145.1, 150, 151.1, 153—157, 159—160, 166, 167, 204.5 | Non required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1 | | |
| 726.95 | Community Residential Parking | §§ 145.1, 151.1(f), 155(r), 166, 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR THE VALENCIA STREET DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|-------------------------------|---------------------------|--|
| § 726.68 | § 249.35 | 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 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). |

SEC. 727.1. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

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

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

22 Housing development in new buildings is encouraged above the ground story. Housing
23 density is not controlled by the size of the lot but by requirements to supply a high percentage
24 of larger units and by physical envelope controls. Existing housing units are protected by
25 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.

**SEC. 727. 24TH STREET — MISSION NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT
ZONING CONTROL TABLE**

| | | | 24th Street — Mission |
|--|--|---|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 727.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X, 50-X, 105-E See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X. |
| 727.11 | Lot Size [<i>Per Development</i>] | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 727.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a)(e) |
| 727.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | § 145.1 | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1 |
| 727.13b | Street Frontage, Required Ground Floor Commercial | § 145.4 | Requirements apply. See § 145.4 |
| 727.13c | Street Frontage, Parking and Loading access restrictions | § 155(r) | Requirements apply. See § 155(r) |
| 727.14 | Awning | § 790.20 | P § 136.1(a) |
| 727.15 | Canopy | § 790.26 | P § 136.1(b) |
| 727.16 | Marquee | § 790.58 | P § 136.1(c) |
| 727.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 727.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a)(b) |
| 727.21 | Use Size [<i>Non-Residential</i>] | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 727.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 151.1, 153—157, 159— | None required. Limits set forth in Section 151.1 §§ |

| | | | |
|--------|----------------------------|-------------------------------|---|
| | | 160, 166, 204.5 | |
| 727.23 | Off-Street Freight Loading | §§ 150, 153— 155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 727.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 727.25 | Drive-Up Facility | § 790.30 | |
| 727.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2 (b) |
| 727.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 727.30 | General Advertising Sign | §§ 262, 602— 604, 608, 609 | |
| 727.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P § 607.1(f)2 |
| 727.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P § 607.1(c)(d)(g) |

| No. | Zoning Category | § References | 24th Street— Mission | | |
|----------------------------------|--|------------------|-------------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 727.37 | Residential Conversion | §§ 790.84, 207.7 | C | | |
| 727.38 | Residential Demolition | §§ 790.86, 207.7 | C | C | C |
| 726.39 | Residential Division | § 207.8 | P | P | P |
| Retail Sales and Services | | | | | |
| 727.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P | | |
| 727.41 | Bar | § 790.22 | | | |
| 727.42 | Full-Service Restaurant | § 790.92 | C | | |
| 727.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 727.44 | Small Self-Service Restaurant | § 790.91 | C | | |
| 727.45 | Liquor Store | § 790.55 | | | |
| 727.46 | Movie Theater | § 790.64 | P | | |

| | | | | | | |
|----|---------|---|------------------------------------|---|---|---|
| 1 | 727.47 | Adult Entertainment | § 790.36 | | | |
| 2 | 727.48 | Other Entertainment | § 790.38 | C | | |
| 3 | 727.49 | Financial Service | § 790.110 | P | | |
| 4 | 727.50 | Limited Financial Service | § 790.112 | P | | |
| 5 | 727.51 | Medical Service | § 790.114 | P | C | |
| 6 | 727.52 | Personal Service | § 790.116 | P | C | |
| 7 | 727.53 | Business or Professional Service | § 790.108 | P | C | |
| 8 | 727.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 9 | 727.55 | Tourist Hotel | § 790.46 | C | C | |
| 10 | 727.56 | Automobile Parking | §§ 790.8, 156, 158.1, 160, 166 | C | C | C |
| 11 | 727.57 | Automotive Gas Station | § 790.14 | | | |
| 12 | 727.58 | Automotive Service Station | § 790.17 | | | |
| 13 | 727.59 | Automotive Repair | § 790.15 | C | | |
| 14 | 727.60 | Automotive Wash | § 790.18 | | | |
| 15 | 727.61 | Automobile Sale or Rental | § 790.12 | | | |
| 16 | 727.62 | Animal Hospital | § 790.6 | C | | |
| 17 | 727.63 | Ambulance Service | § 790.2 | | | |
| 18 | 727.64 | Mortuary | § 790.62 | | | |
| 19 | 727.65 | Trade Shop | § 790.124 | P | | |
| 20 | 727.66 | Storage | § 790.117 | | | |
| 21 | 727.67 | Video Store | § 790.135 | C | | |
| 22 | 727.68 | Fringe Financial Service | § 790.111 | # | # | # |
| 23 | 727.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 24 | 727.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 25 | 727.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |

| | | | | | | |
|----|----------------|---|----------------------|----------|----------|----------|
| 23 | <u>727.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 24 | <u>727.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |

Institutions and Non-Retail Sales and Services

| | | | | | |
|--------|-----------------------------|-----------|---|---|---|
| 727.70 | Administrative Service | § 790.106 | | | |
| 727.80 | Hospital or Medical Center | § 790.44 | | | |
| 727.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 727.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 727.83 | Public Use | § 790.80 | C | C | C |
| 727.84 | Medical Cannabis Dispensary | § 790.141 | P | | |

RESIDENTIAL STANDARDS AND USES

| | | | | | |
|--------|---|---|---|---|---|
| 727.90 | Residential Use | §§ 145.4, 790.88 | P, except NP for frontages listed in § 145.4 | P | P |
| 727.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 207.4, 207.6, 790.88(a) | No density limit | | |
| 727.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No density limit | | |
| 727.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d) | | |
| 727.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit §§ 151, 161(a) (g), 166, 167, 145.1 | | |
| 727.95 | Community Residential Parking | §§ 145.1, 151.1(f), 155(r), 166, 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR THE 24TH STREET-MISSION DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| § 727.68 | § 249.35 | <p>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.</p> <p>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).</p> |

SEC. 728.1. 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. Additional large fast food restaurants are prohibited, other 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.

SEC. 728. 24TH STREET — NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

| | | | 24th Street — Noe Valley |
|---------------------------|--------------------------------------|---|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 728.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 728.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft. C 5,000 sq. ft. & above § 121.1 |
| 728.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |
| 728.13 | Street Frontage | | Required § 145.1 |
| 728.14 | Awning | § 790.20 | P § 136.1(a) |
| 728.15 | Canopy | § 790.26 | P § 136.1(b) |
| 728.16 | Marquee | § 790.58 | P § 136.1(c) |
| 728.17 | Street Trees | | Required § 143 |

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

| | | | |
|--------|---|------------------------------------|--|
| 728.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 728.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 728.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 728.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 728.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 728.25 | Drive-Up Facility | § 790.30 | |
| 728.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 728.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 728.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 728.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 728.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | 24th Street— Noe Valley | | |
|---------------------------|------------------------|--------------|----------------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 728.38 | Residential Conversion | § 790.84 | P | | |
| 728.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |

| | | | | | | |
|----|--------|---|------------------------------------|----|----|---|
| 1 | 728.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P# | C# | |
| 2 | 728.41 | Bar | § 790.22 | C# | | |
| 3 | 728.42 | Full-Service Restaurant | § 790.92 | C | | |
| 4 | 728.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 5 | 728.44 | Small Self-Service Restaurant | § 790.91 | C | | |
| 6 | 728.45 | Liquor Store | § 790.55 | C | | |
| 7 | 728.46 | Movie Theater | § 790.64 | P | | |
| 8 | 728.47 | Adult Entertainment | § 790.36 | | | |
| 9 | 728.48 | Other Entertainment | § 790.38 | C | | |
| 10 | 728.49 | Financial Service | § 790.110 | C | | |
| 11 | 728.50 | Limited Financial Service | § 790.112 | C | | |
| 12 | 728.51 | Medical Service | § 790.114 | P | C | |
| 13 | 728.52 | Personal Service | § 790.116 | P | C | |
| 14 | 728.53 | Business or Professional Service | § 790.108 | P | C | |
| 15 | 728.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 16 | 728.55 | Tourist Hotel | § 790.46 | C | C | |
| 17 | 728.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 18 | 728.57 | Automotive Gas Station | § 790.14 | | | |
| 19 | 728.58 | Automotive Service Station | § 790.17 | | | |
| 20 | 728.59 | Automotive Repair | § 790.15 | | | |
| 21 | 728.60 | Automotive Wash | § 790.18 | | | |
| 22 | 728.61 | Automobile Sale or Rental | § 790.12 | | | |
| 23 | 728.62 | Animal Hospital | § 790.6 | C | | |
| 24 | 728.63 | Ambulance Service | § 790.2 | | | |
| 25 | 728.64 | Mortuary | § 790.62 | | | |
| | 728.65 | Trade Shop | § 790.124 | P | C | |
| | 728.66 | Storage | § 790.117 | | | |
| | 728.67 | Video Store | § 790.135 | C | C | |
| | 728.68 | Fringe Financial Service | § 790.111 | # | # | # |
| | 728.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |

| | | | | | |
|---|---|------------------------------------|--|----------|----------|
| 728.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 728.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 728.69C | <i>Neighborhood Agriculture</i> | § 102.34 35(a) | <u>P</u> | <u>P</u> | <u>P</u> |
| 728.69D | Large-Scale Urban Industrial <i>Agriculture</i> | § 102.34 35(b) | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions and Non-Retail Sales and Services | | | | | |
| 728.70 | Administrative Service | § 790.106 | | | |
| 728.80 | Hospital or Medical Center | § 790.44 | | | |
| 728.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 728.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 728.83 | Public Use | § 790.80 | C | C | C |
| 728.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 728.90 | Residential Use | § 790.88 | P | P | P |
| 728.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 600 sq. ft. lot area § 207.4 | | |
| 728.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 210 sq. ft. lot area § 208 | | |
| 728.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft if private, or 100 sq. ft. if common § 135(d) | | |
| 728.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 728.95 | Community Residential Parking | § 790.10 | C | C | C |

**SPECIFIC PROVISIONS FOR THE 24TH STREET—NOE VALLEY
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--|---|
| § 728.40 | § 790.102(b) and (n) § 703.2(b)(1)(C) | <p>24TH STREET — NOE VALLEY SPECIALTY RETAIL USES</p> <p>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 asset forth in Code §§ 710.10 and 186.</p> <p>Controls: Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in Code § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).</p> |
| § 728.41 | § 790.22 | <p>24th STREET—NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS</p> <p>Boundaries: Applicable to the 24th Street - Noe Valley Neighborhood Commercial District</p> <p>Controls: (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use, as defined in § 790.22, 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:</p> <p>(1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and</p> <p>(2) The establishment maintains only an ABC license type 47. Other ABC license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section.</p> <p>(b) Subsequent to the granting of a conditional use authorization under this Section, the 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.</p> |
| § 728.68 | § 249.35 | <p>FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</p> <p>Boundaries: The FFSRUD and its ¼ mile buffer includes portions of, but is not limited to, the 24th Street-Noe Valley</p> |

| | | |
|--|--|--|
| | | <p>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).</p> |
|--|--|--|

SEC. 729.1. 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. Large fast-food restaurants and small self-service restaurants are prohibited. 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.

**SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

| | | | West Portal Avenue |
|---------------------------|-----------------------|---|------------------------|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 729.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 26-X |
| 729.11 | Lot Size | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; |

| | | | |
|--|---|------------------------------------|--|
| | <i>[Per Development]</i> | | C 5,000 sq. ft. & above § 121.1 |
| 729.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |
| 729.13 | Street Frontage | | Required § 145.1 |
| 729.14 | Awning | § 790.20 | P § 136.1(a) |
| 729.15 | Canopy | § 790.26 | P § 136.1(b) |
| 729.16 | Marquee | § 790.58 | P § 136.1(c) |
| 729.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 729.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 729.21 | Use Size <i>[Nonresidential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2 |
| 729.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 729.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 729.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 729.25 | Drive-Up Facility | § 790.30 | |
| 729.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 729.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. |

| | | | |
|--------|--------------------------|---------------------------|-------------------------|
| 729.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |
| 729.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)2 |
| 729.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | West Portal Avenue | | |
|----------------------------------|--|------------------------------------|--------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 729.38 | Residential Conversion | § 790.84 | P | | |
| 729.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 729.40 | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 790.102 | P# | P | |
| 729.41 | Bar | § 790.22 | C | | |
| 729.42 | Full-Service Restaurant | § 790.92 | C | | |
| 729.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 729.44 | Small Self-Service Restaurant | § 790.91 | | | |
| 729.45 | Liquor Store | § 790.55 | P | | |
| 729.46 | Movie Theater | § 790.64 | | | |
| 729.47 | Adult Entertainment | § 790.36 | | | |
| 729.48 | Other Entertainment | § 790.38 | | | |
| 729.49 | Financial Service | § 790.110 | | | |
| 729.50 | Limited Financial Service | § 790.112 | C | | |
| 729.51 | Medical Service | § 790.114 | C | P | |
| 729.52 | Personal Service | § 790.116 | P | P | |
| 729.53 | Business or Professional Service | § 790.108 | C # | P | |
| 729.54 | Massage Establishment | § 790.60, § 1900 Health Code | | | |
| 729.55 | Tourist Hotel | § 790.46 | | | |
| 729.56 | Automobile Parking | §§ 790.8, 156, 160 | | | |

| | | | | | | |
|---|----------------|--|--------------------------|--|----------|----------|
| 1 | 729.57 | Automotive Gas Station | § 790.14 | | | |
| 2 | 729.58 | Automotive Service Station | § 790.17 | C | | |
| 3 | 729.59 | Automotive Repair | § 790.15 | | | |
| 4 | 729.60 | Automotive Wash | § 790.18 | | | |
| 5 | 729.61 | Automobile Sale or Rental | § 790.12 | | | |
| 6 | 729.62 | Animal Hospital | § 790.6 | C | | |
| 7 | 729.63 | Ambulance Service | § 790.2 | | | |
| 8 | 729.64 | Mortuary | § 790.62 | | | |
| 9 | 729.65 | Trade Shop | § 790.124 | P | | |
| 10 | 729.66 | Storage | § 790.117 | | | |
| 11 | 729.67 | Video Store | § 790.135 | C | C | |
| 12 | 729.68 | Fringe Financial Service | § 790.111 | | | |
| 13 | 729.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 14 | 729.69A | Self-Service Specialty Food | § 790.93 | | | |
| 15 | 729.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 16 | <u>729.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 17 | <u>729.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions and Non-Retail Sales and Services | | | | | | |
| 18 | 729.70 | Administrative Service | § 790.106 | | | |
| 19 | 729.80 | Hospital or Medical Center | § 790.44 | | | |
| 20 | 729.81 | Other Institutions, Large | § 790.50 | C | C | |
| 21 | 729.82 | Other Institutions, Small | § 790.51 | P | P | |
| 22 | 729.83 | Public Use | § 790.80 | C | C | |
| 23 | 729.84 | Medical Cannabis Dispensary | § 790.141 | C | | |
| RESIDENTIAL STANDARDS AND USES | | | | | | |
| 24 | 729.90 | Residential Use | § 790.88 | P | P | |
| 25 | 729.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 800 sq. ft. lot area | | |

| | | | |
|--------|--|---------------------------------|--|
| | | | § 207.4 |
| 729.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area § 208 |
| 729.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) |
| 729.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) |
| 729.95 | Community Residential Parking | § 790.10 | C C |

**SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|--------------------------|---|
| § 729.40 | § 790.102 | Boundaries: The entire West Portal Neighborhood Commercial District Controls: A retail coffee store or other non-alcoholic beverage store as defined by Subsection 790.102(n) may be granted a conditional use to be exempt from the prohibition described in that subsection of cooking devices and on-site food preparation not connected with beverage preparation, provided that the cooking device allowed shall be limited to one small device for warming sandwich ingredients and provided that all other provisions of Subsection 790.102(n) are met. |
| § 729.53 | | 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 services and/or stock brokerages in the district, stock brokerages shall not be permitted. |

SEC. 730.1. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

1 The Inner Sunset Neighborhood Commercial District is located in the Inner Sunset
2 neighborhood, consisting of the NC-2 district bounded by Lincoln Way on the north, Fifth
3 Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The
4 shopping area provides convenience goods and services to local Inner Sunset residents, as
5 well as comparison shopping goods and services to a larger market area. The commercial
6 district is also frequented by users of Golden Gate Park on weekends and by City residents
7 for its eating, drinking, and entertainment places. Numerous housing units establish the
8 district's mixed residential-commercial character.

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

20 Housing development in new buildings is encouraged above the ground story. Existing
21 residential units are protected by prohibition of upper-story conversions and limitations on
22 demolitions.

23 **SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT**
24 **ZONING CONTROL TABLE**

| | |
|--|---------------------|
| | Inner Sunset |
|--|---------------------|

| No. | Zoning Category | § References | Controls |
|--|---|---|--|
| BUILDING STANDARDS | | | |
| 730.1 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | 40-X |
| 730.11 | Lot Size <i>[Per Development]</i> | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 730.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a) (e) |
| 730.13 | Street Frontage | | Required § 145.1 |
| 730.14 | Awning | § 790.20 | P § 136.1(a) |
| 730.15 | Canopy | § 790.26 | P § 136.1(b) |
| 730.16 | Marquee | § 790.58 | P § 136.1(c) |
| 730.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 730.2 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a) (b) |
| 730.21 | Use Size <i>[Nonresidential]</i> | § 790.130 | P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2 |
| 730.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g) |
| 730.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 730.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |

| | | | |
|--------|--------------------------|----------------------------|---|
| 730.25 | Drive-Up Facility | § 790.30 | |
| 730.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 730.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m. C 2 a.m.—6 a.m. |
| 730.30 | General Advertising Sign | §§ 262, 602, 604, 608, 609 | |
| 730.31 | Business Sign | §§ 262, 602, 604, 608, 609 | P § 607.1(f)2 |
| 730.32 | Other Signs | §§ 262, 602, 604, 608, 609 | P § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Inner Sunset Controls by Story | | |
|----------------------------------|---|--------------|--------------------------------|-----|------|
| | | | 1st | 2nd | 3rd+ |
| | | § 790.118 | | | |
| 730.38 | Residential Conversion | § 790.84 | P | | |
| 730.39 | Residential Demolition | § 790.86 | P | C | C |
| Retail Sales and Services | | | | | |
| 730.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | C | |
| 730.41 | Bar | § 790.22 | C | | |
| 730.42 | Full-Service Restaurant | § 790.92 | C | | |
| 730.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 730.44 | Small Self-Service Restaurant | § 790.91 | C | | |
| 730.45 | Liquor Store | § 790.55 | | | |
| 730.46 | Movie Theater | § 790.64 | P | | |
| 730.47 | Adult Entertainment | § 790.36 | | | |
| 730.48 | Other Entertainment | § 790.38 | C | | |
| 730.49 | Financial Service | § 790.110 | P | | |
| 730.50 | Limited Financial Service | § 790.112 | P | | |
| 730.51 | Medical Service | § 790.114 | C | C | |
| 730.52 | Personal Service | § 790.116 | P | C | |
| 730.53 | Business or Professional | § 790.108 | P | C | |

| | | | | | |
|---|--|------------------------------------|----------|----------|----------|
| | Service | | | | |
| 730.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 730.55 | Tourist Hotel | § 790.46 | C | C | |
| 730.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 730.57 | Automotive Gas Station | § 790.14 | | | |
| 730.58 | Automotive Service Station | § 790.17 | | | |
| 730.59 | Automotive Repair | § 790.15 | C | | |
| 730.60 | Automotive Wash | § 790.18 | | | |
| 730.61 | Automobile Sale or Rental | § 790.12 | | | |
| 730.62 | Animal Hospital | § 790.6 | C | | |
| 730.63 | Ambulance Service | § 790.2 | | | |
| 730.64 | Mortuary | § 790.62 | | | |
| 730.65 | Trade Shop | § 790.124 | P | | |
| 730.66 | Storage | § 790.117 | | | |
| 730.67 | Video Store | § 790.135 | C | | |
| 730.68 | Fringe Financial Service | § 790.111 | P | | |
| 730.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 730.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 730.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| <u>730.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>730.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions and Non-Retail Sales and Services | | | | | |
| 730.7 | Administrative Service | § 790.106 | | | |
| 730.8 | Hospital or Medical Center | § 790.44 | | | |
| 730.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 730.82 | Other Institutions, Small | § 790.51 | P | P | P |

| | | | | | |
|---------------------------------------|--|---------------------------------|--|---|---|
| 730.83 | Public Use | § 790.80 | C | C | |
| 730.84 | Medical Cannabis Dispensary | § 790.141 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 730.9 | Residential Use | § 790.88 | P | P | P |
| 730.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 800 sq. ft. lot area § 207.4 | | |
| 730.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area § 208 | | |
| 730.93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) | | |
| 730.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |
| 730.95 | Community Residential Parking | § 790.10 | C | C | C |

**SPECIFIC PROVISIONS FOR THE INNER SUNSET
NEIGHBORHOOD COMMERCIAL DISTRICT**

| Article 7 Code Section | Other Code Section | Zoning Controls |
|---------------------------------------|-----------------------------------|--|
| § 730.68 | § 249.35 | Fringe financial services are P 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). |

SEC. 731.1. 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

1 can be either linear along transit-priority corridors, concentric around transit stations, or
2 broader areas where transit services criss-cross the neighborhood. Housing density is limited
3 not by lot area, but by the regulations on the built envelope of buildings, including height, bulk,
4 setbacks, and lot coverage, and standards for residential uses, including open space and
5 exposure, and urban design guidelines. Residential parking is not required and generally
6 limited. Commercial establishments are discouraged or prohibited from building accessory off-
7 street parking in order to preserve the pedestrian-oriented character of the district and prevent
8 attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
9 street parking and loading on critical stretches of NC and transit streets to preserve and
10 enhance the pedestrian-oriented character and transit function.

11 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and
12 specialty goods and services to a population greater than the immediate neighborhood,
13 additionally providing convenience goods and services to the surrounding neighborhoods.
14 NCT-3 Districts include some of the longest linear commercial streets in the City, some of
15 which have continuous retail development for many blocks. Large-scale lots and buildings and
16 wide streets distinguish the districts from smaller-scaled commercial streets, although the
17 districts may include small as well as moderately scaled lots. Buildings may range in height,
18 with height limits varying from four to eight stories.

19 NCT-3 building standards permit moderately large commercial uses and buildings.
20 Rear yards are protected at residential levels.

21 A diversified commercial environment is encouraged for the NCT-3 District, and a wide
22 variety of uses are permitted with special emphasis on neighborhood-serving businesses.
23 Eating and drinking, entertainment, and financial service uses generally are permitted with
24 certain limitations at the first and second stories. Auto-oriented uses are somewhat restricted.
25 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.

**SEC. 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
NCT-3 ZONING CONTROL TABLE**

| | | | NC-3 |
|---------------------------|--|--|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 731.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 261.1, 263.20, 270, 271 | Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.20 |
| 731.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1 |
| 731.12 | Rear Yard | §§ 130, 134, 136 | Required at residential levels only § 134(a)(e) |
| 731.13 | Street Frontage | | Required § 145.1 |
| 731.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e) |
| 731.13b | Street Frontage, Required Ground Floor Commercial | | Market Street, Church Street § 145.1(d) |
| 731.13c | Street Frontage, Parking and Loading access restrictions | | § 155(r) NP: Market Street, Church Street, Mission Street C: Duboce Street, Haight Street |
| 731.14 | Awning | § 790.20 | P § 136.1(a) |
| 731.15 | Canopy | § 790.26 | P § 136.1(b) |
| 731.16 | Marquee | § 790.58 | P § 136.1(c) |
| 731.17 | Street Trees | - | Required § 143 |

COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES

| | | | |
|--------|--|--|---|
| 731.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.6 to 1 § 124 (a) (b) |
| 731.21 | Use Size [Non-Residential] | § 790.130 | P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2 |
| 731.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153— 157, 159—160, 204.5 | None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1 |
| 731.23 | Off-Street Freight Loading | §§ 150, 153— 155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 731.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 731.25 | Drive-Up Facility | § 790.30 | |
| 731.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 731.27 | Hours of Operation | § 790.48 | No Limit |
| 731.30 | General Advertising Sign | §§ 262, 602— 604, 608, 609 | P # § 607.1(e)2 |
| 731.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P # § 607.1(f)3 |
| 731.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P # § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | NCT-3 | | |
|----------------------------------|--|------------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 731.38 | Residential Conversion | § 790.84, 207.7 | C | C | C |
| 731.39 | Residential Demolition | § 790.86, 207.7 | C | C | C |
| 731.39a | Residential Division | § 207.6 | P | P | P |
| Retail Sales and Services | | | | | |
| 731.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P # | P # | P # |
| 731.41 | Bar | § 790.22 | P | P | - |
| 731.42 | Full-Service Restaurant | § 790.92 | P | P | - |
| 731.43 | Large Fast Food Restaurant | § 790.90 | C # | C # | - |
| 731.44 | Small Self-Service Restaurant | § 790.91 | P # | P # | - |
| 731.45 | Liquor Store | § 790.55 | - | - | - |
| 731.46 | Movie Theater | § 790.64 | P | P | - |
| 731.47 | Adult Entertainment | § 790.36 | C | C | - |
| 731.48 | Other Entertainment | § 790.38 | P | P | - |
| 731.49 | Financial Service | § 790.110 | P | P | - |
| 731.50 | Limited Financial Service | § 790.112 | P | P | - |
| 731.51 | Medical Service | § 790.114 | P | P | P |
| 731.52 | Personal Service | § 790.116 | P | P | P |
| 731.53 | Business or Professional Service | § 790.108 | P | P | P |
| 731.54 | Massage Establishment | § 790.60, § 2700 Police Code | C | C | - |
| 731.55 | Tourist Hotel | § 790.46 | C | C | C |
| 731.56 | Automobile Parking | §§ 790.8, 156, 158.1, 160 | C | C | C |
| 731.57 | Automobile Gas Station | § 790.14 | C | - | - |

| | | | | | | |
|----|---|--|----------------------|--|----------|----------|
| 1 | 731.58 | Automotive Service Station | § 790.17 | C | - | - |
| 2 | 731.59 | Automotive Repair | § 790.15 | C | C | - |
| 3 | 731.60 | Automotive Wash | § 790.18 | C | - | - |
| 4 | 731.61 | Automobile Sale or Rental | § 790.12 | C | - | - |
| 5 | 731.62 | Animal Hospital | § 790.6 | C | C | - |
| 6 | 731.63 | Ambulance Service | § 790.2 | C | - | - |
| 7 | 731.64 | Mortuary | § 790.62 | C | C | C |
| 8 | 731.65 | Trade Shop | § 790.124 | P | C | C |
| 9 | 731.66 | Storage | § 790.117 | C | C | C |
| 10 | 731.67 | Video Store | § 790.135 | C | C | C |
| 11 | 731.68 | Fringe Financial Services | § 790.11 | P | P | P |
| 12 | 731.69A | Self-Service Specialty Food | § 790.93 | P# | P# | |
| 13 | 731.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 14 | <u>731.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 15 | <u>731.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 16 | Institutions and Non-Retail Sales and Services | | | | | |
| 17 | 731.70 | Administrative Service | § 790.106 | C | C | C |
| 18 | 731.80 | Hospital or Medical Center | § 790.44 | C | C | C |
| 19 | 731.81 | Other Institutions, Large | § 790.50 | P | P | P |
| 20 | 731.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 21 | 731.83 | Public Use | § 790.80 | C | C | C |
| 22 | 731.84 | Medical Cannabis Dispensary | § 790.141 | P # | - | - |
| 23 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 24 | 731.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.1(d) | P | P |
| 25 | | | | | | |

| | | | | | |
|--------|---|--|--|---|---|
| 731.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6 | | |
| 731.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208 | | |
| 731.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |
| 731.94 | Off-Street Parking, Residential | §§ 150, 153- 157, 159-160, 204.5 | None required. P up to 0.5; C up to 0.75. Not permitted above .75 cars for each dwelling unit. § 151.1, 166, 167, 145.1 | | |
| 731.95 | Community Residential Parking | § 790.10, 145.1, 166 | C | C | C |

SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|----------------------------------|-----------------------|--|
| § 731.30 § 731.31 § 731.32 | § 608.10 | UPPER MARKET STREET SPECIAL SIGN DISTRICT |
| | | Boundaries: Applicable only for the portion of the Market Street NCT-3 District from Octavia to Church Streets as mapped on Sectional Map SSD |
| | | Controls: Special restrictions and limitations for signs |

| | | |
|--------------------|--------------------|---|
| § 731.84 § 790.141 | Health Code § 3308 | Medical cannabis dispensaries in NCT-3 District may only operate between the hours of 8 am and 10 pm. |
|--------------------|--------------------|---|

SEC. 732.1. 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.

SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

| | | | Pacific Avenue NCD |
|---------------------------|----------------------------|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 732.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250-252, 260, 270, 271 | 40-X See Zoning Map |
| 732.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1 |
| 732.12 | Rear Yard | §§ 130, 134, 136 | 45% required at the first story and above and at all residential levels § 134(c) |

| | | | | |
|----|--|---|------------------------------------|---|
| 1 | 732.13 | Street Frontage | | Required § 145.1 |
| 2 | 732.14 | Awning | § 790.20 | P § 136.1(a) |
| 3 | 732.15 | Canopy | § 790.26 | P § 136.1(b) |
| 4 | 732.16 | Marquee | § 790.58 | P § 136.1(c) |
| 5 | 732.17 | Street Trees | | Required § 143 |
| 6 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 7 | 732.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.5 to 1 § 124(a) (b) |
| 8 | 732.21 | Use Size [Non-Residential] | § 790.130 | P up to 1,999 sq. ft.; C# 2,000 sq. ft. & above § 121.2 |
| 9 | 732.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153-157, 159-160, 204.5 | Generally, none required if occupied floor area is less than 2,000 sq. ft. §§ 151, 161(g) |
| 10 | 732.23 | Off-Street Freight Loading | §§ 150, 153-155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 11 | 732.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 12 | 732.25 | Drive-Up Facility | § 790.30 | |
| 13 | 732.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 14 | 732.27 | Hours of Operation | § 790.48 | P 6 a.m. - 10 p.m.; C 10 p.m. - 2 a.m. |
| 15 | 732.30 | General Advertising Sign | §§ 262, 602-604, 608, 609 | |
| 16 | 732.31 | Business Sign | §§ 262, 602-604, | P |

| | | | | | |
|----|----------------------------------|--|---------------------------------|--------------------|---|
| | | 608, 609 | § 607.1(f) 2 | | |
| 1 | 732.32 | Other Signs | §§ 262, 602-604, 608, 609 | P | |
| 2 | | | | § 607.1(c) (d) (g) | |
| 3 | 732.38 | Residential Conversion | § 790.84 | C | |
| 4 | 732.39 | Residential Demolition | § 790.86 | C | |
| 5 | Retail Sales and Services | | | | |
| 6 | 732.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | C |
| 7 | 732.41 | Bar | § 790.22 | | |
| 8 | 732.42 | Full-Service Restaurant | § 790.92 | C | |
| 9 | 732.43 | Large Fast Food Restaurant | § 790.90 | | |
| 10 | 732.44 | Small Self-Service Restaurant | § 790.91 | | |
| 11 | 732.45 | Liquor Store | § 790.55 | | |
| 12 | 732.46 | Movie Theater | § 790.64 | | |
| 13 | 732.47 | Adult Entertainment | § 790.36 | | |
| 14 | 732.48 | Other Entertainment | § 790.38 | | |
| 15 | 732.49 | Financial Service | § 790.110 | C | |
| 16 | 732.50 | Limited Financial Service | § 790.112 | P | |
| 17 | 732.51 | Medical Service | § 790.114 | C | C |
| 18 | 732.52 | Personal Service | § 790.116 | P | C |
| 19 | 732.53 | Business or Professional Service | § 790.108 | P | C |
| 20 | 732.54 | Massage Establishment | § 790.60, § 2700 Police Code | | |
| 21 | 732.55 | Tourist Hotel | § 790.46 | | |
| 22 | 732.56 | Automobile Parking | §§ 790.8, 156, 160 | C | |
| 23 | 732.57 | Automotive Gas Station | § 790.14 | | |
| 24 | 732.58 | Automotive Service Station | § 790.17 | | |
| 25 | 732.59 | Automotive Repair | § 790.15 | C | |
| | 732.60 | Automotive Wash | § 790.18 | | |
| | 732.61 | Automobile Sale or Rental | § 790.12 | | |
| | 732.62 | Animal Hospital | § 790.6 | | |

| | | | | | | |
|----|---|--|---------------------------------|--|----------|----------|
| 1 | 732.63 | Ambulance Service | § 790.2 | | | |
| 2 | 732.64 | Mortuary | § 790.62 | | | |
| 3 | 732.65 | Trade Shop | § 790.124 | C | | |
| 4 | 732.66 | Storage | § 790.117 | | | |
| 5 | 732.67 | Video Store | § 790.135 | C | | |
| 6 | 732.68 | Fringe Financial Service | § 790.111 | P | | |
| 7 | 732.69 | Tobacco Paraphernalia Establishments | § 790.123 | C | | |
| 8 | 732.69A | Self-Service Specialty Food | § 790.93 | | | |
| 9 | 732.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| 10 | <u>732.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 11 | <u>732.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 12 | Institutions and Non-Retail Sales and Services | | | | | |
| 13 | 732.70 | Administrative Service | § 790.106 | | | |
| 14 | 732.80 | Hospital or Medical Center | § 790.44 | | | |
| 15 | 732.81 | Other Institutions, Large | § 790.50 | | | |
| 16 | 732.82 | Other Institutions, Small | § 790.51 | C | | |
| 17 | 732.83 | Public Use | § 790.80 | C | | |
| 18 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 19 | 732.90 | Residential Use | § 790.88 | P | P | P |
| 20 | 732.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | Generally, 1 unit per 1,000 sq. ft. lot area § 207.4 | | |
| 21 | 732.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | Generally, 1 bedroom per 275 sq. ft. lot area § 208 | | |
| 22 | 732.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 100 sq. ft if private, or 133 sq. ft. if common § 135(d) | | |
| 23 | 732.94 | Off-Street Parking, Residential | §§ 150, 153-157, 159-160, 204.5 | Generally, 1 space for each dwelling unit §§ 151, 161(a) (g) | | |

| | | | | | |
|--------|-------------------------------|----------|---|--|--|
| 732.95 | Community Residential Parking | § 790.10 | C | | |
|--------|-------------------------------|----------|---|--|--|

SEC. 733.1. 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 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

1 traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking
2 and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented
3 character and transit function.

4 The Upper Market Street district controls are designed to promote moderate-scale
5 development which contributes to the definition of Market Street's design and character. They
6 are also intended to preserve the existing mix of commercial uses and maintain the livability of
7 the district and its surrounding residential areas. Large-lot and use development is reviewed
8 for consistency with existing development patterns. Rear yards are protected at all levels. To
9 promote mixed-use buildings, most commercial uses are permitted with some limitations
10 above the second story. In order to maintain continuous retail frontage and preserve a
11 balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged,
12 and eating and drinking, entertainment, and financial service uses are limited. Ground floor-
13 commercial space is required along Market and Church Streets. Most automobile and drive-
14 up uses are prohibited or conditional.

15 Housing development in new buildings is encouraged above the second story. Existing
16 upper-story residential units are protected by limitations on demolitions and upper-story
17 conversions.

18
19 **SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT ZONING CONTROL TABLE**

| | | | Upper Market Street |
|---------------------------|-----------------------|--|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 733.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 261.1, 263.18, 270, 271 | Varies See Zoning Map: Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18 |

| | | | | |
|----|--|---|--|---|
| 1 | 733.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | P up to 9,999 sq. ft. C 10,000 sq. ft. & above § 121.1 |
| 2 | 733.12 | Rear Yard | §§ 130, 134, 136 | Required from grade level and above § 134(a) (e) |
| 3 | 733.13 | Street Frontage | - | Required § 145.1 |
| 4 | 733.13a | Street Frontage, Above- Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c), (e) |
| 5 | 733.13b | Street Frontage, Required Ground Floor Commercial | | Market Street; Church Street § 145.1(d) |
| 6 | 733.13c | Street Frontage, Parking and Loading access restrictions | | § 155(r) NP: Market Street, Church Street |
| 7 | 733.14 | Awning | § 790.20 | P § 136.1(a) |
| 8 | 733.15 | Canopy | § 790.26 | P § 136.1(b) |
| 9 | 733.16 | Marquee | § 790.58 | P § 136.1(c) |
| 10 | 733.17 | Street Trees | - | Required § 143 |
| 11 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 12 | 733.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.0 to 1 § 124(a) (b) |
| 13 | 733.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |
| 14 | 733.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153— 157, 159—160, 204.5 | None required. For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 |

| | | | |
|--------|----------------------------|-------------------------------|---|
| | | | s.f. subject to conditions of 151.1(f); NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of Section 151.1(f); NP above. §§ 151.1, 166, 145.1 |
| 733.23 | Off-Street Freight Loading | §§ 150, 153— 155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152.161(b) |
| 733.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 733.25 | Drive-Up Facility | § 790.30 | - |
| 733.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 733.27 | Hours of Operation | § 790.48 | P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m. |
| 733.30 | General Advertising Sign | §§ 262, 602— 604, 608, 609 | - |
| 733.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P # § 607.1(f)(2) |
| 733.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P # § 607.1(c) (d) (g) |

| No. | Zoning Category | § References | Upper Market Street | | |
|----------------------------------|--|---------------------|---------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1 st | 2nd | 3rd+ |
| 733.38 | Residential Conversion | §§ 790.84, 207.7 | C | C | - |
| 733.39 | Residential Demolition | §§ 790.86, 207.7 | C | C | C |
| 733.39a | Residential Division | § 207.6 | P | P | P |
| Retail Sales and Services | | | | | |
| 733.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | P | - |
| 733.41 | Bar | § 790.22 | C | - | - |

| | | | | | | |
|----|--------|----------------------------------|---------------------------------------|----|---|---|
| 1 | 733.42 | Full-Service Restaurant | § 790.92 | C | - | - |
| 2 | 733.43 | Large Fast Food Restaurant | § 790.90 | - | - | - |
| 3 | 733.44 | Small Self-Service Restaurant | § 790.91 | C | - | - |
| 4 | | | | | | |
| 5 | 733.45 | Liquor Store | § 790.55 | C | - | - |
| 6 | 733.46 | Movie Theater | § 790.64 | P | - | - |
| 7 | 733.47 | Adult Entertainment | § 790.36 | - | - | - |
| 8 | 733.48 | Other Entertainment | § 790.38 | C# | - | - |
| 9 | | | | | | |
| 10 | 733.49 | Financial Service | § 790.110 | C | C | - |
| 11 | 733.50 | Limited Financial Service | § 790.112 | P | - | - |
| 12 | 733.51 | Medical Service | § 790.114 | P | P | C |
| 13 | 733.52 | Personal Service | § 790.116 | P | P | C |
| 14 | 733.53 | Business or Professional Service | § 790.108 | P | P | C |
| 15 | 733.54 | Massage Establishment | § 790.60, Police Code § 2700 | C | C | - |
| 16 | | | | | | |
| 17 | 733.55 | Tourist Hotel | § 790.46 | C | C | C |
| 18 | 733.56 | Automobile Parking | §§ 790.8, 145.1, 156, 158.1, 160, 166 | C | C | C |
| 19 | | | | | | |
| 20 | 733.57 | Automotive Gas Station | § 790.14 | - | - | - |
| 21 | | | | | | |
| 22 | 733.58 | Automotive Service Station | § 790.17 | - | - | - |
| 23 | 733.59 | Automotive Repair | § 790.15 | C | - | - |
| 24 | 733.60 | Automotive Wash | § 790.18 | - | - | - |
| 25 | 733.61 | Automobile Sale | § 790.12 | - | - | - |

| | | | | | |
|---|--|----------------------|--|----------|----------|
| | or Rental | | | | |
| 733.62 | Animal Hospital | § 790.6 | C | - | - |
| 733.63 | Ambulance Service | § 790.2 | - | - | - |
| 733.64 | Mortuary | § 790.62 | - | - | - |
| 733.65 | Trade Shop | § 790.124 | P | C | - |
| 733.66 | Storage | § 790.117 | - | - | - |
| 733.67 | Video Store | § 790.135 | C | C | - |
| 733.68 | Fringe Financial Service | § 790.111 | P | | |
| 733.69A | Self-Service Specialty Food | § 790.93 | C | | |
| 733.69B | Amusement Game Arcade (Mechanical Amusement Devices) | § 790.04 | | | |
| <u>733.69C</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>733.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions and Non-Retail Sales and Services | | | | | |
| 733.70 | Administrative Service | § 790.106 | - | - | - |
| 733.80 | Hospital or Medical Center | § 790.44 | - | - | - |
| 733.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 733.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 733.83 | Public Use | § 790.80 | C | C | C |
| 733.84 | Medical Cannabis Dispensary | § 790.141 | P | - | - |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 733.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.1(d) | P | P |

| | | | | | |
|--------|--|---------------------------------|---|---|---|
| 733.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6 | | |
| 733.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208 | | |
| 733.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 60 sq. ft. if private, or 80 sq. ft. if common 135(d) | | |
| 733.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | None required. P up to 0.5; C up to .75. Not permitted above .75 cars for each dwelling unit. § 151.1 | | |
| 733.95 | Community Residential Parking | §§ 790.10, 145.1, 166 | C | C | C |

SPECIFIC PROVISIONS FOR THE UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------|--------------------|--|
| § 733.31 § 733.32 | § 608.10 | UPPER MARKET STREET SPECIAL SIGN DISTRICT Boundaries: Applicable only for the portions of the Upper Market Street NCT as mapped on Sectional Map SSD Controls: Special restrictions and limitations for signs |
| § 733.48 | - | Boundaries: Applicable for the Upper Market Street NCT; Controls: Existing bars in the Upper Market Street Neighborhood Commercial Transit District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without |

obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.

SEC. 733A.1. 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.

SEC. 733A NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1 ZONING CONTROL TABLE

| | | | NCT-1 |
|---------------------------|--|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 733A.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | Varies See Zoning Map. |
| 733A.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1 |
| 733A.12 | Rear Yard | §§ 130, 134, 136 | Required at grade level and above § 134(a)(e) |
| 733A.13 | Street Frontage | | Required § 145.1 |
| 733.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1 |
| 733A.13b | Street Frontage, Required | | Geneva Avenue, § 145.4 |

| | | | |
|--|--|---------------------------------|---|
| | Ground Floor Commercial | | |
| 733A.13c | Street Frontage, Parking and Loading access restrictions | | § 155(r) NP: Geneva Avenue |
| 733A.14 | Awning | § 790.20 | P § 136.1(a) |
| 733A.15 | Canopy | § 790.26 | |
| 733A.16 | Marquee | § 790.58 | |
| 733A.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 733A.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.8 to 1 § 124(a)(b) |
| 733A.21 | Use Size [Non-Residential] | § 790.130 | P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2 |
| 733A.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159—160, 204.5 | §§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of Section 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. |
| 733A.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 733A.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 733A.25 | Drive-Up Facility | § 790.30 | |
| 733.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 733A.27 | Hours of Operation | § 790.48 | P 6 a.m.—11 p.m.; C 11 p.m.—2 a.m. |
| 733A.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | |

| | | | |
|---------|---------------|-------------------------------|--------------------|
| 733A.31 | Business Sign | §§ 262, 602— 604, 608, 609 | P § 607.1(f)1 |
| 733A.32 | Other Signs | §§ 262, 602— 604, 608, 609 | P § 607.1(c)(d)(g) |

| No. | Zoning Category | § References | NCT-1 | | |
|----------|------------------------|--------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1st | 2nd | 3rd+ |
| 733A.38 | Residential Conversion | § 790.84 | P | | |
| 733A.39 | Residential Demolition | § 790.86 | C | C | C |
| 733A.39a | Residential Division | § 207.6 | P | P | P |

Non-Retail Sales and Services

| | | | | | |
|---------|--|-----------|-----|--|--|
| 733A.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P # | | |
| 733A.41 | Bar | § 790.22 | P # | | |
| 733A.42 | Full-Service Restaurant | § 790.92 | P # | | |
| 733A.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 733A.44 | Small Self-Service Restaurant | § 790.91 | C # | | |
| 733A.45 | Liquor Store | § 790.55 | P | | |
| 733A.46 | Movie Theater | § 790.64 | | | |
| 733A.47 | Adult Entertainment | § 790.36 | | | |
| 733A.48 | Other Entertainment | § 790.38 | C | | |
| 733A.49 | Financial Service | § 790.110 | | | |
| 733A.50 | Limited Financial Service | § 790.112 | P | | |

| | | | | | | |
|----|---|---|------------------------------|----------|----------|----------|
| 1 | 733A.51 | Medical Service | § 790.114 | P | | |
| 2 | 733A.52 | Personal Service | § 790.116 | P | | |
| 3 | 733A.53 | Business or Professional Service | § 790.108 | P | | |
| 4 | 733A.54 | Massage Establishment | § 790.60, § 1900 Health Code | | | |
| 5 | 733A.55 | Tourist Hotel | § 790.46 | | | |
| 6 | 733A.56 | Automobile Parking | §§ 790.8, 156, 160 | C | | |
| 7 | 733A.57 | Automotive Gas Station | § 790.14 | | | |
| 8 | 733A.58 | Automotive Service Station | § 790.17 | | | |
| 9 | 733A.59 | Automotive Repair | § 790.15 | | | |
| 10 | 733A.60 | Automotive Wash | § 790.18 | | | |
| 11 | 733A.61 | Automobile Sale or Rental | § 790.12 | | | |
| 12 | 733A.62 | Animal Hospital | § 790.6 | | | |
| 13 | 733A.63 | Ambulance Service | § 790.2 | | | |
| 14 | 733A.64 | Mortuary | § 790.62 | | | |
| 15 | 733A.65 | Trade Shop | § 790.124 | P | | |
| 16 | 733A.66 | Storage | § 790.117 | | | |
| 17 | 733A.67 | Video Store | § 790.135 | C | | |
| 18 | <u>733A.69C</u> | <u>Neighborhood Agriculture</u> | <u>§102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 19 | <u>733A.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 20 | Institutions and Non-Retail Sales and Services | | | | | |
| 21 | 733A.70 | Administrative Service | § 790.106 | | | |
| 22 | 733A.80 | Hospital or | § 790.44 | | | |

| | | | | | |
|---------------------------------------|--|--------------------------|---|---|---|
| | Medical Center | | | | |
| 733A.81 | Other Institutions, Large | § 790.50 | P | C | |
| 733A.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 733A.83 | Public Use | § 790.80 | C | C | C |
| 733A.84 | Medical Cannabis Dispensary | § 790.141 | P# | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 733A.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.4 | P | P |
| 733A.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6 | | |
| 733A.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208 | | |
| 733A.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) | | |
| 733A.94 | Off-Street Parking, | §§ 150, 153—157, 159— | P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject | | |

| | | | | | |
|---------|-------------------------------|------------|--|---|---|
| | Residential | 160, 204.5 | to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit. § 151.1, 166, 167, 145.1 | | |
| 733A.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR NCT-1 DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|-------------------------------------|--------------------------|--|
| § 733A.40 § 733A.41 § 733A.42 | | Boundaries: All NCT-1 Districts Controls: 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 |
| § 733A.44 | | Boundaries: All NCT-1 Districts Controls: C if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control |

SEC. 734.1. 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,

1 setbacks, and lot coverage, and standards for residential uses, including open space and
2 exposure, and urban design guidelines. There are prohibitions on access (e.g., driveways,
3 garage entries) to off-street parking and loading on critical stretches of commercial and transit
4 street frontages to preserve and enhance the pedestrian-oriented character and transit
5 function. Residential parking is not required and generally limited. Commercial establishments
6 are discouraged from building excessive accessory off-street parking in order to preserve the
7 pedestrian-oriented character of the district and prevent attracting auto traffic.

8 NCT-2 Districts are intended to provide convenience goods and services to the
9 surrounding neighborhoods as well as limited comparison shopping goods for a wider market.
10 The range of comparison goods and services offered is varied and often includes specialty
11 retail stores, restaurants, and neighborhood-serving offices. The small-scale district controls
12 provide for mixed-use buildings, which approximate or slightly exceed the standard
13 development pattern. Rear yard requirements above the ground story and at residential levels
14 preserve open space corridors of interior blocks.

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

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

24 **SEC. 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NCT-2**
25 **ZONING CONTROL TABLE**

| | | | NCT-2 |
|--|--|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 734.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 263.18, 270, 271 | See Zoning Map. Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X |
| 734.11 | Lot Size [<i>Per Development</i>] | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1 |
| 734.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a)(e) |
| 734.13 | Street Frontage | §§ 145.1, 145.4 | Required §§ 145.1, 145.4 |
| 734.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | § 145.1 | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1 |
| 734.13b | Street Frontage, Required Ground Floor Commercial | § 145.4 | Requirements apply Geneva Avenue |
| 734.13c | Street Frontage, Parking and Loading access restrictions | § 155(r) | Requirements apply NP: Geneva Avenue |
| 734.14 | Awning | § 790.20 | P § 136.1(a) |
| 734.15 | Canopy | § 790.26 | P § 136.1(b) |
| 734.16 | Marquee | § 790.58 | P § 136.1(c) |
| 734.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 734.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a) and (b) |
| 734.21 | Use Size [<i>Non-Residential</i>] | § 790.130 | P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 |
| 734.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 151.1, 153-157, 159-160, 204.5 | None required. Limits set forth in Section 151.1. |
| 734.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |

| | | | | |
|----|--------|--------------------------|---------------------------|--|
| 1 | 734.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 2 | 734.25 | Drive-Up Facility | § 790.30 | |
| 3 | 734.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 4 | 734.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 5 | 734.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | NP § 607.1(e)(1) |
| 6 | 734.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)(2) |
| 7 | 734.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c), (d), (g) |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

| No. | Zoning Category | § References | NCT-2 | | |
|-----|-----------------|------------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1 st | 2nd | 3rd+ |
| 13 | 734.37 | Residential Conversion | §§ 790.84, 207.7 | C | C |
| 14 | 734.38 | Residential Demolition | §§ 790.86, 207.7 | C | C |
| 15 | 731.39 | Residential Division | § 207.8 | P | P |
| 16 | | | | | |
| 17 | | | | | |

Non-Retail Sales and Services

| | | | | | |
|----|--------|--|-----------|---|---|
| 18 | 734.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | P |
| 19 | | | | | |
| 20 | 734.41 | Bar | § 790.22 | P | |
| 21 | 734.42 | Full-Service Restaurant | § 790.92 | P | |
| 22 | | | | | |
| 23 | 734.43 | Large Fast Food Restaurant | § 790.90 | C | |
| 24 | 734.44 | Small Self-Service | § 790.91 | P | |
| 25 | | | | | |

| | | | | | | |
|----|--------|----------------------------------|------------------------------|---|---|---|
| 1 | | Restaurant | | | | |
| 2 | 734.45 | Liquor Store | § 790.55 | P | | |
| 3 | 734.46 | Movie Theater | § 790.64 | P | | |
| 4 | 734.47 | Adult Entertainment | § 790.36 | | | |
| 5 | 734.48 | Other Entertainment | § 790.38 | P | | |
| 6 | 734.49 | Financial Service | § 790.110 | P | C | |
| 7 | 734.50 | Limited Financial Service | § 790.112 | P | | |
| 8 | 734.51 | Medical Service | § 790.114 | P | P | |
| 9 | 734.52 | Personal Service | § 790.116 | P | P | |
| 10 | 734.53 | Business or Professional Service | § 790.108 | P | P | |
| 11 | 734.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 12 | 734.55 | Tourist Hotel | § 790.46 | C | C | C |
| 13 | 734.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 14 | 734.57 | Automotive Gas Station | § 790.14 | C | | |
| 15 | 734.58 | Automotive Service Station | § 790.17 | C | | |
| 16 | 734.59 | Automotive Repair | § 790.15 | C | | |
| 17 | 734.60 | Automotive Wash | § 790.18 | | | |
| 18 | 734.61 | Automobile Sale or Rental | § 790.12 | | | |
| 19 | 734.62 | Animal Hospital | § 790.6 | C | | |
| 20 | 734.63 | Ambulance Service | § 790.2 | | | |
| 21 | 734.64 | Mortuary | § 790.62 | | | |
| 22 | 734.65 | Trade Shop | § 790.124 | P | C | |

| | | | | | | |
|----|---|-------------------------------------|--------------------------|---|----------|----------|
| 1 | 734.66 | Storage | § 790.117 | | | |
| 2 | 734.67 | Video Store | § 790.135 | C | C | |
| 3 | 734.69C | <u>Neighborhood</u> | <u>§102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 4 | 734.69D | <u>Agriculture</u> | | | | |
| 5 | | <u>Large-Scale</u> | <u>§102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 6 | | <u>Urban Industrial</u> | | | | |
| 7 | | <u>Agriculture</u> | | | | |
| 8 | Institutions and Non-Retail Sales and Services | | | | | |
| 9 | 734.70 | Administrative Service | § 790.106 | | | |
| 10 | 734.80 | Hospital or Medical Center | § 790.44 | | | |
| 11 | 734.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 12 | 734.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 13 | 734.83 | Public Use | § 790.80 | C | C | C |
| 14 | 734.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| 15 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 16 | 734.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.4 | P | P |
| 17 | 734.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§ 207.4, 207.6 | | |
| 18 | 734.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans | | |

| | | | | | |
|--------|---|---------------------------------|--|---|---|
| | | | of the General Plan, and design review by the Planning Department. § 208 | | |
| 734.93 | Usable Open Space [<i>Per Residential Unit</i>] | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) | | |
| 734.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit., §§ 151.1, 166, 167, 145.1 | | |
| 734.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR NCT-2 DISTRICTS

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------|--------------------|--|
| §§ 734.84, 790.141 | Health Code § 3308 | Medical cannabis dispensaries in NCT-2 District may only operate between the hours of 8 a.m. and 10 p.m. |

SEC. 735.1. 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.

SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

| | | | SoMa |
|---------------------------|--|---|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 735.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | See Zoning Map. |
| 735.11 | Lot Size [Per Development] | §§ 790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1 |
| 735.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a)(e) |
| 735.13 | Street Frontage | §§ 145.1, 145.4 | Required §§ 145.1, 145.4 |
| 735.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1 |
| 735.13b | Street Frontage, Required Ground Floor Commercial | § 145.4 | Requirements apply |

| | | | | |
|----|--|--|---------------------------------|---|
| 1 | 735.13c | Street Frontage, Parking and Loading access restrictions | § 155(r) | Requirements apply |
| 2 | 735.14 | Awning | § 790.20 | P § 136.1(a) |
| 3 | 735.15 | Canopy | § 790.26 | P § 136.1(b) |
| 4 | 735.16 | Marquee | § 790.58 | P § 136.1(c) |
| 5 | 735.17 | Street Trees | | Required § 143 |
| 6 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 7 | 735.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a), (b); |
| 8 | 735.21 | Use Size [Non-Residential] | § 790.130 | P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 |
| 9 | 735.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153-157, 159-160, 204.5 | None required. Limits set forth in Section 151.1. |
| 10 | 735.23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 11 | 735.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 12 | 735.25 | Drive-Up Facility | § 790.30 | |
| 13 | 735.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 14 | 735.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 15 | 735.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | NP § 607.1(e)(1) |
| 16 | 735.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f)(2) |
| 17 | 735.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c), (d), (g) |

| No. | Zoning Category | § References | SoMa | | |
|--------|-----------------|------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1 st | 2nd | 3rd+ |
| 735.37 | Residential | §§ 790.84, 207.7 | C | C | - |

| | | | | | |
|----------------------------------|--|------------------------------|----|---|---|
| | Conversion | | | | |
| 735.38 | Residential Demolition | §§ 790.86, 207.7 | C | C | C |
| 731.39 | Residential Division | § 207.8 | P | P | P |
| Retail Sales and Services | | | | | |
| 735.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | P | |
| 735.41 | Bar | § 790.22 | C | | |
| 735.42 | Full-Service Restaurant | § 790.92 | P | | |
| 735.43 | Large Fast Food Restaurant | § 790.90 | C | | |
| 735.44 | Small Self-Service Restaurant | § 790.91 | P | | |
| 735.45 | Liquor Store | § 790.55 | C | | |
| 735.46 | Movie Theater | § 790.64 | P | | |
| 735.47 | Adult Entertainment | § 790.36 | | | |
| 735.48 | Other Entertainment | § 790.38 | NP | | |
| 735.49 | Financial Service | § 790.110 | P | C | |
| 735.50 | Limited Financial Service | § 790.112 | P | | |
| 735.51 | Medical Service | § 790.114 | P | P | |
| 735.52 | Personal Service | § 790.116 | P | P | |
| 735.53 | Business or Professional Service | § 790.108 | P | P | |
| 735.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 735.55 | Tourist Hotel | § 790.46 | C | C | C |
| 735.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 735.57 | Automotive Gas Station | § 790.14 | C | | |
| 735.58 | Automotive Service Station | § 790.17 | C | | |
| 735.59 | Automotive Repair | § 790.15 | C | | |

| | | | | | | |
|----|---|---|--------------------------|---|----------|----------|
| 1 | 735.60 | Automotive Wash | § 790.18 | | | |
| 2 | 735.61 | Automobile Sale or Rental | § 790.12 | | | |
| 3 | 735.62 | Animal Hospital | § 790.6 | C | | |
| 4 | 735.63 | Ambulance Service | § 790.2 | | | |
| 5 | 735.64 | Mortuary | § 790.62 | | | |
| 6 | 735.65 | Trade Shop | § 790.124 | P | C | |
| 7 | 735.66 | Storage | § 790.117 | | | |
| 8 | 735.67 | Video Store | § 790.135 | P | P | |
| 9 | 735.69C | <u>Neighborhood Agriculture</u> | <u>§102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 10 | 735.69D | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 11 | Institutions and Non-Retail Sales and Services | | | | | |
| 12 | 735.70 | Administrative Service | § 790.106 | | | |
| 13 | 735.80 | Hospital or Medical Center | § 790.44 | | | |
| 14 | 735.81 | Assembly and Social Service | § 790.50(a) | P | P | P |
| 15 | 735.82 | Other Institutions, Large, except Assembly and Social Service | § 790.50(b) — (e) | C | C | C |
| 16 | 735.83 | Other Institutions, Small | § 790.51 | P | P | P |
| 17 | 735.84 | Public Use | § 790.80 | P | P | P |
| 18 | 735.85 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| 19 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 20 | 735.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.4 | P | P |
| 21 | 735.90A | Single-Room Occupancy (SRO) Unit | § 890.88 | P | P | P |
| 22 | 735.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No density limit. | | |
| 23 | 735.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No density limit | | |

| | | | | | |
|--------|---|--|--|---|---|
| 735.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |
| 735.94 | Off-Street Parking, Residential | §§ 150, 153— 157, 159—160, 204.5 | None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1 | | |
| 735.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR THE SOMA NCT DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------------|-----------------------|--|
| §§ 735.84, 790.141 | Health Code § 3308 | Medical cannabis dispensaries in the SoMa NCT District may only operate between the hours of 8 a.m. and 10 p.m. |

SEC. 736.1. 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.

**SEC. 736. MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

| | | | Mission Street |
|---------------------------|-------------------------------------|--|--|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 736.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250-252, 260, 261.1, 263.18, 270, 271 | Varies See Zoning Map Height Sculpting on Alleys; § 261.1 Additional 5' Height Allowed for Ground Floor Active Uses in 40-X and 50-X; § 263.18 |
| 736.11 | Lot Size [<i>Per Development</i>] | §§790.56, 121.1 | P up to 9,999 sq. ft.; C 10,000 sq. ft. & above §121.1 |
| 736.12 | Rear Yard | §§130, 134, 136 | Required at residential levels only § 134(a)(e) |

| | | | | |
|----|--|--|--|---|
| 1 | 736.13 | Street Frontage | | Required § 145.1 |
| 2 | 736.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floor above § 145.1(c), (e) |
| 3 | 736.13b | Street Frontage, Required Ground Floor Commercial | | Required along Mission St. § 145.1 (d) |
| 4 | 736.13c | Street Frontage, Parking and Loading access restrictions | | NP along Mission St. § 155(r) |
| 5 | 736.14 | Awning | § 790.20 | P § 136.1(a) |
| 6 | 736.15 | Canopy | § 790.26 | P § 136.1(b) |
| 7 | 736.16 | Marquee | § 790.58 | P § 136.1(c) |
| 8 | 736.17 | Street Trees | | Required § 143 |
| 9 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 10 | 736.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 3.6 to 1 § 124(a) (b) |
| 11 | 736.21 | Use Size [<i>Non-Residential</i>] | § 790.130 | P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2 |
| 12 | 736.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 151.1, 153-157, 159-160, 204.5 | None required. Limits set forth in Section 151.1 §§ 151.1, 166, 145.1 |
| 13 | 736.23 | Off-Street Freight Loading | §§ 150, 153-155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 14 | 736.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 15 | 736.25 | Drive-Up Facility | § 790.30 | NP |
| 16 | 736.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 17 | 736.27 | Hours of Operation | § 790.48 | No Limit |
| 18 | 736.30 | General Advertising Sign | §§ 262, 602-604, 608, 609 | P § 607.1(e)2 |
| 19 | 736.31 | Business Sign | §§ 262, 602-604, 608, 609 | P § 607.1(f)3 |
| 20 | 736.32 | Other Signs | §§ 262, 602-604, 608, 609 | P § 607.1(c), (d), (g) |

| No. | Zoning Category | § References | Mission Street | | |
|----------------------------------|---|------------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1 st | 2nd | 3rd+ |
| 736.37 | Residential Conversion | §§ 790.84, 207.7 | C | C | C |
| 736.38 | Residential Demolition | §§ 790.86, 207.7 | C | C | C |
| 731.39 | Residential Division | § 207.8 | P | P | P |
| Retail Sales and Services | | | | | |
| 736.40 | Other Retail Sales and Services [<i>Not Listed Below</i>] | § 790.102 | P | P | P |
| 736.41 | Bar | § 790.22 | P | P | |
| 736.42 | Full-Service Restaurant | § 790.92 | P | P | |
| 736.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 736.44 | Small Self-Service Restaurant | § 790.91 | C | | |
| 736.45 | Liquor Store | § 790.55 | | | |
| 736.46 | Movie Theater | § 790.64 | P | P | |
| 736.47 | Adult Entertainment | § 790.36 | C | C | |
| 736.48 | Other Entertainment | § 790.38 | P | P | |
| 736.49 | Financial Service | § 790.110 | P | P | |
| 736.50 | Limited Financial Service | § 790.112 | P | P | |
| 736.51 | Medical Service | § 790.114 | P | P | P |
| 736.52 | Personal Service | § 790.116 | P | P | P |
| 736.53 | Business or Professional Service | § 790.108 | P | P | P |

| | | | | | | |
|----|---|---|------------------------------|----------|----------|----------|
| 1 | 736.54 | Massage Establishment | § 790.60, § 2700 Police Code | C | C | |
| 2 | 736.55 | Tourist Hotel | § 790.46 | C | C | C |
| 3 | 736.56 | Automobile Parking | §§ 790.8, 156, 158.1, 160 | NP | NP | NP |
| 4 | 736.57 | Automotive Gas Station | § 790.14 | C | | |
| 5 | 736.58 | Automotive Service Station | § 790.17 | C | | |
| 6 | 736.59 | Automotive Repair | § 790.15 | C | C | |
| 7 | 736.60 | Automotive Wash | § 790.18 | C | | |
| 8 | 736.61 | Automobile Sale or Rental | § 790.12 | C | | |
| 9 | 736.62 | Animal Hospital | § 790.6 | C | C | |
| 10 | 736.63 | Ambulance Service | § 790.2 | C | | |
| 11 | 736.64 | Mortuary | § 790.62 | C | C | C |
| 12 | 736.65 | Trade Shop | § 790.124 | P | C | C |
| 13 | 736.66 | Storage | § 790.117 | NP | NP | NP |
| 14 | 736.67 | Video Store | § 790.135 | C | C | C |
| 15 | 736.68 | Fringe Financial | § 790.111 | # | # | # |
| 16 | <u>736.69C</u> | <u>Neighborhood Agriculture</u> | <u>§102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 17 | <u>736.69D</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 18 | Institutions and Non-Retail Sales and Services | | | | | |
| 19 | 736.70 | Administrative Service | § 790.106 | C | C | C |
| 20 | 736.80 | Hospital or Medical Center | § 790.44 | C | C | C |
| 21 | 736.81 | Other Institutions, | § 790.50 | P | P | P |

| | | | | | |
|---------------------------------------|---|--|--|---|---|
| | Large | | | | |
| 736.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 736.83 | Public Use | § 790.80 | C | C | C |
| 736.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| 736.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.4 | P | P |
| 736.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6 | | |
| 736.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208 | | |
| 736.93 | Usable Open Space [<i>Per Residential Unit</i>] | §§ 135, 136 | Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d) | | |
| 736.94 | Off-Street Parking, Residential | §§ 150, 151.1, 153-157, 159-160, 204.5 | None required. P up to 0.5 parking spaces per unit; C up to 0.75 parking spaces per unit. §§ 151.1, 166, 167, 145.1 | | |
| 736.95 | Community Residential Parking | § 790.10, 145.1, 166 | C | C | C |

SPECIFIC PROVISIONS FOR THE MISSION NCT DISTRICT

| Article 7 Code | Other Code | Zoning Controls |
|----------------|------------|-----------------|
|----------------|------------|-----------------|

| Section | Section | |
|-----------------------|--------------------------|--|
| §736.68 | § 249.35 | 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. 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). |
| § 736.84 § 790.141 | Health Code § 3308 | Medical cannabis dispensaries in the Mission NCT District may only operate between the hours of 8 am and 10 pm. |

SEC. 737.1. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

The Ocean Avenue Neighborhood Commercial Transit District is located on Ocean Avenue from Phelan to Manor Avenues. 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 at Phelan 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. Large Fast Food uses are not permitted.

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

SEC. 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

| | | | Ocean Ave. |
|---------------------------|------------------------|--|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 737.10 | Height and Bulk Limit | §§ 102.12, 105, 106, 250—252, 260, 270, 271 | Generally, 45-X See Zoning Map |
| 737.11 | Lot Size [Per | §§ 790.56, | P up to 9,999 sq. ft.; C 10,000 sq. ft. |

| | | | |
|--|--|---------------------------------|---|
| | Development] | 121.1 | & above § 121.1 |
| 737.11b | Lot Consolidation | § 121.6 | Not Permitted except to create corner lots per § 121.6 |
| 737.12 | Rear Yard | §§ 130, 134, 136 | Required at the second story and above and at all residential levels § 134(a)(e) |
| 737.13 | Street Frontage | | Required § 145.1 |
| 737.13a | Street Frontage, Above-Grade Parking Setback and Active Uses | | Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c) |
| 737.13b | Street Frontage, Required Ground Floor Commercial | | Ocean Avenue § 145.4 |
| 737.13c | Street Frontage, Parking and Loading access restrictions | | § 155(r) NP: Ocean Avenue |
| 737.14 | Awning | § 790.20 | P § 136.1(a) |
| 737.15 | Canopy | § 790.26 | P § 136.1(b) |
| 737.16 | Marquee | § 790.58 | P § 136.1(c) |
| 737.17 | Street Trees | | Required § 143 |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES | | | |
| 737.20 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.5 to 1 § 124(a)(b) |
| 737.21 | Use Size [Non-Residential] | § 790.130 | P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2 |
| 737.22 | Off-Street Parking, Commercial/Institutional | §§ 150, 153—157, 159-160, 204.5 | §§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above. |
| 737.23 | Off-Street Freight Loading | §§ 150, 153— | Generally, none required if gross |

| | | | |
|--------|--------------------------|---------------------------|--|
| | | 155, 204.5 | floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 737.24 | Outdoor Activity Area | § 790.70 | P if located in front; C if located elsewhere § 145.2(a) |
| 737.25 | Drive-Up Facility | § 790.30 | |
| 737.26 | Walk-Up Facility | § 790.140 | P if recessed 3 ft.; C if not recessed § 145.2(b) |
| 737.27 | Hours of Operation | § 790.48 | P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m. |
| 737.30 | General Advertising Sign | §§ 262, 602—604, 608, 609 | P § 607.1(e)1 |
| 737.31 | Business Sign | §§ 262, 602—604, 608, 609 | P § 607.1(f) 2 |
| 737.32 | Other Signs | §§ 262, 602—604, 608, 609 | P § 607.1(c)(d)(g) |

| No. | Zoning Category | § References | Ocean Ave | | |
|---------|------------------------|--------------|-------------------|-----|------|
| | | | Controls by Story | | |
| | | § 790.118 | 1 st | 2nd | 3rd+ |
| 711.38 | Residential Conversion | § 790.84 | C | C | |
| 737.39 | Residential Demolition | § 790.86 | C | C | C |
| 737.39a | Residential Division | § 207.6 | P | P | P |

Non-Retail Sales and Services

| | | | | | |
|--------|--|-----------|---|---|--|
| 737.40 | Other Retail Sales and Services [Not Listed Below] | § 790.102 | P | P | |
| 737.41 | Bar | § 790.22 | P | | |
| 737.42 | Full-Service Restaurant | § 790.92 | P | | |
| 737.43 | Large Fast Food Restaurant | § 790.90 | | | |
| 737.44 | Small Self-Service | § 790.91 | P | | |

| | | | | | |
|--------|----------------------------------|------------------------------|---|---|---|
| | Restaurant | | | | |
| 737.45 | Liquor Store | § 790.55 | P | | |
| 737.46 | Movie Theater | § 790.64 | P | | |
| 737.47 | Adult Entertainment | § 790.36 | | | |
| 737.48 | Other Entertainment | § 790.38 | P | | |
| 737.49 | Financial Service | § 790.110 | P | C | |
| 737.50 | Limited Financial Service | § 790.112 | P | | |
| 737.51 | Medical Service | § 790.114 | P | P | |
| 737.52 | Personal Service | § 790.116 | P | P | |
| 737.53 | Business or Professional Service | § 790.108 | P | P | |
| 737.54 | Massage Establishment | § 790.60, § 1900 Health Code | C | | |
| 737.55 | Tourist Hotel | § 790.46 | C | C | C |
| 737.56 | Automobile Parking | §§ 790.8, 156, 160 | C | C | C |
| 737.57 | Automotive Gas Station | § 790.14 | C | | |
| 737.58 | Automotive Service Station | § 790.17 | C | | |
| 737.59 | Automotive Repair | § 790.15 | C | | |
| 737.60 | Automotive Wash | § 790.18 | | | |
| 737.61 | Automobile Sale or Rental | § 790.12 | | | |
| 737.62 | Animal Hospital | § 790.6 | C | | |
| 737.63 | Ambulance Service | § 790.2 | | | |
| 737.64 | Mortuary | § 790.62 | | | |
| 737.65 | Trade Shop | § 790.124 | P | C | |

| | | | | | | |
|----|---|--|-----------------------------|--|---|---|
| 1 | 737.66 | Storage | § 790.117 | | | |
| 2 | 737.67 | Video Store | § 790.135 | C | C | |
| 3 | 737.68 | Neighborhood Agriculture | §102.3435(a) | P | P | P |
| 4 | 737.68A | Large-Scale Urban Industrial Agriculture | §102.3435(b) | C | C | C |
| 5 | Institutions and Non-Retail Sales and Services | | | | | |
| 6 | 737.70 | Administrative Service | § 790.106 | | | |
| 7 | 737.80 | Hospital or Medical Center | § 790.44 | | | |
| 9 | 737.81 | Other Institutions, Large | § 790.50 | P | C | C |
| 11 | 737.82 | Other Institutions, Small | § 790.51 | P | P | P |
| 12 | 737.83 | Public Use | § 790.80 | C | C | C |
| 13 | 737.84 | Medical Cannabis Dispensary | § 790.141 | P # | | |
| 15 | RESIDENTIAL STANDARDS AND USES | | | | | |
| 16 | 737.90 | Residential Use | § 790.88 | P, except C for frontages listed in 145.4 | P | P |
| 17 | 737.91 | Residential Density, Dwelling Units | §§ 207, 207.1, 790.88(a) | No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 207.4, 207.6 | | |
| 23 | 737.92 | Residential Density, Group Housing | §§ 207.1, 790.88(b) | No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable | | |

| | | | | | |
|--------|--|---------------------------------|---|---|---|
| | | | design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208 | | |
| 737.93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d) | | |
| 737.94 | Off-Street Parking, Residential | §§ 150, 153—157, 159—160, 204.5 | P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1 | | |
| 737.95 | Community Residential Parking | § 790.10 | C | C | C |

SPECIFIC PROVISIONS FOR THE OCEAN AVENUE NCT DISTRICT

| Article 7 Code Section | Other Code Section | Zoning Controls |
|------------------------|--------------------|---|
| § 737.84 § 790.141 | Health Code § 3308 | Medical cannabis dispensaries in the Ocean Avenue NCT District may only operate between the hours of 8 a.m. and 10 p.m. |

SEC. 790.50. INSTITUTIONS, OTHER LARGE.

A public or private, nonprofit or profit-making use, excluding hospitals and medical centers, which provides services to the community and meets the applicable provisions of Section 304.5 of this Code concerning institutional master plans, including but not limited to the following:

(a) Assembly and Social Service. A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial club house, lodge, meeting hall, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area ~~or noncommercial horticulture area not publicly owned.~~

1 (b) Child Care. A use which provides less than 24-hour care for 13 or more children by
2 licensed personnel and which meets the requirements of the State of California and other
3 authorities.

4 (c) Educational Service. A use certified by the Western Association of Schools and
5 Colleges which provides educational services, such as a school, college or university. It may
6 include, on the same premises, employee or student dormitories and other housing operated
7 by and affiliated with the institution.

8 (d) Religious Facility. A use which provides religious services to the community, such
9 as a church, temple or synagogue. It may include on the same lot, the housing of persons
10 who engage in supportive activity for the institution.

11 (e) Residential Care. A medical use which provides lodging, board, and care 24 hours
12 or more to seven or more persons in need of specialized aid by personnel licensed by the
13 State of California and which provides no outpatient services; including but not limited to, a
14 board and care home, rest home, or home for the treatment of the addictive, contagious, or
15 other diseases or physiological disorders

16 **SEC. 803.2. USES PERMITTED IN CHINATOWN MIXED USE DISTRICTS.**

17 A use is the specific purpose for which a property or building is used, occupied,
18 maintained, or leased. Whether or not a use is permitted in a specific Chinatown Mixed Use
19 District is set forth, summarized or cross-referenced in Sections 810.1 through 812.96 of this
20 Code for each district class.

21 (a) **Use Categories.** The uses, functions, or activities, which are permitted in each
22 Chinatown Mixed Use District class include those listed in Table 803.2 below by zoning
23 control category and numbered and cross-referenced to the Code Section containing the
24 definition.

**TABLE 803.2 USE CATEGORIES PERMITTED IN THE
CHINATOWN MIXED USE DISTRICTS**

| No. | Zoning Control Categories for Uses | Section Number of Use Definition |
|---------------|--|--|
| 803.2 .24 | Outdoor Activity Area | § 890.71 |
| 803.2 .25 | Drive-Up Facility | § 890.30 |
| 803.2 .26 | Walk-Up Facility | § 890.140 |
| 803.2 .27 | Hours of Operation | § 890.48 |
| 803.2 .38a | Residential Conversion, Residential Hotels | § 890.84 |
| 803.2 .38b | Residential Demolition, Residential Hotels | § 890.86 |
| 803.2 .39a | Residential Conversion, Apartments | § 890.84 |
| 803.2 .39b | Residential Demolition, Apartments | § 890.86 |
| 803.2 .40a | Other Retail Sales and Services | § 890.102 |
| 803.2 .40b | Gift Store—Tourist-Oriented | § 890.39 |
| 803.2 .40c | Jewelry | § 890.51 |
| 803.2 | Bar | § 890.22 |

| | | | |
|----|-----|----------------------------------|------------|
| 1 | .41 | | |
| 2 | .42 | 803.2 Full-Service Restaurant | \$ 890.92 |
| 3 | .43 | 803.2 Fast-Food Restaurant—Small | \$ 890.90 |
| 4 | .44 | 803.2 Fast-Food Restaurant—Large | \$ 890.91 |
| 5 | .45 | 803.2 Take-Out Food | \$ 890.122 |
| 6 | .46 | 803.2 Movie Theater | \$ 890.64 |
| 7 | .47 | 803.2 Adult Entertainment | \$ 890.36 |
| 8 | .48 | 803.2 Other Entertainment | \$ 890.37 |
| 9 | .49 | 803.2 Financial Service | \$ 890.110 |
| 10 | .50 | 803.2 Limited Financial Service | \$ 890.112 |
| 11 | .51 | 803.2 Medical Service | \$ 890.114 |
| 12 | .52 | 803.2 Personal Service | \$ 890.116 |
| 13 | .53 | 803.2 Professional Service | \$ 890.108 |
| 14 | .54 | 803.2 Massage Establishment | \$ 890.60 |

| | | | | |
|----|-----|-------|---|------------|
| 1 | .55 | 803.2 | Tourist Hotel | \$ 890.46 |
| 2 | .56 | 803.2 | Automobile Parking Lot, Community Commercial | \$ 890.9 |
| 3 | .57 | 803.2 | Automobile Parking Garage, Community Commercial | \$ 890.10 |
| 4 | .58 | 803.2 | Automobile Parking Lot, Public | \$ 890.11 |
| 5 | .59 | 803.2 | Automobile Parking Garage, Public | \$ 890.12 |
| 6 | .60 | 803.2 | Automotive Gas Station | \$ 890.14 |
| 7 | .61 | 803.2 | Automotive Service Station | \$ 890.18 |
| 8 | .62 | 803.2 | Automotive Repair | \$ 890.15 |
| 9 | .63 | 803.2 | Automotive Wash | \$ 890.20 |
| 10 | .64 | 803.2 | Automobile Sale or Rental | \$ 890.13 |
| 11 | .65 | 803.2 | Animal Hospital | \$ 890.6 |
| 12 | .66 | 803.2 | Ambulance Service | \$ 890.2 |
| 13 | .67 | 803.2 | Mortuary | \$ 890.62 |
| 14 | | 803.2 | Trade Shop | \$ 890.124 |

| | | | |
|----|-----------------------------|--|---------------------------------|
| 1 | .68 | | |
| 2 | 803.2 | Administrative Service | \$ 890.106 |
| 3 | .70 | | |
| 4 | 803.2 | Light Manufacturing, Wholesale Sales or Storage | \$ 890.54 |
| 5 | .71 | | |
| 6 | 803.2 | Fringe Financial Service | \$ 890.113 |
| 7 | .72 | | |
| 8 | 803.2 | Business Services | \$ 890.111 |
| 9 | .73 | | |
| 10 | <u>803.2.</u> <u>74A</u> | <u>Neighborhood Agriculture</u> | <u>\$</u> <u>102.3435(a)</u> |
| 11 | <u>803.2.</u> <u>74B</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>\$</u> <u>102.3435(b)</u> |
| 12 | | | |
| 13 | 803.2 | Hospital or Medical Center | \$ 890.44 |
| 14 | .80 | | |
| 15 | 803.2 | Other Institutions | \$ 890.50 |
| 16 | .81 | | |
| 17 | 803.2 | Public Use | \$ 890.80 |
| 18 | .82 | | |
| 19 | 803.2 | Residential Use | \$ 890.88 |
| 20 | .90 | | |
| 21 | 803.2 | Automobile Parking Lot, Community Residential | \$ 890.7 |
| 22 | .95 | | |
| 23 | 803.2 | Automobile Parking Garage, Community Residential | \$ 890.8 |
| 24 | .96 | | |
| 25 | 803.2 | Tobacco Paraphernalia Establishments | \$ 890.123 |
| | .97 | | |

1 (b) **Use Limitations.** Uses in Chinatown Mixed Use Districts are either permitted,
2 conditional, accessory, temporary, or are not permitted.

3 (1) **Permitted Uses.** All permitted uses in Chinatown Mixed Use Districts shall be
4 conducted within an enclosed building, unless otherwise specifically allowed in this Code.
5 Exceptions from this requirement are: accessory off-street parking and loading; uses which,
6 when located outside of a building, qualify as an outdoor activity area, as defined in Section
7 890.71 of this Code; as Neighborhood Agriculture, as defined in Section 102.3435; and uses which
8 by their nature are to be conducted in an open lot or outside a building, as described in
9 Sections 890 through 890.140 of this Code.

10 If there are two or more uses in a structure and none is classified under Section
11 803.2(b)(1)(C) of this Code as accessory, then each of these uses will be considered
12 separately as an independent permitted, conditional, temporary or not permitted use.

13 (A) **Principal Uses.** Principal uses are permitted as of right in a Chinatown
14 Mixed Use District, when so indicated in Sections 810.1 through 812.96 of this Code for each
15 district class.

16 (B) **Conditional Uses.** Conditional uses are permitted in a Chinatown Mixed
17 Use District when authorized by the Planning Commission; whether a use is conditional in a
18 given district is indicated in Sections 810 through 812. Conditional uses are subject to the
19 provisions set forth in Section 303 of this Code.

20 (i) An establishment which sells beer and wine with motor vehicle fuel is a
21 conditional use, and shall be governed by Section 229.

22 (ii) Any use or feature which lawfully existed and was permitted as a principal or
23 conditional use on the effective date of these controls which is not otherwise nonconforming
24 or noncomplying as defined in Section 180 of this Code, and which use or feature is not
25

1 permitted under this Article is deemed to be a permitted conditional use subject to the
2 provisions of this Code.

3 (iii) Notwithstanding any other provision of this Article, a change in use or
4 demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use
5 authorization. This Subsection shall not authorize a change in use if the new use or uses are
6 otherwise prohibited.

7 (iv) Notwithstanding any other provision of this Article, a change in use or
8 demolition of a general grocery store use, as set forth in Section 890.102(a) and as further
9 defined in Section 790.102(a), which use exceeds 5,000 gross square feet shall require
10 conditional use authorization. This Subsection shall not authorize a change in use if the new
11 use or uses are otherwise prohibited.

12 (v) ~~Large-Scale Urban Industrial~~ Agriculture, as defined in Section 102.3435 (b),
13 shall require conditional use authorization.

14 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections
15 204.1 (Accessory Uses for Dwelling Units in R Districts) and 204.5 (Parking and Loading as
16 Accessory Uses) of this Code, a related minor use which is either necessary to the operation
17 or enjoyment of a lawful principal use or conditional use or is appropriate, incidental and
18 subordinate to any such use, shall be permitted in Chinatown Mixed Use Districts as an
19 accessory use when located on the same lot. Any use not qualified as an accessory use shall
20 only be allowed as a principal or conditional use, unless it qualifies as a temporary use under
21 Sections 205 through 205.2 of this Code.

22 No use in a Chinatown Mixed Use District will be considered accessory to a principal
23 use which involves or requires any of the following:
24
25

1 (i) The use of more than 1/3 of the total floor area occupied by both the
2 accessory use and the principal use to which it is accessory, combined, except in the case of
3 accessory off-street parking;

4 (ii) Any bar, restaurant, other entertainment, or any retail establishment which
5 serves liquor for consumption on-site;

6 (iii) Any take-out food use, except for a take-out food use which occupies 100
7 square feet or less (including the area devoted to food preparation and service and excluding
8 storage and waiting areas) in a retail grocery or specialty food store;

9 (iv) The wholesaling, manufacturing or processing of foods, goods, or
10 commodities on the premises of an establishment which does not also provide for primarily
11 retail sale of such foods, goods or commodities at the same location where such wholesaling,
12 manufacturing or processing takes place.

13 The above shall not prohibit take-out food activity which operates in conjunction with a fast-
14 food restaurant. A fast-food restaurant, by definition, includes take-out food as an accessory
15 and necessary part of its operation.

16 (D) **Temporary Uses.** Uses not otherwise permitted are permitted in Chinatown
17 Mixed Use Districts to the extent authorized by Sections 205, 205.1 or 205.2 of this Code.

18 (2) **Not Permitted Uses.**

19 (A) Uses which are not listed in this Article are not permitted in a Chinatown
20 Mixed Use District unless determined by the Zoning Administrator to be permitted uses in
21 accordance with Section 307(a) of this Code.

22 (B) No use, even though listed as a permitted use or otherwise allowed, shall be
23 permitted in a Chinatown Mixed Use District which, by reason of its nature or manner of
24 operation, creates conditions that are hazardous, noxious, or offensive through the emission
25

1 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or
2 excessive noise.

3 (C) The establishment of a use that sells alcoholic beverages, other than beer
4 and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by Section
5 229.

6 **SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE**
7 **DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.**

8 (a) **Use Categories.** A use is the specified purpose for which a property or building is
9 used, occupied, maintained, or leased. Whether or not a use is permitted in a specific Eastern
10 Neighborhood Mixed Use District and South of Market Mixed Use District is generally set
11 forth, summarized or cross-referenced in Sections 813.3 through 818 and 840 through 843 of
12 this Code for each district class.

13 (b) **Use Limitations.** Uses in Eastern Neighborhood Mixed Use Districts and South of
14 Market Mixed Use Districts are either permitted, conditional, accessory, temporary or are not
15 permitted.

16 (1) **Permitted Uses.** If there are two or more uses in a structure, any use not classified
17 below under Section 803.3(b)(1)(C) of this Code as accessory will be considered separately
18 as an independent permitted, conditional, temporary or not permitted use.

19 (A) **Principal Uses.** Principal uses are permitted as of right in an Eastern
20 Neighborhood Mixed Use District and South of Market Mixed Use District, when so indicated
21 in Sections 813 through 818 and 840 through 843 of this Code for the district. Additional
22 requirements and conditions may be placed on particular uses as provided pursuant to
23 Section 803.5 through 803.9 and other applicable provisions of this Code.

24 (B) **Conditional Uses.** Conditional uses are permitted in an Eastern
25 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by

1 the Planning Commission; whether a use is conditional in a given district is generally indicated
2 in Sections 813 through 818 and 840 through 843 of this Code. Conditional uses are subject
3 to the applicable provisions set forth in Sections 178, 179, 263.11, 303, 316.8, and 803.5
4 through 803.9 of this Code.

5 (i) An establishment which sells beer or wine with motor vehicle fuel is a
6 conditional use, and shall be governed by Section 229.

7 (ii) Notwithstanding any other provision of this Article, a change in use or
8 demolition of a movie theater use, as set forth in Section 890.64, shall require conditional use
9 authorization. This Section shall not authorize a change in use if the new use or uses are
10 otherwise prohibited.

11 (iii) Notwithstanding any other provision of this Article, a change in use or
12 demolition of a general grocery store use, as set forth in Section 890.102(a) and as further
13 defined in Section 790.102(a), shall require conditional use authorization. This Subsection
14 shall not authorize a change in use if the new use or uses are otherwise prohibited.

15 (iv) ~~Large-Scale Urban Industrial Agriculture, as defined in Section 102.3435 (b).~~
16 shall require conditional use authorization.

17 (C) **Accessory Uses.** Subject to the limitations set forth below and in Sections
18 204.1 (Accessory Uses for Dwelling Units in R and NC Districts), 204.2 (Accessory Uses for
19 Uses Other Than Dwellings in R Districts); 204.4 (Dwelling Units Accessory to Other Uses),
20 and 204.5 (Parking and Loading as Accessory Uses) of this Code, an accessory use is a
21 related minor use which is either necessary to the operation or enjoyment of a lawful principal
22 use or conditional use, or is appropriate, incidental and subordinate to any such use, and shall
23 be permitted as an accessory use in an Eastern Neighborhoods Mixed Use District and South
24 of Market Mixed Use District. In order to accommodate a principal use which is carried out by
25 one business in multiple locations within the same general area, such accessory use need not

1 be located in the same structure or lot as its principal use provided that (1) the accessory use
2 is located within 1,000 feet of the principal use; and (2) the multiple locations existed on April
3 6, 1990 (the effective date of this amendment). Accessory uses to non-office uses (as defined
4 in Section 890.70) may occupy space which is non-contiguous or on a different story as the
5 principal use so long as the accessory use is located in the same building as the principal use
6 and complies with all other restrictions applicable to such accessory uses. Any use which
7 does not qualify as an accessory use shall be classified as a principal use.

8 No use will be considered accessory to a principal use which involves or requires any of the
9 following:

10 (i) The use of more than one-third of the total occupied floor area which is
11 occupied by both the accessory use and principal use to which it is accessory, combined,
12 except in the case of accessory off-street parking or loading which shall be subject to the
13 provisions of Sections 151, 156 and 157 of this Code;

14 (ii) A hotel, motel, inn, hostel, nighttime entertainment, adult entertainment,
15 massage establishment, large fast food restaurant, or movie theater use in a RED, SPD,
16 RSD, SLR, SLI, SSO, DTR, MUG, MUR, MUO, or UMU District;

17 (iii) Any take-out food use, except for a take-out food use which occupies 100
18 square feet or less (including the area devoted to food preparation and service and excluding
19 storage and waiting areas) in a restaurant, bar, catering establishment, bakery, retail grocery
20 or specialty food store.

21 (iv) Any sign not conforming to the limitations of Section 607.2(f)(3).

22 (D) **Temporary Uses.** Temporary uses not otherwise permitted are permitted in
23 Eastern Neighborhoods Mixed Use Districts and South of Market Mixed Use Districts to the
24 extent authorized by Sections 205 through 205.3 of this Code.

25 **SEC. 810.1. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

1 The Chinatown Community Business District, located in the northeast quadrant of San
2 Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to
3 Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district
4 also includes portions of Commercial Street between Montgomery Street and Grant Avenue
5 and portions of Grant Avenue between Bush and California Streets. It is part of the larger core
6 area of Chinatown.

7 The portions of Broadway, Kearny and Commercial Streets and Grant Avenue in this
8 district are transitional edges or entries to Chinatown. North and east of the two blocks of
9 Broadway contained in this district are North Beach and the Broadway Entertainment Districts.
10 Kearny and Columbus Streets are close to intensive office development in the Downtown
11 Financial District. Both Grant Avenue and Commercial Street provide important pedestrian
12 entries to Chinatown. Generally, this district has more potential for added retail and
13 commercial development than other parts of Chinatown.

14 This zoning district is intended to protect existing housing, encourage new housing and
15 to accommodate modest expansion of Chinatown business activities as well as street-level
16 retail uses. The size of individual professional or business office use is limited in order to
17 prevent these areas from being used to accommodate larger office uses spilling over from the
18 financial district.

19 Housing development in new buildings is encouraged at upper stories. Existing housing
20 is protected by limitations on demolitions and upper-story conversions.

21
22 **Table 810**
23 **CHINATOWN COMMUNITY BUSINESS**
24 **DISTRICT ZONING CONTROL TABLE**

| | |
|--|--|
| | Chinatown Community Business District |
|--|--|

| No. | Zoning Category | § References | Controls |
|--|--|--|---|
| BUILDING STANDARDS | | | |
| .10 | Height and Bulk | §§ 102.12, 105, 106, 263.4, §§ 250—252, 260, 270, 271 | P up to 35 feet # C to 65 ft. C to 50 ft. (along Commercial Street) See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270 |
| .11 | Lot Size [Per Development] | §§ 890.56, 121 | P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3 |
| .12 | Rear Yard/Site Coverage | §§ 130, 134, 136 | Location may be modified / 75% coverage § 134.1 |
| .13 | Sun Access Setbacks | | 15 ft. at specified heights § 132.3 |
| .14 | Maximum Street Frontage [Per Building] | | P to 50 feet C more than 50 feet § 145.3 |
| .15 | Awning | § 890.21 | P § 136.2(a) |
| .16 | Canopy | § 890.24 | P § 136.2(b) |
| .17 | Marquee | § 890.58 | P § 136.2(c) |
| COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES | | | |
| .19 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.8 to 1 § 124(a) (b) |
| .20 | Use Size [Nonresidential] | § 890.130 | P up to 5,000 sq. ft. C 5,000 sq. ft. & above § 121.4 Except for full-service restaurants |
| .21 | Open Space | | 1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1 |
| .22 | Off-Street Parking, Commercial and | §§ 150, 153—157, 159—160, 204.5 | 1:500 sq. ft. when lot size over 20,000 sq. ft. |

| | | | | | |
|----------------------------------|--|--------------------------|--|------------|-------------|
| | Institutional | | §§ 151, 161(d) | | |
| .23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) | | |
| .24 | Outdoor Activity Area | § 890.71 | P in front C elsewhere | | |
| .25 | Drive-Up Facility | § 890.30 | | | |
| .26 | Walk-Up Facility | § 890.140 | P if recessed 3 ft. C otherwise | | |
| .27 | Hours of Operation | § 890.48 | No limit | | |
| .30 | General Advertising Sign | §§ 602—604, 608.1, 608.2 | P § 607.2(e) | | |
| .31 | Business Sign | §§ 602—604, 608.1, 608.2 | P § 607.2(f) | | |
| | Chinatown Community Business District | | | | |
| | Controls by Story | | | | |
| No. | Zoning Category | § References | 1st | 2nd | 3rd+ |
| .38a | Residential Conversion Residential Hotels | Ch. 41 Admin. Code | | | |
| .38b | Residential Demolition Residential Hotels | Ch. 41 Admin. Code | | | |
| .39a | Residential Conversion Apartments | | | | |
| .39b | Residential Demolition Apartments | | | | |
| Retail Sales and Services | | | | | |
| .40a | Other Retail | § 890.102 | P | P | P |

| | | | | | |
|------|---|-----------------------------------|---|---|---|
| | Sales and Services <i>[Not Listed Below]</i> | | | | |
| .40b | Gift Store— Tourist Oriented | § 890.39 | P | P | P |
| .40c | Jewelry | § 890.51 | P | P | P |
| .41 | Bar | § 890.22 | P | P | P |
| .42 | Full-Service Restaurant | § 890.92 | P | P | P |
| .43 | Fast Food Restaurant (Small) | § 890.90 | C | C | C |
| .44 | Fast Food Restaurant (Large) | § 890.91 | | | |
| .45 | Take-Out Food | § 890.122 | C | C | |
| .46 | Movie Theater | § 890.64 | P | P | |
| .47a | Adult Entertainment | § 890.36 | | | |
| .47b | Other Entertainment | § 890.37 | P | P | P |
| .48 | Amusement Game Arcade | § 890.4 § 1036 Police Code | | | |
| .49 | Financial Service | § 890.110 | P | | |
| .50 | Limited Financial Service | § 890.112 | P | | |
| .51 | Medical Service | § 890.114 | P | P | P |
| .52 | Personal Service | § 890.116 | P | P | P |
| .53 | Professional Service | § 890.108 | P | P | P |
| .54 | Massage Establishment | § 890.60 § 1900 Health Code | C | C | C |
| .55 | Tourist Hotel | § 890.46 | C | C | C |

| | | | | | | |
|----|-----|--|-----------------------|----|---|---|
| 1 | .56 | Automobile Parking Lot, Community Commercial | §§ 890.9, 156, 160 | C | C | C |
| 2 | | | | | | |
| 3 | .57 | Automobile Parking Garage, Community Commercial | § 890.10, 160 | C | C | C |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | .58 | Automobile Parking Lot, Public | § 890.11, 156 | C | C | C |
| 7 | | | | | | |
| 8 | .59 | Automobile Parking Garage, Public | § 890.12 | C | C | C |
| 9 | | | | | | |
| 10 | .60 | Automotive Gas Station | § 890.14 | | | |
| 11 | .61 | Automotive Service Station | § 890.18 | | | |
| 12 | | | | | | |
| 13 | .62 | Automotive Repair | § 890.15 | | | |
| 14 | .63 | Automotive Wash | § 890.20 | | | |
| 15 | .64 | Automotive Sale or Rental | § 890.13 | | | |
| 16 | .65 | Animal Hospital | § 890.6 | | | |
| 17 | .66 | Ambulance Service | § 890.2 | | | |
| 18 | .67 | Mortuary | § 890.62 | C | C | |
| 19 | .68 | Trade Shop | § 890.124 | P | C | |
| 20 | .70 | Administrative Service | § 890.106 | | | |
| 21 | .71 | Light Manufacturing or Wholesale Sales | § 890.54 | # | # | |
| 22 | | | | | | |
| 23 | .72 | Fringe Financial Service | § 890.113 | P# | | |
| 24 | .73 | Tobacco Paraphernalia | § 890.123 | C | | |
| 25 | | | | | | |

| | | | | | |
|---------------------------------------|---|--|--|----------|----------|
| | Establishments | | | | |
| .74A | <u>Neighborhood Agriculture</u> | <u>§ 102.3435 (a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| .74B | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435 (b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions | | | | | |
| .80 | Hospital or Medical Center | § 890.44 | | | |
| .81 | Other Institutions | Not counted as Commercial Fl. area § 890.50 | P | P | P |
| .82 | Public Use | § 890.80 | C | C | C |
| .83 | Medical Cannabis Dispensary | § 890.133 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| .90 | Residential Use | § 890.88 | P | P | P |
| .91 | Residential Density, Dwelling Units | §§ 207, 207.1, 890.88(a) | 1 unit per 200 sq. ft. lot area § 207.5 | | |
| .92 | Residential Density, Group Housing | §§ 207.1, 208, 890.88(b) | 1 bedroom per 140 sq. ft. lot area § 208 | | |
| .93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | 48 sq. ft. § 135 Table 3 | | |
| .94 | Off-Street Parking, Residential | §§ 150, 151.1, 153—157, 159—160, 204.5 | P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g), # mandatory discretionary review by the Planning Commission if installing a garage in an existing residential building of four or more units and Section 311 notice for a building of less than four units. | | |

| | | | | | |
|-----|---|-------------------|---|---|---|
| .95 | Automobile Parking Lot, Community Residential | § 890.7, 156, 160 | C | C | C |
| .96 | Automobile Parking Garage, Community Residential | § 890.8, 160 | | C | C |

**SPECIFIC PROVISIONS FOR
CHINATOWN COMMUNITY BUSINESS DISTRICT**

| Section | | Zoning Controls |
|----------|--------------|--|
| § 810.10 | § 270 | 50 N Height and Bulk District and 65 N Height and Bulk — District as mapped on Sectional Map 1H |
| § 810.71 | § 236 | Garment Shop Special Use District applicable only for portions — of the Chinatown Community Business District as mapped on Sectional Map No. 1 SU ^a |
| § 810.72 | 249.35 | Fringe Financial Services are P 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). |
| §§.94 | §§303, 803.2 | <p>Installing a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>In approving installation of the garage, the Commission shall find that: (1) 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; (2) 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; (3) the building has not had two or more "no-fault" evictions, as defined in Section 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, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>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) above.</p> |

SEC. 811.1. CHINATOWN VISITOR RETAIL DISTRICT.

The Chinatown Visitor Retail Neighborhood Commercial District extends along Grant Avenue between California and Jackson Streets. This district contains a concentration of shopping bazaars, art goods stores and restaurants which attract visitors and shoppers and contribute to the City's visual and economic diversity. Grant Avenue provides an important link between Downtown retail shopping and the Broadway, North Beach and Fisherman's Wharf areas.

This district is intended to preserve the street's present character and scale and to accommodate uses primarily appealing to visitors (e.g. tourist gifts shops, jewelry stores, art goods, large restaurants. In order to promote continuous retail frontage, entertainment, financial services, medical service, automotive and drive-up uses are restricted. Most commercial uses, except financial services are permitted on the first two stories. Administrative services, (those not serving the public) are prohibited in order to prevent encroachment from downtown office uses. There are also special controls on fast-food restaurants and tourist hotels. Building standards protect and complement the existing small-scale development and the historic character of the area.

The height limit applicable to the district will accommodate two floors of housing or institutional use above two floors of retail use. Existing residential units are protected by prohibition of upper-story conversions and limitation on demolition.

**Table 811
CHINATOWN VISITOR RETAIL
DISTRICT ZONING CONTROL TABLE**

| | | | Chinatown Visitor Business District |
|------------|------------------------|---------------------|--|
| No. | Zoning Category | § References | Controls |

BUILDING STANDARDS

| | | | |
|-----|--|---|---|
| .10 | Height and Bulk | §§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271 | P up to 35 feet # C to 50 ft. See Zoning Map, § 254 50 ft. length and 100 ft. diagonal above 40 ft. # See Zoning Map, § 270 |
| .11 | Lot Size [Per Development] | §§ 890.56, 121 | P up to 2,500 sq. ft. C 5,000 sq. ft. & above § 121.3 |
| .12 | Rear Yard/Site Coverage | §§ 130, 134, 136 | Location may be modified /75% coverage § 134.1 |
| .13 | Sun Access Setbacks | | 15 ft. at specified heights § 132.3 |
| .14 | Maximum Street Frontage [Per Building] | | P to 50 feet C more than 50 feet § 145.3 |
| .15 | Awning | § 890.21 | P § 136.2(a) |
| .16 | Canopy | § 890.24 | P § 136.2(b) |
| .17 | Marquee | § 890.58 | P § 136.2(c) |

COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES

| | | | |
|-----|--|-------------------------------------|--|
| .19 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 2.0 to 1 § 124(a) (b) |
| .20 | Use Size [Nonresidential] | § 890.130 | P up to 2,500 sq. ft. C 2,501 to 5,000 sq. ft. Except for full-service restaurants—5,000 sq. ft. § 121.4 |
| .21 | Open Space | | 1 sq. ft. for every 50 sq. ft. above 10,000 sq. ft. § 135.1 |
| .22 | Off-Street Parking, Commercial and Institutional | §§ 150, 153—157, 159— 160, 204.5 | None required § 161(c) |

| | | | |
|-----|----------------------------|--------------------------|--|
| .23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| .24 | Outdoor Activity Area | § 890.71 | P in front C elsewhere |
| .25 | Drive-Up Facility | § 890.30 | |
| .26 | Walk-Up Facility | § 890.140 | P if recessed 3 ft. C otherwise |
| .27 | Hours of Operation | § 890.48 | P 6 a.m.—11 p.m. C 11 p.m.—2 a.m. |
| .30 | General Advertising Sign | §§ 602—604, 608.1, 608.2 | P § 607.2(e) |
| .31 | Business Sign | §§ 602—604, 608.1, 608.2 | P § 607.2(f) |

**Chinatown Visitor
Retail District**

Controls by Story

| No. | Zoning Category | § References | 1st | 2nd | 3rd+ |
|------|--|-----------------------|-----|-----|------|
| .38a | Residential Conversion Residential Hotels | Ch. 41 Admin. Code | | | |
| .38b | Residential Demolition Residential Hotels | Ch. 41 Admin. Code | | | |
| .39a | Residential Conversion Apartments | | | | |
| .39b | Residential Demolition Apartments | | | | |

Retail Sales and Services

| | | | | | |
|------|--|-----------|---|---|--|
| .40a | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 890.102 | P | P | |
| .40b | Gift Store—Tourist Oriented | § 890.39 | P | P | |

| | | | | | | |
|----|------|---|---------------------------------|----|----|---|
| 1 | .40c | Jewelry | § 890.51 | P | P | |
| 2 | .41 | Bar | § 890.22 | P | P | |
| 3 | .42 | Full-Service Restaurant | § 890.92 | P | P | |
| 4 | .43 | Fast Food Restaurant (Small) | § 890.90 | C | | |
| 5 | .44 | Fast Food Restaurant (Large) | § 890.91 | | | |
| 6 | .45 | Take-Out Food | § 890.122 | P | P | |
| 7 | .46 | Movie Theater | § 890.64 | | | |
| 8 | .47a | Adult Entertainment | § 890.36 | | | |
| 9 | .47b | Other Entertainment | § 890.37 | P# | P# | |
| 10 | .48 | Amusement Game Arcade | § 890.4 § 1036 Police Code | | | |
| 11 | | | | | | |
| 12 | .49 | Financial Service | § 890.110 | | | |
| 13 | .50 | Limited Financial Service | § 890.112 | | | |
| 14 | .51 | Medical Service | § 890.114 | | P | |
| 15 | .52 | Personal Service | § 890.116 | | P | |
| 16 | .53 | Professional Service | § 890.108 | | P | |
| 17 | .54 | Massage Establishment | § 890.60, § 1900 Health Code | C | C | |
| 18 | | | | | | |
| 19 | .55 | Tourist Hotel | § 890.46 | C | C | C |
| 20 | .56 | Automobile Parking Lot, Community Commercial | §§ 890.9, 156, 160 | C | C | C |
| 21 | | | | | | |
| 22 | .57 | Automobile Parking Garage, Community Commercial | § 890.10, 160 | C | C | C |
| 23 | | | | | | |
| 24 | .58 | Automobile Parking Lot, Public | § 890.11, 156 | C | C | C |
| 25 | | | | | | |

| | | | | | | |
|----|---------------------|---|----------------------|----------|----------|----------|
| 1 | .59 | Automobile Parking Garage, Public | § 890.12 | C | C | C |
| 2 | .60 | Automotive Gas Station | § 890.14 | | | |
| 3 | .61 | Automotive Service Station | § 890.18 | | | |
| 4 | .62 | Automotive Repair | § 890.15 | | | |
| 5 | .63 | Automotive Wash | § 890.20 | | | |
| 6 | .64 | Automotive Sale or Rental | § 890.13 | | | |
| 7 | .65 | Animal Hospital | § 890.6 | | | |
| 8 | .66 | Ambulance Service | § 890.2 | | | |
| 9 | .67 | Mortuary | § 890.62 | C | C | |
| 10 | .68 | Trade Shop | § 890.124 | P | C | |
| 11 | .70 | Administrative Service | § 890.106 | | | |
| 12 | .71 | Light Manufacturing or Wholesale Sales | § 890.54 | # | # | |
| 13 | .72 | Fringe Financial Service | § 890.113 | | | |
| 14 | .73 | Tobacco Paraphernalia Establishments | § 890.123 | C | | |
| 15 | .74A | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| 16 | .74B | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| 17 | Institutions | | | | | |
| 18 | .80 | Hospital or Medical Center | § 890.44 | | | |
| 19 | .81 | Other Institutions | § 890.50 | P | P | P |
| 20 | .82 | Public Use | § 890.80 | C | C | C |
| 21 | .83 | Medical Cannabis Dispensary | § 890.133 | P | | |

RESIDENTIAL STANDARDS AND USES

| | | | | | |
|-----|--|---|---|---|---|
| .90 | Residential Use | § 890.88 | P | P | P |
| .91 | Residential Density, Dwelling Units | §§ 207, 207.1, 890.88(a) | 1 unit per 200 sq. ft. lot area § 207.5 | | |
| .92 | Residential Density, Group Housing | §§ 207.1, 208, 890.88(b) | 1 bedroom per 140 sq. ft. lot area § 208 | | |
| .93 | Usable Open Space <i>[Per Residential Unit]</i> | §§ 135, 136 | 48 sq. ft. § 135 Table 3 | | |
| .94 | Off-Street Parking, Residential | §§ 150, §§ 151.1, 153—157, 159—160, 204.5 | P up to one car for each two dwelling units; C up to .75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a) (g), | | |
| .95 | Automobile Parking Lot, Community Residential | § 890.7, 156, 160 | C | C | C |
| .96 | Automobile Parking Garage, Community Residential | § 890.8, 160 | C | C | C |

**SPECIFIC PROVISIONS FOR
CHINATOWN VISITOR RETAIL DISTRICT**

| Section | | Zoning Controls |
|-----------|---------------|---|
| § 811.10 | § 270 | 50 N Height and Bulk District as mapped on Sectional Map — 1H |
| § 811.71 | § 236 | Garment Shop Special Use District applicable only for portions — of the Chinatown Visitor Retail District as mapped on Sectional Map No. 1 SU ^a |
| § 811.47b | § 890.37 | The other entertainment use must be in conjunction with an existing full-service restaurant |
| § .94 | §§303, 803.2. | Installation of 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: (1) the proposed garage opening/addition of off-street parking will not cause |

1 the "removal" or "conversion of residential unit," as those terms are
2 defined in Section 317 of this Code; (2) the proposed garage
3 opening/addition of off-street parking will not substantially decrease the
4 livability of a dwelling unit without increasing the floor area in a
5 commensurate amount; (3) the building has not had two or more "no-
6 fault" evictions, as defined in Section 37.9(a)(7)—(13) of the San
7 Francisco Administrative Code, with each eviction associated with a
8 separate unit(s) within the past ten years, and (4) the proposed
9 garage/addition of off-street parking installation is consistent with the
10 Priority Policies of Section 101.1 of this Code.
11 Prior to the Planning Commission hearing, or prior to issuance of
12 notification under Section 311(c)(2) of this Code, the Planning
13 Department shall require a signed affidavit by the project sponsor
14 attesting to (1), (2), and (3) above, which the Department shall
15 independently verify. The Department shall also have made a
16 determination that the project complies with (4) above.

17
18
19
20
21
22
23
24
25
**SEC. 812.1. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL
DISTRICT.**

The Chinatown Residential Neighborhood Commercial District extends along Stockton Street between Sacramento and Broadway and along Powell Street between Washington Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton Street is a major transit corridor which serves as "Main Street" for the Chinatown neighborhood. Both Stockton and Powell Streets contain a significant amount of housing as well as major community institutions supportive to Chinatown and the larger Chinese community. This daytime-oriented district provides local and regional specialty food shopping for fresh vegetables, poultry, fish and meat. Weekends are this area's busiest shopping days. Because Stockton Street is intended to remain principally in its present character, the Stockton Street controls are designed to preserve neighborhood-serving uses and protect the residential livability of the area. The controls promote new residential development compatible

with existing small-scale mixed-use character of the area. Consistent with the residential character of the area, commercial development is directed to the ground story. Daytime-oriented use is protected and tourist-related uses, fast-food restaurants and financial services are limited.

Housing development in new and existing buildings is encouraged above the ground floor. Institutional uses are also encouraged. Existing residential units are protected by limits on demolition and conversion.

Table 812
CHINATOWN RESIDENTIAL NEIGHBORHOOD
COMMERCIAL DISTRICT ZONING CONTROL TABLE

| | | | Chinatown Residential Neighborhood Commercial District |
|---------------------------|--|---|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| .10 | Height and Bulk | §§ 102.12, 105, 106, 263.4 §§ 250—252, 260, 270, 271 | P up to 35 feet # C 50 ft., portions of Grant & Pacific C 65 ft., except 85 ft. for portions of Stockton if low income housing See Zoning Map, § 254 50 ft. length and 100 ft. diagonal and above 40 ft. See Zoning Map, § 270 |
| .11 | Lot Size [Per Development] | §§ 890.56, 121 | P up to 5,000 sq. ft. C 5,001 sq. ft. & above § 121.3 |
| .12 | Rear Yard/Site Coverage | §§ 130, 134, 136 | Location may be modified § 134.1 |
| .13 | Sun Access Setbacks | | 15 ft. at specified heights § 132.3 |
| .14 | Maximum Street Frontage [Per Building] | | P to 50 feet C more than 50 feet § 145.3 |

| | | | | |
|----|---|--|------------------------------------|---|
| 1 | .15 | Awning | § 890.21 | P § 136.2(a) |
| 2 | .16 | Canopy | § 890.24 | P § 136.2(b) |
| 3 | .17 | Marquee | § 890.58 | P § 136.2(c) |
| 4 | COMMERCIAL AND INSTITUTIONAL STANDARDS AND SERVICES | | | |
| 5 | .19 | Floor Area Ratio | §§ 102.9, 102.11, 123 | 1.0 to 1 § 124(a) (b) |
| 6 | .20 | Use Size [Nonresidential] | § 890.130 | P up to 2,500 sq. ft. C 2,501 to 4,000 sq. ft. § 121.4 |
| 7 | .21 | Open Space | | 1 sq. ft. for every 50 sq. ft. of building over 10,000 sq. ft. § 135.1 |
| 8 | .22 | Off-Street Parking, Commercial and Institutional | §§ 150, 153—157, 159—160, 204.5 | None Required § 161(c) |
| 9 | .23 | Off-Street Freight Loading | §§ 150, 153—155, 204.5 | Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b) |
| 10 | .24 | Outdoor Activity Area | § 890.71 | P in front C elsewhere |
| 11 | .25 | Drive-Up Facility | § 890.30 | |
| 12 | .26 | Walk-Up Facility | § 890.140 | P if recessed 3 ft. C otherwise |
| 13 | .27 | Hours of Operation | § 890.48 | P 6 a.m.—11 p.m. C 11 p.m.—2 a.m. |
| 14 | .30 | General Advertising Sign | §§ 602—604, 608.1, 608.2 | P § 607.2(e) |
| 15 | .31 | Business Sign | §§ 602—604, 608.1, 608.2 | P § 607.2(f) |
| 16 | Chinatown Residential Neighborhood Commercial District | | | |
| 17 | Controls by Story | | | |

| No. | Zoning Category | § References | 1st | 2nd | 3rd+ |
|----------------------------------|---|----------------------------------|-----|-----|------|
| .38a | Residential Conversion Residential Hotels | Ch. 41 Admin. Code | | | |
| .38b | Residential Demolition Residential Hotels | Ch. 41 Admin. Code | | | |
| .39a | Residential Conversion Apartments | | | | |
| .39b | Residential Demolition Apartments | | | | |
| Retail Sales and Services | | | | | |
| .40a | Other Retail Sales and Services <i>[Not Listed Below]</i> | § 890.102 | P | | |
| .40b | Gift Store—Tourist Oriented | § 890.39 | | | |
| .40c | Jewelry | § 890.51 | C | | |
| .41 | Bar | § 890.22 | C | | |
| .42 | Full-Service Restaurant | § 890.92 | P | | |
| .43 | Fast Food Restaurant (Small) | § 890.90 | C | | |
| .44 | Fast Food Restaurant (Large) | § 890.91 | C | | |
| .45 | Take-Out Food | § 890.122 | C | | |
| .46 | Movie Theater | § 890.64 | C | | |
| .47a | Adult Entertainment | § 890.36 | | | |
| .47b | Other Entertainment | § 890.37 | | | |
| .48 | Amusement Game Arcade | § 890.4 § 1036 Police Code | | | |

| | | | | | | |
|----|-----|---|-----------------------------------|---|---|--|
| 1 | .49 | Financial Service | § 890.110 | C | | |
| 2 | .50 | Limited Financial Service | § 890.112 | C | | |
| 3 | .51 | Medical Service | § 890.114 | P | | |
| 4 | .52 | Personal Service | § 890.116 | P | | |
| 5 | .53 | Professional Service | § 890.108 | P | | |
| 6 | .54 | Massage Establishment | § 890.60 § 1900 Health Code | C | | |
| 7 | | | | | | |
| 8 | .55 | Tourist Hotel | § 890.46 | | | |
| 9 | .56 | Automobile Parking Lot, Community Commercial | §§ 890.9, 156, 160 | C | | |
| 10 | | | | | | |
| 11 | .57 | Automobile Parking Garage, Community Commercial | § 890.10, 160 | C | | |
| 12 | | | | | | |
| 13 | | | | | | |
| 14 | .58 | Automobile Parking Lot, Public | § 890.11, 156 | C | | |
| 15 | .59 | Automobile Parking Garage, Public | § 890.12 | | | |
| 16 | | | | | | |
| 17 | .60 | Automotive Gas Station | § 890.14 | | | |
| 18 | .61 | Automotive Service Station | § 890.18 | | | |
| 19 | | | | | | |
| 20 | .62 | Automotive Repair | § 890.15 | | | |
| 21 | .63 | Automotive Wash | § 890.20 | | | |
| 22 | .64 | Automotive Sale or Rental | § 890.13 | | | |
| 23 | .65 | Animal Hospital | § 890.6 | | | |
| 24 | .66 | Ambulance Service | § 890.2 | | | |
| 25 | .67 | Mortuary | § 890.62 | C | C | |

| | | | | | |
|---------------------------------------|---|--------------------------|---|----------|----------|
| .68 | Trade Shop | § 890.124 | P | | |
| .70 | Administrative Service | § 890.106 | | | |
| .71 | Light Manufacturing or Wholesale Sales | § 890.54 | # | # | |
| .72 | Fringe Financial Service | § 890.113 | | | |
| .73 | Tobacco Paraphernalia Establishments | § 890.123 | C | | |
| .74A | <u>Neighborhood Agriculture</u> | <u>§ 102.3435 (a)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| .74B | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435 (b)</u> | <u>C</u> | <u>C</u> | <u>C</u> |
| Institutions | | | | | |
| .80 | Hospital or Medical Center | §§ 124.1, 890.44 | C | C | C |
| .81 | Other Institutions | § 890.50 | P | P | P |
| .82 | Public Use | § 890.80 | C | C | C |
| .83 | Medical Cannabis Dispensary | § 890.133 | P | | |
| RESIDENTIAL STANDARDS AND USES | | | | | |
| .90 | Residential Use | § 890.88 | P | P | P |
| .91 | Residential Density, Dwelling Units | §§ 207, 207.1, 890.88(a) | 1 unit per 200 sq. ft. lot area § 207.5 | | |
| .92 | Residential Density, Group Housing | §§ 207.1, 208, 890.88(b) | 1 bedroom per 140 sq. ft. lot area § 208 | | |
| .93 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | 48 sq. ft. § 135 Table 3 | | |
| .94 | Off-Street Parking, Residential | §§ 150, 151.1, 153—157, | P up to one car for each two dwelling units;, C up to .75 cars for each | | |

| | | | | | |
|-----|---|----------------------|---|---|---|
| | | 159—160, 204.5 | dwelling unit, subject to the criteria and procedures of Section 151.1(f), NP above 0.75 cars for each dwelling unit §§ 151.1, 161(a)(g), | | |
| .95 | Automobile Parking Lot, Community Residential | § 890.7, 156, 160 | C | C | C |
| .96 | Automobile Parking Garage, Community Residential | § 890.8, 160 | C | C | C |

**SPECIFIC PROVISIONS FOR CHINATOWN
RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**

| Section | | Zoning Controls |
|----------|------------------|--|
| § 812.10 | § 270 | 50 N Height and Bulk District and 65 N Height and Bulk — District as mapped on Sectional Map 1H |
| § 812.71 | § 236 | Garment Shop Special Use District applicable only for portions — of the Chinatown Residential Neighborhood Commercial District as mapped on Sectional Map No. 1 SU ^a |
| § .94 | §§303, 803.2. | <p>Installation of a garage in an existing residential building of four or more units requires a mandatory discretionary review hearing by the Planning Commission; Section 311 notice is required for a building of less than four units.</p> <p>In approving installation of the garage, the Commission shall find that: (1) 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; (2) 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; (3) the building has not had two or more "no-fault" evictions, as defined in Section 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, and (4) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of Section 101.1 of this Code.</p> <p>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) above</p> |

SEC. 813. RED – RESIDENTIAL ENCLAVE DISTRICT.

Residential Enclave Districts (RED) encompass the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the SLR and MUR Districts. Within these predominantly residential enclaves lie a number of vacant parcels, parking lots and other properties in open storage use. These properties are undeveloped or underdeveloped and are viewed as opportunity sites for new, moderate-income, in-fill housing.

The zoning controls for this district are tailored to the design needs and neighborhood characteristics of these enclaves and are intended to encourage and facilitate the development of attractive, compatible and economically feasible in-fill housing while providing adequate residential amenities to the site and neighborhood.

Dwelling units are permitted as a principal use. Social services and institutional uses are permitted as conditional uses. Group housing, retail, entertainment, general commercial and services light industrial uses are not permitted. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Sections 185 and 186. Live/work units limited to arts activities are permitted within the district as a principal use. Existing live/work units with other nonresidential uses may continue as nonconforming uses.

**Table 813
RED — RESIDENTIAL ENCLAVE DISTRICT
ZONING CONTROL TABLE**

| | | | Residential Enclave |
|---------------------------|------------------------|---------------------|---|
| No. | Zoning Category | § References | Controls |
| BUILDING STANDARDS | | | |
| 813.01 | Height | See Zoning Map | Generally 40 feet See Sectional Zoning Maps 1 and 7 |

| | | | | |
|----|------------------------|--|----------------------------|---|
| 1 | 813.02 | Bulk | § 270 | See Sectional Zoning Maps 1 and 7 |
| 2 | USE STANDARDS | | | |
| 3 | 813.03 | Residential Density | §§ 124(b), 207.5,208 | 1:400 for dwelling units; 1 bedroom for each 140 sq. ft. of lot area for group housing |
| 4 | | | | |
| 5 | 813.04 | Non-Residential Density | §§ 102.9, 123, 124, 127 | Generally, 1.0 to 1 floor area ratio |
| 6 | 813.05 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 60 sq. ft. per unit, if private, 80 sq. ft. if common |
| 7 | | | | |
| 8 | 813.06 | Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions | § 135.2 | 36 sq. ft. per unit |
| 9 | | | | |
| 10 | 813.07 | Usable Open Space for Other Uses | § 135.3 | Varies by use |
| 11 | 813.09 | Outdoor Activity Area | § 890.71 | P |
| 12 | 813.10 | Walk-up Facility, except Automated Bank Teller Machine | § 890.140 | P |
| 13 | 813.11 | Automated Bank Teller Machine | § 803.9(d) | NP |
| 14 | 813.12 | Residential Conversion | § 803.8(a) | C |
| 15 | 813.13 | Residential Demolition | § 803.8(a) | C |
| 16 | USES | | | |
| 17 | Residential Use | | | |
| 18 | 813.14 | Dwelling Units | § 102.7 | P |
| 19 | 813.15 | Group Housing | § 890.88(b) | NP |
| 20 | 813.16 | SRO Units | § 890.88(c) | P |
| 21 | Institutions | | | |
| 22 | 813.17 | Hospital, Medical Centers | § 890.44 | NP |
| 23 | 813.18 | Residential Care | § 890.50(e) | C |
| 24 | 813.19 | Educational Services | § 890.50(c) | C |
| 25 | 813.20 | Religious Facility | § 890.50(d) | C |
| | 813.21 | Assembly and Social Service, except Open Recreation or Horticulture | § 890.50(a) | C |
| | 813.22 | Child Care | § 890.50(b) | P |
| | 813.23 | Medical Cannabis Dispensary | § 890.133 | P# |
| | Vehicle Parking | | | |
| | 813.25 | Automobile Parking Lot, Community Residential | § 890.7 | P |

| | | | | |
|----|---|--|---|----|
| 1 | 813.26 | Automobile Parking Garage, Community Residential | § 890.8 | C |
| 2 | 813.27 | Automobile Parking Lot, Community Commercial | § 890.9 | P |
| 3 | 813.28 | Automobile Parking Garage, Community Commercial | § 890.10 | C |
| 4 | 813.29 | Automobile Parking Lot, Public | § 890.11 | P |
| 5 | 813.30 | Automobile Parking Garage, Public | § 890.12 | C |
| 6 | Retail Sales and Service | | | |
| 7 | 813.31 | All Retail Sales and Service except per § 813.32 | § 890.104 | NP |
| 8 | 813.32 | Retail Sales and Service Use in a Landmark Building or a Contributory Building in an Historic District | § 803.9(e) | C |
| 9 | Assembly, Recreation, Arts and Entertainment | | | |
| 10 | 813.37 | Nighttime Entertainment | §§ 102.17, 803.5(b) | NP |
| 11 | 813.38 | Meeting Hall, not within § 813.21 | § 221(c) | NP |
| 12 | 813.39 | Recreation Building, not within § 813.21 | § 221(e) | NP |
| 13 | 813.40 | Pool Hall, Card Club, not within § 813.21 | §§ 221(f), 803.4 | NP |
| 14 | 813.41 | Theater, falling within § 221(d), except Movie Theater | §§ 221(d), 890.64 | NP |
| 15 | Home and Business Service | | | |
| 16 | 813.42 | Trade Shop | § 890.124 | NP |
| 17 | 813.43 | Catering Services | § 890.25 | NP |
| 18 | 813.45 | Business Goods and Equipment Repair Service | § 890.23 | NP |
| 19 | 813.46 | Arts Activities, except within a Live/Work Unit | § 102.2 | NP |
| 20 | 813.47 | Business Services | § 890.111 | NP |
| 21 | Office | | | |
| 22 | 813.48 | Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 23 | 813.53 | All Other Office Uses | § 890.70 | NP |
| 24 | Live/Work Units | | | |
| 25 | 813.54 | Live/Work Unit where the Work Activity is an Arts Activity | §§ 102.2, 102.13, 209.9(f), (g), 233 | P |

| | | | | |
|----|----------------------------|---|-----------------------|----------|
| 1 | 813.55 | Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 2 | 813.56 | All Other Live/Work Units | §§ 102.13, 233 | NP |
| 3 | Automotive Services | | | |
| 4 | 813.57 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 5 | 813.58 | Vehicle Storage—Enclosed Lot or Structure | § 890.132 | P |
| 6 | 813.59 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | NP |
| 7 | 813.60 | Motor Vehicle Repair | § 890.15 | NP |
| 8 | 813.61 | Motor Vehicle Tow Service | § 890.19 | NP |
| 9 | 813.62 | Non-Auto Vehicle Sales or Rental | § 890.69 | NP |
| 10 | 813.63 | Public Transportation Facility | § 890.80 | NP |
| 11 | Industrial | | | |
| 12 | 813.64 | Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, Manufacturing and Processing | §§ 225, 890.54 | NP |
| 13 | Other Uses | | | |
| 14 | 813.65 | Animal Service | § 224 | NP |
| 15 | 813.66 | Open Air Sales | §§ 890.38, 803.9(c) | NP |
| 16 | 813.67 | Ambulance Service | § 890.2 | NP |
| 17 | 813.68 | Open Recreation <i>and Horticulture</i> | §§ 209.5(a), 209.5(b) | P |
| 18 | 813.69 | Public Use, except Public Transportation Facility | § 890.80 | C |
| 19 | 813.70 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 20 | 813.71 | Greenhouse or Plant Nursery | § 227(a) | NP |
| 21 | 813.72 | Mortuary Establishment | § 227(c) | NP |
| 22 | 813.73 | General Advertising Sign | § 607.2(b) & (e) | NP |
| 23 | <u>813.74A</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> |
| 24 | <u>813.74B</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> |

SPECIFIC PROVISIONS FOR RED DISTRICTS

| Article Code | Other Code | Zoning Controls |
|--------------|------------|-----------------|
|--------------|------------|-----------------|

| Section | Section | |
|-----------------------|---------|---|
| § 813.23 § 890.133 | | — Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, State or local law, may apply for a medical cannabis dispensary permit in an RED District. |

SEC. 814. SPD – SOUTH PARK DISTRICT.

South Park is an attractive affordable mixed-use neighborhood. The South Park District (SPD) is intended to preserve the scale, density and mix of commercial and residential activities within this unique neighborhood. The district is characterized by small-scale, continuous-frontage warehouse, retail and residential structures built in a ring around an oval-shaped, grassy park. Retention of the existing structures is encouraged, as is a continued mix of uses, family-sized housing units, and in-fill development which contributes positively to the neighborhood scale and use mix.

Most retail, general commercial, office, service/light industrial, arts, live/work and residential activities are permitted. Group housing, social services, and other institutional uses are conditional uses. Hotels, motels, movie theaters, adult entertainment and nighttime entertainment are not permitted.

Table 814
SPD — SOUTH PARK DISTRICT ZONING CONTROL TABLE

| | | | South Park District |
|--------|-----------------------------|--------------------|--|
| No. | Zoning Category | § References | Controls |
| 814.01 | Height | §§ 260 - 263 | See Sectional Zoning Map 1 |
| 814.02 | Bulk | §§ 270 - 272 | See Sectional Zoning Map 1 |
| 814.03 | Dwelling Unit Density Limit | §§ 124, 207.5, 208 | No density limit |
| 814.04 | Dwelling Unit Mix | § 207.6 | At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain |

| | | | |
|-----------------|--|---------------------------------|---|
| | | | three or more bedrooms. |
| 814.05 | Non-residential density limit | §§ 102.9, 123, 124, 127 | Generally 1.8 to 1 floor area ratio |
| 814.06 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 80 sq. ft. per unit, 54 sq. ft. per unit if publicly accessible |
| 814.07 | Usable Open Space for Other Uses | § 135.3 | Required; amount varies based on use; may also pay in-lieu fee |
| 814.08 | Setbacks | §§ 136, 136.2, 144, 145.1 | Generally required |
| 814.09 | Outdoor Activity Area | § 890.71 | P |
| 814.10 | Off-Street Parking, Residential | § 151.1 | None required. Limits set forth in Section 151.1 |
| 814.11 | Off-Street Parking, Non-Residential | 150, 151, 151.1, 153-157, 204.5 | None required. Limits set forth in Section 151.1 |
| 814.12 | Residential Conversion | § 803.8(a) | C |
| 814.13 | Residential Demolition | § 803. 8(a) | C |
| Residential Use | | | |
| 814.14 | Dwelling Units | § 102.7 | P |
| 814.15 | Group Housing | § 890.88(b) | C |
| 814.16 | SRO Units | § 890.88(c) | P |
| 814.16 (a) | Student Housing | § 315.1(38) | C |
| Institutions | | | |
| 814.17 | Hospital, Medical Centers | § 890.44 | NP |
| 814.18 | Residential Care | § 890.50(e) | C |
| 814.19 | Educational Services | § 890.50(c) | NP |
| 814.20 | Religious Facility | § 890.50(d) | C |
| 814.21 | Assembly and Social Service, except Open Recreation and Horticulture | § 890.50(a) | C |
| 814.22 | Child Care | § 890.50(b) | P |
| 814.23 | Medical Cannabis Dispensary | § 890.133 | P # |
| Vehicle Parking | | | |
| 814.25 | Automobile Parking Lot, Community Residential | § 890.7 | NP |
| 814.26 | Automobile Parking Garage, Community Residential | § 890.8 | NP |
| 814.27 | Automobile Parking Lot, | § 890.9 | NP |

| | | | |
|---|---|---------------------------------|--------------------------|
| | Community Commercial | | |
| 814.28 | Automobile Parking Garage, Community Commercial | § 890.10 | NP |
| 814.29 | Automobile Parking Lot, Public | § 890.11 | NP |
| 814.30 | Automobile Parking Garage, Public | § 890.12 | NP |
| Retail Sales and Services | | | |
| 814.31 | All Retail, Except for Bars and Liquor Stores- | § 890.104 | P up to 5,000 sf per lot |
| 814.32 | Bars | § 890.22 | C up to 5,000 sf per lot |
| 814.33 | Liquor Stores | § 790.55 | C up to 5,000 sf per lot |
| Assembly, Recreation, Arts and Entertainment | | | |
| 814.37 | Nighttime Entertainment | § 102.17, 803.5(b) | NP |
| 814.38 | Meeting Hall, not falling within Category 814.21 | § 221(c) | C |
| 814.39 | Recreation Building, not falling within Category 814.21 | § 221(e) | C |
| 814.40 | Pool Hall, Card Club, not falling within Category 890.50(a) | § 221(f) | NP |
| Home and Business Service | | | |
| 814.42 | Trade Shop | § 890.124 | P |
| 814.43 | Catering Services | § 890.25 | P |
| 814.45 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 814.46 | Arts Activities, other than Theaters | § 102.2 | P |
| 814.47 | Business Services | § 890.111 | P |
| Office | | | |
| 814.49 | Offices in historic buildings | § 803.9(a) | P |
| 814.50 | All Other Office Uses | §§ 890.70, 890.118 | P |
| Live/Work Units | | | |
| 814.55 | All types of Live/Work Units | §§ 102.2, 102.13, 209.9(f), (g) | NP |
| Automotive | | | |
| 814.57 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 814.58 | Vehicle Storage—Enclosed Lot or Structure | § 890.132 | NP |

| | | | | |
|----|-------------------|--|-----------------------------|---------------------------|
| 1 | 814.59 | Motor Vehicle Service Station, Automotive Washing | §§ 890.18, 890.20 | NP |
| 2 | 814.60 | Motor Vehicle Repair | § 890.15 | NP |
| 3 | 814.61 | Motor Vehicle Tow Service | § 890.19 | NP |
| 4 | 814.62 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |
| 5 | 814.63 | Public Transportation Facilities | § 890.80 | NP |
| 6 | Industrial | | | |
| 7 | 814.64 | Wholesale Sales | § 890.54(b) | P |
| 8 | 814.65 | Light Manufacturing | § 890.54(a) | P |
| 9 | 814.66 | All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment, and Manufacturing and Processing Uses | §§ 225, 226 | NP |
| 10 | 814.67 | Storage | § 890.54(c) | NP |
| 11 | 814.67 (a) | Laboratory | § 890.52 | NP |
| 12 | Other Uses | | | |
| 13 | 814.68 | Animal Services | § 224 | NP |
| 14 | 814.69 | Open Air Sales | §§ 803. 9(e), 890.38 | P |
| 15 | 814.70 | Ambulance Service | § 890.2 | NP |
| 16 | 814.71 | Open Recreation <i>and Horticulture</i> | §§ 209.5(a), 209.5(b) | P |
| 17 | 814.72 | Public Use, except Public Transportation Facility | § 890.80 | C |
| 18 | 814.73 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 19 | 814.74A | Greenhouse or Plant Nursery | § 227(a) | NP |
| 20 | 814.74B | <i>Neighborhood Agriculture</i> | § 102.3435(a) | P |
| 21 | 814.74C | <i>Large-Scale Urban Industrial Agriculture</i> | § 102.3435(b) | C |
| 22 | 814.75 | Mortuary Establishment | § 227(c) | NP |
| 23 | 814.76 | General Advertising Sign | § 607.2(b) & (e) and 611 | NP |
| 24 | 814.78 | Walk-Up Facility, except Automated Bank Teller Machine | § 890.140 | P |
| 25 | 814.79 | Automated Bank Teller Machine | § 803.9(d) | NP |
| | 814.80 | Integrated PDR | § 890.49 | P in applicable buildings |

SPECIFIC PROVISIONS FOR SPD DISTRICTS

| Article Code Section | Other Code Section | Zoning Controls |
|-----------------------|--------------------|---|
| § 814.23 § 890.133 | | — Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of Federal, State or local law, may apply for a medical cannabis dispensary permit in a South Park District. |
| 814.33 | §§ 249.35, 890.113 | Fringe Financial Services are P 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). |

SEC. 815. RSD – RESIDENTIAL MIXED USE DISTRICT.

The Residential/Service Mixed Use District (RSD) runs along Harrison St. between 4th St. and 5th St. The RSD serves as a housing opportunity area within the South of Market Mixed Use Districts. The district controls are intended to facilitate the development of high-density, mid-rise housing, including residential hotels and live/work units, while also encouraging the expansion of retail, business service and commercial and cultural arts activities.

Residential hotels are subject to flexible standards for parking, rear yard/open space and density. Continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged.

General office, hotels, nighttime entertainment, adult entertainment, massage establishment, movie theaters and heavy industrial uses are not permitted, except that massages services are authorized as a conditional use in the Residential/Service Mixed Use District when provided in conjunction with full-service spa services.

**Table 815
RSD — RESIDENTIAL/SERVICE MIXED USE
DISTRICT ZONING CONTROL TABLE**

| | Residential/Service |
|--|---------------------|
|--|---------------------|

| | | | Mixed Use Districts |
|------------------------|---|-------------------------|---|
| No. | Zoning Category | § References | Controls |
| 815.01 | Height | | Map, generally ranges from 40 to 85 feet See Sectional Zoning Map 1 |
| 815.02 | Bulk | § 270 | See Sectional Zoning Map 1 |
| 815.03 | Residential Density Limit | §§ 124(b), 207.5, 208 | 1:200 for dwellings in projects below 40 ft., above 40 ft. density to be determined as part of Conditional Use process; 1 bedroom for each 70 sq. ft. of lot area for group housing |
| 815.04 | Non-Residential Density Limit | §§ 102.9, 123, 124, 127 | Generally, 1.8 to 1 floor area ratio subject to § 803.5(j) |
| 815.05 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 36 sq. ft. per unit if private, 48 sq. ft. if common |
| 815.06 | Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions | § 135.2 | 36 sq. ft. per unit |
| 815.07 | Usable Open Space for Other Uses | § 135.3 | Varies by use |
| 815.09 | Outdoor Activity Area | § 890.71 | P |
| 815.10 | Walk-Up Facility, except Automated Bank Teller Machine | § 890.140 | P |
| 815.11 | Automated Bank Teller Machine | § 803.5(d) | P |
| 815.12 | Residential Conversion | § 803.5(b) | C |
| 815.13 | Residential Demolition | § 803.5(b) | C |
| Residential Use | | | |
| 815.14 | Dwelling Units | § 102.7 | P |
| 815.15 | Group Housing | § 890.88(b) | C |
| 815.16 | SRO Units | § 890.88(c) | P |
| Institutions | | | |
| 815.17 | Hospital, Medical Centers | § 890.44 | NP |
| 815.18 | Residential Care | § 890.50(e) | C |
| 815.19 | Educational Services | § 890.50(c) | P |
| 815.20 | Religious Facility | § 890.50(d) | C |
| 815.21 | Assembly and Social Service, | § 890.50(a) | C |

| | | | |
|---|---|--------------------------------|---------------------------|
| | except Open Recreation and Horticulture | | |
| 815.22 | Child Care | § 890.50(b) | P |
| 815.23 | Medical Cannabis Dispensary | § 890.133 | P# |
| Vehicle Parking | | | |
| 815.25 | Automobile Parking Lot, Community Residential | § 890.7 | P |
| 815.26 | Automobile Parking Garage, Community Residential | § 890.8 | C, pursuant to § 803.8(c) |
| 815.27 | Automobile Parking Lot, Community Commercial | § 890.9 | P |
| 815.28 | Automobile Parking Garage, Community Commercial | § 890.10 | C, pursuant to § 803.8(c) |
| 815.29 | Automobile Parking Lot, Public | § 890.11 | P |
| 815.30 | Automobile Parking Garage, Public | § 890.12 | C, pursuant to § 803.8(c) |
| Retail Sales and Services | | | |
| 815.31 | All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services | § 890.104 | P, pursuant to § 803.8(c) |
| 815.33 | Fringe Financial Service | §§ 249.35, 890.113 | P# |
| 815.34 | Tobacco Paraphernalia Establishments | § 890.123 | C |
| 815.34A | Massage Establishment | § 890.60 § 1900 Health Care | C# |
| Assembly, Recreation, Arts and Entertainment | | | |
| 815.37 | Nighttime Entertainment | §§ 102.17, 181(f), 803.5(b) | NP |
| 815.38 | Meeting Hall, not falling within Category 815.21 | § 221(c) | C, pursuant to § 803.8(c) |
| 815.39 | Recreation Building, not falling within Category 815.21 | § 221(e) | C, pursuant to § 803.8(c) |
| 815.40 | Pool Hall, Card Club, not falling within Category 815.21 | §§ 221(f), 803.4 | P, pursuant to § 803.8(c) |

| | | | | |
|----|----------------------------------|---|---|---------------------------|
| 1 | 815.41 | Theater, falling within § 221(d), except Movie Theater | §§ 221(d), 890.64 | P, pursuant to § 803.8(c) |
| 2 | Home and Business Service | | | |
| 3 | 815.42 | Trade Shop | § 890.124 | P, pursuant to § 803.8(c) |
| 4 | 815.43 | Catering Services | § 890.25 | P, pursuant to § 803.8(c) |
| 5 | 815.45 | Business Goods and Equipment Repair Service | § 890.23 | P, pursuant to § 803.8(c) |
| 6 | 815.46 | Arts Activities, other than Theaters | § 102.2 | P, pursuant to § 803.8(c) |
| 7 | 815.47 | Business Services | § 890.111 | P, pursuant to § 803.8(c) |
| 8 | Office | | | |
| 9 | 815.48 | Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 10 | 815.49 | Work Space of Design Professionals | §§ 890.28, 803.9(g) | P, subject to § 803.9(g) |
| 11 | 815.50 | All Other Office Uses | § 890.70 | NP |
| 12 | Live/Work Units | | | |
| 13 | 815.51 | Live/Work Units where the work activity is an Arts Activity | §§ 102.2, 102.13, 209.9(f) and (g), 233 | P |
| 14 | 815.52 | Live/Work Units where all the work activity is otherwise permitted as a Principal Use | §§ 102.13, 233 | P |
| 15 | 815.53 | Live/Work Units where the work activity is otherwise permitted as a Conditional Use | § 233 | C |
| 16 | 815.54 | Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 17 | 815.55 | All other Live/Work Units | | NP |
| 18 | Motor Vehicle Services | | | |
| 19 | 815.57 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 20 | 815.58 | Vehicle Storage—Enclosed Lot or Structure | § 890.132 | P |
| 21 | 815.59 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P, pursuant to § 803.8(c) |
| 22 | 815.60 | Motor Vehicle Repair | § 890.15 | P, pursuant to § 803.8(c) |
| 23 | 815.61 | Motor Vehicle Tow Service | § 890.19 | C, § 803.8(c) |

| | | | | |
|----|-------------------|---|-----------------------|---------------------------|
| 1 | 815.62 | Non-Auto Vehicle Sales or Rental | § 890.69 | P, § 803.8(c) |
| 2 | 815.63 | Public Transportation Facilities | § 890.80 | C, pursuant to § 803.8(c) |
| 3 | Industrial | | | |
| 4 | 815.64 | Wholesale Sales | § 890.54(b) | P, pursuant to § 803.8(c) |
| 5 | 815.65 | Light Manufacturing | § 890.54(a) | P, pursuant to § 803.8(c) |
| 6 | 815.66 | Storage | § 890.54(c) | P |
| 7 | 815.67 | All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment | § 225 | P |
| 8 | Other Uses | | | |
| 9 | 815.68 | Animal Services | § 224 | NP |
| 10 | 815.69 | Open Air Sales | §§ 803.9(e), 890.38 | P |
| 11 | 815.70 | Ambulance Service | § 890.2 | NP |
| 12 | 815.71 | Open Recreation <i>and Horticulture</i> | §§ 209.5(a), 209.5(b) | P |
| 13 | 815.72 | Public Use, except Public Transportation Facility | § 890.80 | C |
| 14 | 815.73 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 15 | 815.74A | Greenhouse or Plant Nursery | § 227(a) | NP |
| 16 | 815.74B | <i>Neighborhood Agriculture</i> | § 102.3435(a) | <u>P</u> |
| 17 | 815.74C | <i>Large-Scale Urban Industrial Agriculture</i> | § 102.3435(b) | <u>C</u> |
| 18 | 815.75 | Mortuary Establishment | § 227(c) | NP |
| 19 | 815.76 | General Advertising Sign | § 607.2(b) & (e) | NP |

SPECIFIC PROVISIONS FOR RSD DISTRICTS

| Article Code Section | Other Code Section | Zoning Controls |
|-----------------------|--------------------|---|
| § 815.23 § 890.133 | | — Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an |

| | | |
|---------|--------------------------------------|---|
| | | RSD District. |
| 815.33 | §§ 249.35, 890.113 | Fringe Financial Services are P 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). |
| 815.34A | § 890.60 § 1900 Health Code | Only those businesses that can demonstrate to the satisfaction of the Planning Commission that massage services are provided in conjunction with full-service spa services are authorized to provide massage services |

SEC. 816. SERVICE/LIGHT INDUSTRIAL /RESIDENTIAL MIXED USED DISTRICT.

The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to maintain and facilitate the growth and expansion of small-scale light industrial, home and business service, wholesale distribution, arts production and performance/exhibition activities, live/work use, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing and live/work space at a scale and density compatible with the existing neighborhood.

Housing and live/work units are encouraged over ground floor commercial/service/light industrial activity. New residential or mixed use developments are encouraged to provide as much mixed-income rental housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review.

General office, hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted.

Table 816
SLR — SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED
DISTRICT ZONING CONTROL TABLE

| | | | Service/Light Industrial/ Residential Mixed Use District |
|------------|--------------------------|---------------------|---|
| No. | Zoning Category | § References | Controls |
| 816.01 | Height Limit Designation | See Zoning | As shown on Sectional |

| | | | |
|------------------------|---|-------------------------|---|
| | | Map | Maps 1 and 7 of the Zoning Map; generally ranges from 40 to 65 feet |
| 816.02 | Bulk Limit Designation | See Zoning Map, § 270 | As shown on Sectional Maps 1 and 7 of the Zoning Map |
| 816.03 | Residential Density Limit | §§ 124, 207.5, 208 | 1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing |
| 816.04 | Non-Residential Density Limit | §§ 102.9, 123, 124, 127 | Generally, 2.5 to 1 floor area ratio |
| 816.05 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 60 sq. ft. per unit if private, 80 sq. ft. if common |
| 816.06 | Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions | § 135.2 | 36 sq. ft. per unit |
| 816.07 | Usable Open Space for Other Uses | § 135.3 | Varies by use |
| 816.09 | Outdoor Activity Area | § 890.71 | P |
| 816.10 | Walk-up Facility, including Automated Bank Teller Machine | §§ 890.140, 803.9(d) | P |
| 816.12 | Residential Conversion | § 803.8(a) | C |
| 816.13 | Residential Demolition | § 803.8(a) | C |
| Residential Use | | | |
| 816.14 | Dwelling Units | § 102.7 | P |
| 816.15 | Group Housing | § 890.88(b) | C |
| 816.16 | SRO Units | § 890.88(c) | P |
| Institutions | | | |
| 816.17 | Hospital, Medical Centers | § 890.44 | NP |
| 816.18 | Residential Care | § 890.50(e) | C |
| 816.19 | Educational Services | § 890.50(c) | P |
| 816.20 | Religious Facility | § 890.50(d) | P |
| 816.21 | Assembly and Social Service, except Open Recreation and Horticulture | § 890.50(a) | C |
| 816.22 | Child Care | § 890.50(b) | P |
| 816.23 | Medical Cannabis Dispensary | § 890.133 | P# |
| Vehicle Parking | | | |
| 816.25 | Automobile Parking Lot, | § 890.7 | P |

| | | | |
|---|---|-----------------------------|----|
| | Community Residential | | |
| 816.26 | Automobile Parking Garage, Community Residential | § 890.8 | P |
| 816.27 | Automobile Parking Lot, Community Commercial | § 890.9 | P |
| 816.28 | Automobile Parking Garage, Community Commercial | § 890.10 | P |
| 816.29 | Automobile Parking Lot, Public | § 890.11 | P |
| 816.30 | Automobile Parking Garage, Public | § 890.12 | C |
| Retail Sales and Services | | | |
| 816.31 | All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services | § 890.104 | P |
| 816.33 | Fringe Financial Service | §§ 249.35, 890.113 | P# |
| 816.34 | Tobacco Paraphernalia Establishments | § 890.123 | C |
| Assembly, Recreation, Arts and Entertainment | | | |
| 816.36 | Arts Activity, other than Theater | § 102.2 | P |
| 816.37 | Nighttime Entertainment | §§ 102.17, 181(f), 803.5(b) | NP |
| 816.38 | Meeting Hall, not falling within Category 816.21 | § 221(c) | C |
| 816.39 | Recreation Building, not falling within Category 816.21 | § 221(e) | C |
| 816.40 | Pool Hall, Card Club, not falling within Category 816.21 | §§ 221(f), 803.4 | P |
| 816.41 | Theater, falling within § 221(d), except Movie Theater | §§ 221(d), 890.64 | P |
| Home and Business Service | | | |
| 816.42 | Trade Shop | § 890.124 | P |
| 816.43 | Catering Service | § 890.25 | P |
| 816.45 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 816.47 | Business Service | § 890.111 | P |
| Office | | | |
| 816.48 | Office Uses in Landmark Buildings or Contributory Buildings in Historic | § 803.9(a) | C |

| | | | |
|-------------------------------|---|---|--------------------------|
| | Districts | | |
| 816.49 | Work Space of Design Professionals | §§ 890.28, 803.9(g) | P, subject to § 803.9(g) |
| 816.50 | All Other Office Uses | § 890.70 | NP |
| Live/Work Units | | | |
| 816.51 | Live/Work Units where the work activity is an Arts Activity | §§ 102.2, 102.13, 209.9(f) and (g), 233 | P |
| 816.52 | Live/Work Units where all the work activity is otherwise permitted as a Principal Use | §§ 102.13, 233 | P |
| 816.53 | Live/Work Units where the work activity is otherwise permitted as a Conditional Use | § 233 | C |
| 816.54 | Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 816.55 | All Other Live/Work Units | | NP |
| Motor Vehicle Services | | | |
| 816.57 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 816.58 | Vehicle Storage—Enclosed Lot or Structure | § 890.132 | P |
| 816.59 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P |
| 816.60 | Motor Vehicle Repair | § 890.15 | P |
| 816.61 | Automobile Tow Service | § 890.19 | C |
| 816.62 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |
| 816.63 | Public Transportation Facilities | § 890.80 | P |
| Industrial | | | |
| 816.64 | Wholesale Sales | § 890.54(b) | P |
| 816.65 | Light Manufacturing | § 890.54(a) | P |
| 816.66 | Storage | § 890.54(c) | P |
| 816.67 | All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment | § 225 | P |
| Other Uses | | | |
| 816.68 | Animal Services | § 224 | NP |
| 816.69 | Open Air Sales | §§ 803.9(e), 890.38 | P |

| | | | | |
|---|---------|---|---------------------------------|---|
| 1 | 816.70 | Ambulance Service | § 890.2 | NP |
| 2 | 816.71 | Open Recreation and <i>Horticulture</i> | §§ 209.5(a), <u>209.5(b)</u> | P |
| 3 | 816.72 | Public Use, except Public Transportation Facility | § 890.80 | C |
| 4 | 816.73 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 5 | 816.74A | Greenhouse or Plant Nursery | § 227(a) | NP |
| 6 | 816.74B | <i>Neighborhood Agriculture</i> | § 102.3435(a) | <u>P</u> |
| 7 | 816.74C | Large-Scale Urban Industrial <i>Agriculture</i> | § 102.3435(b) | <u>C</u> |
| 8 | 816.75 | Mortuary Establishment | § 227(c) | NP |
| 9 | 816.76 | General Advertising Sign | § 607.2(b) & (e) | P in South of Market General Advertising Special Sign District, Otherwise NP |

SPECIFIC PROVISIONS FOR SLR DISTRICTS

| Article Code Section | Other Code Section | Zoning Controls |
|----------------------------|--------------------------|---|
| § 816.23 § 890.133 | | — Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLR District. |
| 816.33 | §§ 249.35, 890.113 | Fringe Financial Services are P 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). |

SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.

The Service/Light Industrial (SLI) District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, live/work use, arts uses, light industrial activities and small design professional office firms. Existing group housing and dwelling units are protected from demolition or conversion to nonresidential use and development of group housing and low-income affordable dwelling

units are permitted as a conditional use. General office, hotels, movie theaters, nighttime entertainment and adult entertainment uses are not permitted.

Table 817
SLI — SERVICE/LIGHT INDUSTRIAL DISTRICT
ZONING CONTROL TABLE

| | | | Service/Light Industrial District |
|------------------------|---|-------------------------|--|
| No. | Zoning Category | § References | Controls |
| 817.01 | Height | | As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranges from 30 to 65 feet; See Zoning Sectional Maps 1 and 7 |
| 817.02 | Bulk | § 270 | See Zoning Sectional Maps 1 and 7 |
| 817.03 | Residential Density Limit | § 208 | 1:200 for dwelling units; 1 bedroom for each 70 sq. ft. of lot area for group housing |
| 817.04 | Non-Residential Density Limit | §§ 102.9, 123, 124, 127 | Generally, 2.5 to 1 floor area ratio |
| 817.05 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 36 sq. ft. per unit |
| 817.06 | Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions | § 135.2 | 36 sq. ft. per unit |
| 817.07 | Usable Open Space for Other Uses | § 135.3 | Varies by use |
| 817.09 | Outdoor Activity Area | § 890.71 | P |
| 817.10 | Walk-Up Facility, including Automated Bank Teller Machine | §§ 890.140, 803.9(d) | P |
| 817.12 | Residential Conversion | § 803.8(a) | C |
| 817.13 | Residential Demolition | § 803.8(a) | C |
| Residential Use | | | |
| 817.14 | Dwelling Units | §§ 102.7, 803.8(b) | C, if low-income pursuant to § 803.8(b); otherwise NP |
| 817.15 | Group Housing | § 890.88(b) | C |
| 817.16 | SRO Units | §§ 890.88(c), 803.8(b) | C, if low-income pursuant to § 803.8(b); otherwise NP |
| Institutions | | | |
| 817.17 | Hospital, Medical Centers | § 890.44 | NP |

| | | | | |
|----|----------------------------------|---|-------------|--|
| 1 | 817.18 | Residential Care | § 890.50(e) | C |
| 2 | 817.19 | Educational Services | § 890.50(c) | P |
| 3 | 817.20 | Religious Facility | § 890.50(d) | P |
| 4 | 817.21 | Assembly and Social Service, except Open Recreation and Horticulture | § 890.50(a) | C |
| 5 | 817.22 | Child Care | § 890.50(b) | P |
| 6 | 817.23 | Medical Cannabis Dispensary | § 890.133 | P# |
| 7 | Vehicle Parking | | | |
| 8 | 817.25 | Automobile Parking Lot, Community Residential | § 890.7 | P |
| 9 | 817.26 | Automobile Parking Garage, Community Residential | § 890.8 | P |
| 10 | 817.27 | Automobile Parking Lot, Community Commercial | § 890.9 | P |
| 11 | 817.28 | Automobile Parking Garage, Community Commercial | § 890.10 | P |
| 12 | 817.29 | Automobile Parking Lot, Public | § 890.11 | P |
| 13 | 817.30 | Automobile Parking Garage, Public | § 890.12 | C |
| 14 | Retail Sales and Services | | | |
| 15 | 817.31 | All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services | § 890.104 | P |
| 16 | 817.32 | Financial Services | § 890.110 | P if gross floor area is up to 4,000 sq. ft. C if gross floor area is equal to or exceeds 4,000 sq. ft. and only then if the location is: (a) within a height district of 65 ft. or greater, (b) on the ground story or below, and (c) was not used within the 12 months prior to the filing of any planning or building application as (1) a residential use as defined in § 817.14 through § 817.16, (2) a neighborhood-serving retail use as defined in § 817.31, or (3) an |

| | | | |
|---|---|---|--|
| | | | industrial use as defined in §§ 817.64, 817.65; otherwise NP |
| 817.33 | Fringe Financial Service | §§ 249.35, 890.113 | P# |
| 817.34 | Tobacco Paraphernalia Establishments | § 890.123 | C |
| Assembly, Recreation, Arts and Entertainment | | | |
| 817.37 | Nighttime Entertainment | §§ 102.17, 803.5(b) | NP |
| 817.38 | Meeting Hall | § 221(c) | C |
| 817.39 | Recreation Building | § 221(e) | C |
| 817.40 | Pool Hall, Card Club, not falling within Category 817.21 | §§ 221(f), 803.4 | P |
| 817.41 | Theater, falling within § 221(d), except Movie Theater | §§ 221(d), 890.64 | P |
| Home and Business Service | | | |
| 817.42 | Trade Shop | § 890.124 | P |
| 817.43 | Catering Service | § 890.25 | P |
| 817.45 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 817.46 | Arts Activities, other than Theaters | § 102.2 | P |
| 817.47 | Business Services | § 890.111 | P |
| Office | | | |
| 817.48 | Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 817.49 | Work Space of Design Professionals | §§ 890.28, 803.9(g) | P, subject to § 803.9(g) |
| 817.50 | Office Uses Related to the Hall of Justice | §§ 803.9(f), 822 | P in Special Use District, pursuant to § 803.9(f) |
| 817.51 | All Other Office Uses | § 890.70 | NP |
| Live/Work Units | | | |
| 817.51 | Live/Work Units where the work activity is an Arts Activity | §§ 102.2, 102.13, 209.9(f) and (g), 233 | P |
| 817.52 | Live/Work Units where all the work activity is otherwise | §§ 102.13, 233 | P |

| | | | |
|----------------------------|---|-----------------------|----|
| | permitted as a Principal Use | | |
| 817.53 | Live/Work Units where the work activity is otherwise permitted as a Conditional Use | § 233 | C |
| 817.54 | Live/Work Units in Landmark Buildings or Contributory Buildings in Historic Districts | § 803.9(a) | C |
| 817.55 | All Other Live/Work Units | | NP |
| Automotive Services | | | |
| 817.57 | Vehicle Storage—Open Lot | § 890.131 | P |
| 817.58 | Vehicle Storage—Enclosed Lot or Structure | § 890.132 | P |
| 817.59 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P |
| 817.60 | Motor Vehicle Repair | § 890.15 | P |
| 817.61 | Motor Vehicle Tow Service | § 890.19 | C |
| 817.62 | Non-Auto Vehicle Sale or Rental | § 890.69 | P |
| 817.63 | Public Transportation Facilities | § 890.80 | P |
| Industrial | | | |
| 817.64 | Wholesale Sales | § 890.54(b) | P |
| 817.65 | Light Manufacturing | § 890.54(a) | P |
| 817.66 | Storage | § 890.54(c) | P |
| 817.67 | All Other Wholesaling, Storage, Distribution and Open Air Handling of Materials and Equipment | § 225 | P |
| Other Uses | | | |
| 817.68 | Animal Services | § 224 | P |
| 817.69 | Open Air Sales | §§ 803.9(e), 890.38 | P |
| 817.70 | Ambulance Service | § 890.2 | P |
| 817.71 | Open Recreation <i>and Horticulture</i> | §§ 209.5(a), 209.5(b) | P |
| 817.72 | Public Use, except Public Transportation Facility | § 890.80 | P |
| 817.73 | Commercial Wireless Transmitting, Receiving | § 227(h) | C |

| | | | |
|---------|---|------------------|--|
| | or Relay Facility | | |
| 817.74A | Greenhouse or Plant Nursery | § 227(a) | P |
| 817.74B | <i>Neighborhood Agriculture</i> | § 102.3435(a) | P |
| 817.74C | <i>Large-Scale Urban Industrial Agriculture</i> | § 102.3435(b) | C |
| 817.75 | Mortuary Establishment | § 227(c) | NP |
| 817.76 | General Advertising Sign | § 607.2(b) & (e) | P in South of Market General Advertising Special Sign District, Otherwise NP |
| 817.77 | Internet Services Exchange | § 209.6(c) | C |

SPECIFIC PROVISIONS FOR SLI DISTRICTS

| Article Code Section | Other Code Section | Zoning Controls |
|-----------------------|----------------------------|---|
| § 817.23 § 890.133 | | — Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SLI District. |
| 817.33 | §§ 249.35, 817.32, 890.113 | Fringe Financial Services are P subject to the controls set forth in Section 817.32 for Financial Services and the restrictions set forth in Section 249.35, including, but not limited to, the proximity restrictions set forth in Subsection 249.35(c)(3). |

SEC. 818. SSO – SERVICE/SECONDARY OFFICE DISTRICT.

The Service/Secondary Office District (SSO) is designed to accommodate small-scale light industrial, home and business services, arts activities, live/work units, and small-scale, professional office space and large-floor-plate "back office" space for sales and clerical work forces. Nighttime entertainment is permitted as a conditional use. Dwelling units and group housing are permitted as conditional uses. Demolition or conversion of existing group housing or dwelling units requires conditional use authorization.

Office, general commercial, most retail, service and light industrial uses are principal permitted uses. Large hotel, movie theater, adult entertainment and heavy industrial uses are not permitted.

Small hotels of 75 rooms or less are permitted in this District only as a conditional use. Any such conditional use authorization requires a conditional use finding that disallows project proposals that displace existing Production, Distribution and Repair (PDR) uses.

Table 818
SSO — SERVICE/SECONDARY OFFICE DISTRICT
ZONING CONTROL TABLE

| | | | Service/Secondary Office District |
|------------|---|-------------------------|--|
| No. | Zoning Category | § References | Controls |
| 818.01 | Height Limit Designation | See Zoning Map | As shown on Sectional Maps 1 and 7 of the Zoning Map; generally ranging from 40 to 130 feet |
| 818.02 | Bulk Limit Designation | See Zoning Map, § 270 | As shown on Sectional Maps 1 and 7 of the Zoning Map |
| 818.03 | Residential Density | §§ 124(b), 207.5, 208 | 1:200 for dwellings; 1 bedroom for each 70 sq. ft. of lot area for group housing |
| 818.04 | Non-Residential Density Limit | §§ 102.9, 123, 124, 127 | 3.0 to 1 floor area ratio in 40 or 50 foot height districts; 4.0 to 1 in 65 or 80 foot height districts, and 4.5 to 1 in 130 foot height districts |
| 818.05 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 36 sq. ft. per unit |
| 818.06 | Usable Open Space for Live/Work Units in Newly Constructed Buildings or Additions | § 135.2 | 36 sq. ft. per unit |
| 818.07 | Usable Open Space for Other Uses | § 135.3 | Varies by use |
| 818.09 | Outdoor Activity Area | § 890.71 | P |
| 818.10 | Walk-up Facility, including Automated Bank Teller Machine | §§ 890.140, 803.9(d) | P |

| | | | | |
|----|---|--|-----------------------|----|
| 1 | 818.11 | Residential Conversion | § 803.8(a) | C |
| 2 | 818.12 | Residential Demolition | § 803.8(a) | C |
| 3 | Residential Use | | | |
| 4 | 818.14 | Dwelling Units | § 102.7 | C |
| 5 | 818.15 | Group Housing | § 890.88(b) | C |
| 6 | 818.16 | SRO Units | § 890.88(c) | P |
| 7 | Institutions | | | |
| 8 | 818.17 | Hospital, Medical Centers | § 890.44 | P |
| 9 | 818.18 | Residential Care | § 890.50(c) | C |
| 10 | 818.19 | Educational Services | § 890.50(c) | P |
| 11 | 818.20 | Religious Facility | § 890.50(d) | P |
| 12 | 818.21 | Assembly and Social Service, except Open Recreation and Horticulture | § 890.50(a) | C |
| 13 | 818.22 | Child Care | § 890.50(b) | P |
| 14 | 818.23 | Medical Cannabis Dispensary | § 890.133 | P# |
| 15 | Vehicle Parking | | | |
| 16 | 818.25 | Automobile Parking Lot, Community Residential | § 890.7 | P |
| 17 | 818.26 | Automobile Parking Garage, Community Residential | § 890.8 | P |
| 18 | 818.27 | Automobile Parking Lot, Community Commercial | § 890.9 | P |
| 19 | 818.28 | Automobile Parking Garage, Community Commercial | § 890.10 | P |
| 20 | 818.29 | Automobile Parking Lot, Public | § 890.11 | P |
| 21 | 818.30 | Automobile Parking Garage, Public | § 890.12 | C |
| 22 | Retail Sales and Services | | | |
| 23 | 818.31 | All Retail Sales and Services which are not Office Uses or prohibited by § 803.4, including Bars, Full Service and Fast Food Restaurants, Take Out Food Services, and Personal Services | § 890.104 | P |
| 24 | 818.33 | Fringe Financial Service | §§ 249.35, 890.113 | P# |
| 25 | 818.34 | Tobacco Paraphernalia Establishments | § 890.123 | C |
| | Assembly, Recreation, Arts and Entertainment | | | |
| | 818.37 | Nighttime Entertainment | §§ 102.17, | C |

| | | | |
|----|----------------------------------|--|--|
| | | 803.5(b) | |
| 1 | 818.38 | Meeting Hall, not falling within Category 818.21 | § 221(c) P |
| 2 | 818.39 | Recreation Building, not falling within Category 818.21 | § 221(e) P |
| 3 | 818.40 | Pool Hall, Card Club, not falling within Category 818.21 | §§ 221(f), 803.4 P |
| 4 | 818.41 | Theater, falling within § 221(d), except Movie Theater | §§ 221(d), 890.64 P |
| 5 | Home and Business Service | | |
| 6 | 818.42 | Trade Shop | § 890.124 P |
| 7 | 818.43 | Catering Service | § 890.25 P |
| 8 | 818.45 | Business Goods and Equipment Repair Service | § 890.23 P |
| 9 | 818.46 | Arts Activities, other than Theaters | § 102.2 P |
| 10 | 818.47 | Business Services | § 890.111 P |
| 11 | Office | | |
| 12 | 818.48 | All Office Uses including Work Space of Design Professionals | § 890.70 P |
| 13 | Live/Work Units | | |
| 14 | 818.54 | Live/Work Units where the work activity is an Arts Activity | §§ 102.2, 102.13, 209.9(f), (g), 233 P |
| 15 | 818.55 | Live/Work Units where all the work activity is otherwise permitted | §§ 102.13, 233 P |
| 16 | Automobile Services | | |
| 17 | 818.57 | Vehicle Storage—Open Lot | § 890.131 NP |
| 18 | 818.58 | Vehicle Storage—Enclosed Lot or Structure | § 890.132 P |
| 19 | 818.59 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 P |
| 20 | 818.60 | Motor Vehicle Repair | § 890.15 P |
| 21 | 818.61 | Motor Vehicle Tow Service | § 890.19 C |
| 22 | 818.62 | Non-Auto Vehicle Sale or Rental | § 890.69 P |
| 23 | 818.63 | Public Transportation Facilities | § 890.80 P |
| 24 | Industrial | | |
| 25 | 818.64 | Wholesale Sales | § 890.54(b) P |
| | 818.65 | Light Manufacturing | § 890.54(a) P |

| | | | | |
|----|-------------------|--|--------------------------|----------|
| 1 | 818.66 | Storage | § 890.54(c) | P |
| 2 | 818.67 | All Other Wholesaling, Storage Distribution and Open Air Handling of Materials and Equipment | § 225 | P |
| 3 | Other Uses | | | |
| 4 | 818.68 | Animal Services | § 224 | P |
| 5 | 818.69 | Open Air Sales | §§ 803.9(e), 890.38 | P |
| 6 | 818.70 | Ambulance Service | § 890.2 | P |
| 7 | 818.71 | Open Recreation <i>and</i> <i>Horticulture</i> | §§ 209.5(a), 209.5(b) | P |
| 8 | 818.72 | Public Use, except Public Transportation Facility | § 890.80 | P |
| 9 | 818.73 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 10 | 818.74A | Greenhouse or Plant Nursery | § 227(a) | P |
| 11 | <u>818.74B</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435(a)</u> | <u>P</u> |
| 12 | <u>818.74C</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> |
| 13 | 818.75 | Mortuary Establishment | § 227(c) | NP |
| 14 | 818.76 | General Advertising Sign | § 607.2(b) & (e) | NP |
| 15 | 818.77 | Internet Services Exchange | § 209.6(c) | C |
| 16 | 818.78 | Hotel, Tourist if 75 rooms or less | § 890.46 | C |

SPECIFIC PROVISIONS FOR SSO DISTRICTS

| Article Code Section | Other Code Section | Zoning Controls |
|----------------------------|--------------------------|---|
| § 818.23 § 890.133 | | — Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an SSO District. |
| 818.33 | §§ 249.35, 890.113 | Fringe Financial Services are P 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). |

SEC. 827. RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (RH-DTR).

1 The Rincon Hill Downtown Residential Mixed Use District (RH-DTR), the boundaries of
2 which are shown in Section Map No. 1 of the Zoning Map, is established for the purposes set
3 forth below.

4 The RH-DTR District is adjacent to the southern edge of the downtown, generally
5 bounded by Folsom Street, the Bay Bridge, the Embarcadero, and Essex Street. High-density
6 residential uses and supporting commercial and institutional uses are allowed and
7 encouraged within the limits set by height, bulk, and tower spacing controls. Folsom Street is
8 intended to develop as the neighborhood commercial heart of the Rincon Hill and Transbay
9 neighborhoods, and pedestrian-oriented uses are required on the ground floor. Individual
10 townhouse dwelling units with ground floor entries directly to the street are required on streets
11 that will become primarily residential, including First, Fremont, Beale, Main, and Spear
12 Streets.

13 While lot coverage is limited for all levels with residential uses that do not face onto
14 streets or alleys, traditional rear yard open spaces are not required except in the limited
15 instances where there is an existing pattern of them, such as smaller lots on the Guy Place
16 block. Specific height, bulk, and setback controls establish appropriate heights for both towers
17 and mid-rise podium development and ensure adequate spacing between towers in order to
18 establish a neighborhood scale and ensure light and air to streets and open spaces. Setbacks
19 are required where necessary to provide transition space for ground floor residential uses and
20 to ensure sunlight access to streets and open spaces. Off-street parking must be located
21 below grade.

22 Given the need for services and open space resulting from new development, projects
23 will provide or contribute funding for the creation of public open space and community facilities
24 as described in the Rincon Hill Area Plan of the General Plan. The Rincon Hill Streetscape
25 Plan, part of the Area Plan, proposes to enhance and redesign most streets in the district to

create substantial new open space amenities, improve pedestrian conditions, and improve the flow of local traffic and transit. Detailed standards for the provision of open spaces, mid-block pathways, and residential entries are provided to ensure that new buildings contribute to creating a public realm of the highest quality in Rincon Hill.

Table 827
RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE
DISTRICT ZONING CONTROL TABLE

| | | | Rincon Hill Downtown Residential Mixed Use District Zoning |
|--------------------------------------|--------------------------------------|--|---|
| No. | Zoning Category | § References | Controls |
| Building and Siting Standards | | | |
| .10 | Height and Bulk | §§ 102.12, 105, 106, 250—252, 260, 270 | Varies 45—550 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e). |
| .11 | Lot Size <i>[Per Development]</i> | §§ 890.56, 121 | No limit |
| .12 | Rear Yard/Site Coverage | § 136 | 100 percent lot coverage permitted; up to 80 percent for parcels that front the north side of Guy Place and for all parcels at residential levels where not all units face onto streets or alleys. § 825(b)(1) and 827(a)(4). |
| .13 | Setbacks | Ground Floor Residential Design Guidelines | Building setback of 3 to 10 ft. for all buildings except towers on Spear, Main, Beale, Fremont, and First Streets. § 827(a)(2) and (6). Upper-story setback of 10 ft. required above a height of 65 feet on both sides of Spear, Main, Beale, Fremont, and First Streets. § 827(a)(5). Sun access plane setback of 50 degrees for all buildings 85' and lower on the south side of east-west mid-block pathways. § 827(a)(5). |
| .14 | Street-Facing Uses | §§ 145.1, 145.4, | Active uses required on all street frontages. |

| | | | |
|---|--|--|--|
| | | Ground Floor Residential Design Guidelines | See §§ 145.1, 825(b). Ground-level residential or commercial requirements based on location. See §§ 145.4 and 827(a)(2). |
| .15 | Parking and Loading Access: Prohibition | § 155(r) | Prohibited on Folsom Street from Essex Street to The Embarcadero. § 827 (a)(8) and 155(r) |
| .16 | Parking and Loading Access: Siting and Dimensions | §§ 145.14, 151.1, 155(r) | No parking permitted aboveground, except on sloping sites. Parking access limited to two openings, max. 11' wide each, loading access limited to one 15' opening. § 825(b)(7) and 827(a)(8). |
| .17 | Awning | § 890.21 | P, § 136.2(a) |
| .18 | Canopy | § 890.24 | P, § 136.2(b) |
| .19 | Marquee | § 890.58 | P, § 136.2(c) |
| Non-Residential Standards and Uses | | | |
| .20 | Required Residential to Non-Residential Use Ratio | § 102.10 | Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2). |
| .21 | Use Size [Non-Residential] | §§ 890.130, 145.14 | P for non-residential uses up to 25,000 sq. ft., C above. No individual ground floor tenant may occupy more than 75' of frontage for a depth of 25' from Folsom Street. §§ 145.14. |
| .22 | Open Space | §§ 135, 135.3 | 1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. § 135.3 |
| .23 | Off-Street Parking [Office uses] | §§ 150, 151, 151.1, 153—157, 204.5 | None Required. Parking that is accessory to office space limited to 7% of GFA. |
| .24 | Off-Street Parking [Non-Residential, other than office uses] | §§ 150, 151, 151.1, 153—157, 204.5 | None Required. Parking limited as described in Section 151.1. |
| .25 | Off-Street Freight Loading | §§ 150, 152.2, 153—155, 204.5 | None Required. Loading maximums described in Section 152.2. |
| .26 | All Non-Residential Uses Permitted, except as described below. §825(c)(1)(A) | | |
| .27 | Drive-Up Facility | § 890.30 | NP |

| | | | | |
|----|---------------------------------------|---|---------------------------------------|--------------------------------------|
| 1 | .28 | Walk-Up Facility | § 890.140 | P if recessed 3 ft. C otherwise. |
| 2 | .29 | Hospital or Medical Center | § 124.1, 890.44 | C |
| 3 | .30 | Other Institutions | § 890.50 | C |
| 4 | .31 | Public Use | § 890.80 | C |
| 5 | .32 | Movie Theater | § 890.64 | C |
| 6 | .33 | Nighttime Entertainment | §§ 102.17, 803.5(g) | C |
| 7 | .34 | Adult Entertainment | § 890.36 | NP |
| 8 | .35 | Massage Establishment | § 890.60 Article 29 Health Code | C |
| 9 | .36 | Automobile Parking Lot, Community Commercial | §§ 890.9, 156, 160 | NP |
| 10 | .37 | Automobile Parking Garage, Community Commercial | § 890.10, 160 | C, per the criteria of Section 157.1 |
| 11 | .38 | Automotive Gas Station | § 890.14 | NP |
| 12 | .39 | Automotive Service Station | § 890.18, 890.19 | NP |
| 13 | .40 | Automotive Repair | § 890.15 | NP |
| 14 | .41 | Automotive Wash | § 890.20 | NP |
| 15 | .42 | Automotive Sale or Rental | § 890.13 | C |
| 16 | .43 | Mortuary | § 890.62 | C |
| 17 | .44 | Hours of Operation | § 890.48 | C. 2 a.m.—6 a.m. |
| 18 | .45 | Business Sign | §§ 602—604, 608.1, 608.2 | P. § 607.2(f) |
| 19 | .45a | Tobacco Paraphernalia Establishments | § 890.123 | C |
| 20 | Residential Standards and Uses | | | |
| 21 | .46 | Residential Use | § 890.88 | P |
| 22 | .47 | Residential Density, | § 890.88(a) | No Limit. § 207.5(d) |

| | | | |
|-----|---|-----------------------------------|--|
| | Dwelling Units | | Unit Mix Required § 207.6 |
| .48 | Residential Density, Group Housing | § 890.88(b) | No Limit. §§ 207.5 (d) |
| .49 | Usable Open Space [Per Residential Unit] | § 135, 136 | 75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. § 135 and 827(a)(9). |
| .50 | Accessory Off-Street Parking, Residential | §§ 151.1, 153—157, 159—160, 204.5 | None Required. Up to one car per 2 dwelling units permitted; up to one car per dwelling unit per procedures and criteria of Sections 151.1 825(b)(7) and 827 (a)(8). |
| .51 | Residential Conversions | § 790.84, Ch. 41 Admin. Code | C |
| .52 | Residential Demolition | | C |
| .53 | Fringe Financial Service | §§ 249.35, 890.113 | P 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). |
| .54 | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435(b)</u> | <u>C</u> |

SEC. 829. SOUTH BEACH DOWNTOWN RESIDENTIAL MIXED USE DISTRICT (SB-DTR).

The South Beach Downtown Residential Mixed Use District (SB-DTR), the boundaries of which are shown in Section Map No. 1 of the Zoning Map, is established for the purposes set forth below.

The SB-DTR District is adjacent to the southern edge of the downtown, generally bounded by the Bay Bridge, Bryant Street, the Embarcadero, and 2nd Street, and is primarily comprised of the former South Beach Redevelopment Area. High-density residential uses and supporting commercial and institutional uses are allowed and encouraged within the limits set

by height, bulk, and tower spacing controls. Individual townhouse dwelling units with ground floor entries directly to the street are generally required on streets.

While lot coverage is limited for all levels with residential uses that do not face onto streets or alleys, traditional rear yard open spaces are not required. Specific height, bulk, and setback controls establish appropriate heights for both towers and mid-rise podium development and ensure adequate spacing between towers in order to establish a neighborhood scale and ensure light and air to streets and open spaces. Setbacks are required where necessary to provide transition space for ground floor residential uses and to ensure sunlight access to streets and open spaces. Off-street parking must be located below grade.

**Table 829
SOUTH BEACH DOWNTOWN RESIDENTIAL
DISTRICT ZONING CONTROL TABLE**

| | | | South Beach Downtown Residential District Zoning |
|--------------------------------------|----------------------------|--|---|
| No. | Zoning Category | § References | Controls |
| Building and Siting Standards | | | |
| .10 | Height and Bulk | §§ 102.12, 105, 106, 250—252, 260, 270 | Varies 40—200 feet. For height limits, see Zoning Map 1H and § 263.19; for bulk controls, see § 270(e). |
| .11 | Lot Size [Per Development] | §§ 890.56, 121 | No limit |
| .12 | Rear Yard/Site Coverage | § 136 | 100 percent lot coverage permitted; up to 80 percent for all lots at residential levels where not all units face onto streets or alleys. § 825(b)(2). |
| .13 | Setbacks | Ground Floor Residential Design Guidelines | Building setback of 3 to 10 ft. for all buildings with residential uses at the ground level per the Ground Floor Residential Design Guidelines. |
| .14 | Street-Facing Uses | §§ 145.1, 145.4, 825(b) | Active uses required on all street frontages. See §§ 145.1, 825(b). |

| | | | | |
|----|---|--|------------------------------------|---|
| 1 | .15 | Parking and Loading Access: Prohibition | § 155(r) | Prohibited on the Embarcadero, § 155(r) |
| 2 | .16 | Parking and Loading Access: Siting and Dimensions | §§ 145.1, 151.1, 155(r) | No parking permitted aboveground, except on sloping sites. Parking access limited to two openings, max. 11' wide each, loading access limited to one 15' opening. § 825(b). |
| 3 | .17 | Awning | § 890.21 | P, § 136.2(a) |
| 4 | .18 | Canopy | § 890.24 | P, § 136.2(b) |
| 5 | .19 | Marquee | § 890.58 | P, § 136.2(c) |
| 6 | Non-Residential Standards and Uses | | | |
| 7 | .20 | Required Residential to Non-Residential Use Ratio | § 102.10 | Non-residential uses limited to occupiable sf per 6 occupiable sf devoted to residential uses. § 825(c)(2). |
| 8 | .21 | Use Size [<i>Non-Residential</i>] | § 890.130 | P for non-residential uses up to 25,000 sq. ft., C above. |
| 9 | .22 | Open Space | § 135.3 | 1 sq. ft. of publicly-accessible open space for every 50 sq. ft. of non-residential use over 10,000 sq. ft. § 135.3 |
| 10 | .23 | Off-Street Parking [Office uses] | §§ 150, 151, 151.1, 153—157, 204.5 | None Required. Parking that is accessory to office space limited to 7% of GFA. |
| 11 | .24 | Off-Street Parking [<i>Non-Residential, other than office uses</i>] | §§ 150, 151, 151.1, 153—157, 204.5 | None Required. Parking limited as described in Section 151.1. |
| 12 | .25 | Off-Street Freight Loading | §§ 150, 152.2, 153—155, 204.5 | None Required. Loading maximums described in Section 152.2. |
| 13 | .26 | All Non-Residential Uses Permitted, except as described below, §825(c)(1)(A) | | |
| 14 | .27 | Drive-Up Facility | § 890.30 | NP |
| 15 | .28 | Walk-Up Facility | § 890.140 | P if recessed 3 ft. C otherwise. |
| 16 | .29 | Hospital or Medical Center | §§ 124.1, 890.44 | C |
| 17 | .30 | Other Institutions | § 890.50 | C |
| 18 | .31 | Public Use | § 890.80 | C |
| 19 | .32 | Movie Theater | § 890.64 | C |

| | | | | |
|----|---------------------------------------|---|-----------------------------------|--|
| 1 | .33 | Nighttime Entertainment | §§ 102.17, 803.5(b) | C |
| 2 | .34 | Adult Entertainment | § 890.36 | NP |
| 3 | .35 | Massage Establishment | § 890.60 Article 29 Health Code | C |
| 4 | .36 | Automobile Parking Lot, Community Commercial | §§ 890.9, 156, 160 | NP |
| 5 | .37 | Automobile Parking Garage, Community Commercial | §§ 890.10, 160 | C, per the criteria of Section 157.1 |
| 6 | | | | |
| 7 | .38 | Automotive Gas Station | § 890.14 | NP |
| 8 | .39 | Automotive Service Station | §§ 890.18, 890.19 | NP |
| 9 | .40 | Automotive Repair | § 890.15 | NP |
| 10 | .41 | Automotive Wash | § 890.20 | NP |
| 11 | .42 | Automotive Sale or Rental | § 890.13 | C |
| 12 | .43 | Mortuary | § 890.62 | C |
| 13 | .44 | Hours of Operation | § 890.48 | C. 2 a.m.—6 a.m. |
| 14 | .45 | Business Sign | §§ 602—604, 608.1, 608.2 | P. § 607.2(f) |
| 15 | Residential Standards and Uses | | | |
| 16 | .46 | Residential Use | § 890.88 | P |
| 17 | .47 | Residential Density, Dwelling Units | § 890.88(a) | No Limit. § 207.5 (d) Unit Mix Required § 207.6 |
| 18 | .48 | Residential Density, Group Housing | § 890.88(b) | No Limit. § 207.5 (d) |
| 19 | .49 | Usable Open Space [Per Residential Unit] | §§ 135, 136 | 75 sq. ft. per unit; up to 50% may be provided off-site if publicly accessible. § 135. |
| 20 | | | | |
| 21 | .50 | Accessory Off-Street Parking, Residential | §§ 151.1, 153—157, 159-160, 204.5 | None Required. Up to one car per 4 dwelling units permitted; up to .75 cars per unit or 1 car per unit based on unit size, per procedures and criteria of Section 151.1. |
| 22 | | | | |
| 23 | | | | |
| 24 | .51 | Residential Conversions | § 790.84, Ch. 41 Admin. Code | C |
| 25 | .52 | Residential Demolition | | C |

| | | | | |
|---|----|---|---------------|---|
| 1 | 53 | Large-Scale Urban Industrial Agriculture | § 102.3435(b) | C |
|---|----|---|---------------|---|

SEC. 840. - MUG — MIXED USE-GENERAL DISTRICT

The Mixed Use — General (MUG) District is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The MUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.

Housing is encouraged over ground floor commercial and production, distribution, and repair uses. New residential or mixed use developments are encouraged to provide as much mixed-income family housing as possible. Existing group housing and dwelling units would be protected from demolition or conversion to nonresidential use by requiring conditional use review.

Hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

Table 840
MUG — MIXED USE — GENERAL
DISTRICT ZONING CONTROL TABLE

| | | | Mixed Use — General District |
|--------------------------------------|-----------------|--------------------------------------|--|
| No. | Zoning Category | § References | Controls |
| Building and Siting Standards | | | |
| 840.01 | Height Limit | See Zoning Map, §§ 260-261.1, 263.20 | As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow |

| | | | |
|-------------------------|--|--------------------------------------|--|
| | | | streets, §261.1 Non-habitable vertical projections permitted, § 263.20 |
| 840.02 | Bulk Limit | See Zoning Map. §§ 270, 270.1, 270.2 | As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2 |
| 840.03 | Non-residential density limit | §§ 102.9, 123, 124, 127 | Generally contingent upon permitted height, per Section 124 |
| 840.04 | Setbacks | §§ 136, 136.2, 144, 145.1 | Generally required |
| 840.05 | Awnings and Canopies | §§ 136, 136.1, 136.2 | P |
| 840.06 | Parking and Loading Access: Prohibition | § 155(r) | None |
| 840.07 | Parking and Loading Access: Siting and Dimensions | §§ 145.1, 151.1, 152.1, 155 | Requirements apply |
| 840.08 | Off-Street Parking, Residential | § 151.1 | None required. Limits set forth in Section 151.1 |
| 840.09 | Residential to non-residential ratio | § 803.8(e) | None |
| 840.10 | Off-Street Parking, Non-Residential | §§ 150, 151, 151.1, 153-157, 204.5 | None required. Limits set forth in Section 151.1 |
| 840.11 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 80 sq. ft. per unit; 54 sq. ft. per unit if publicly accessible |
| 840.12 | Usable Open Space for Non-Residential | § 135.3 | Required; amount varies based on use; may also pay in-lieu fee |
| 840.13 | Outdoor Activity Area | § 890.71 | P |
| 840.14 | General Advertising Sign | §§ 607.2(b) & (e) and 611 | NP |
| Residential Uses | | | |
| 840.20 | Dwelling Units | § 102.7 | P |
| 840.21 | Group Housing | § 890.88(b) | P |
| 840.22 | SRO Units | § 890.88(c) | P |

| | | | | |
|----|----------------------------------|--|---------------------------------|--|
| 1 | 840.23 | Student Housing | § 315.1(38) | C |
| 2 | 840.24 | Dwelling Unit Density Limit | §§ 124, 207.5, 208 | No density limit |
| 3 | 840.25 | Dwelling Unit Mix | § 207.6 | At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms. |
| 4 | | | | |
| 5 | | | | |
| 6 | 840.26 | Affordability Requirements | § 315 | 15% onsite/20% off-site |
| 7 | 840.27 | Residential Demolition or Conversion | § 317 | Restrictions apply; see criteria of Section 317 |
| 8 | Institutions | | | |
| 9 | 840.30 | Hospital, Medical Centers | § 890.44 | NP |
| 10 | 840.31 | Residential Care | § 890.50(e) | C |
| 11 | 840.32 | Educational Services | § 890.50(c) | C for post-secondary institutions; P for all other |
| 12 | 840.33 | Religious Facility | § 890.50(d) | C |
| 13 | 840.34 | Assembly and Social Service | § 890.50(a) | P |
| 14 | 840.35 | Child Care | § 890.50(b) | P |
| 15 | 840.36 | Medical Cannabis Dispensary | § 890.133 | NP |
| 16 | Vehicle Parking | | | |
| 17 | 840.40 | Automobile Parking Lot | §§ 890.7 890.9, 890.11 | NP |
| 18 | 840.41 | Automobile Parking Garage | §§ 890.8, 890.10, 890.12, 157.1 | C; subject to criteria of Sec. 157.1. |
| 19 | Retail Sales and Services | | | |
| 20 | 840.45 | All Retail Sales and Services which are not listed below | §§ 890.104, 803.9(i), 121.6 | P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq. ft. permitted only if the ratio of other permitted uses to retail is at least 3:1. |
| 21 | | | | |
| 22 | 840.46 | Formula Retail | § 803.6 | C. If approved, subject to size controls in Section 840.45. |
| 23 | 840.47 | Bar | § 890.22 | C. If approved, subject to size controls in Section 840.45. |
| 24 | | | | |
| 25 | 840.48 | Liquor Store | § 790.55 | C. If approved, subject to size controls in Section 840.45. |

| | | | | |
|----|---|--|------------------------------------|--|
| 1 | 840.49 | Ambulance Service | §§ 890.2, 840.45 | C. If approved, subject to size controls in Section 840.45. |
| 2 | 840.50 | Self-Storage | § 890.54(d) | NP |
| 3 | 840.51 | Tourist Hotel | 890.46 | C |
| 4 | 840.52 | Services, Professional; Services Financial; Services Medical | §§ 890.108, 890.110, 890.114 | P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 840.45. |
| 6 | Assembly, Recreation, Arts and Entertainment | | | |
| 7 | 840.55 | Arts Activity | § 102.2 | P |
| 8 | 840.56 | Nighttime Entertainment | §§ 102.17, 181(f) 803.5(b) | NP |
| 9 | 840.57 | Adult Entertainment | § 890.36 | NP |
| 10 | 840.58 | Amusement Arcade | § 890.4 | NP |
| 11 | 840.59 | Massage Establishment | § 890.60 | NP |
| 12 | 840.60 | Movie Theater | § 890.64 | P, up to three screens |
| 13 | 840.61 | Pool Hall not falling within Category 890.50(a) | §221 (f) | C |
| 14 | 840.62 | Recreation Building, not falling within Category 840.21 | § 221(e) | P |
| 15 | Office | | | |
| 16 | 840.65 | Office Uses in Landmark Buildings in Historic Districts | §§ 890.70, 803.9(a) | P |
| 17 | 840.66 | All Other Office Uses | §§ 803.9(h), 890.70, 890.118 | Subject to vertical control of Sec. 803.9(h) |
| 18 | 840.67 | Live/Work Units | § 233 | NP |
| 19 | Motor Vehicle Services | | | |
| 20 | 840.70 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 21 | 840.71 | Vehicle Storage—Enclosed Lot or Structure | § 890.132, 157.1. | C; subject to criteria of Sec. 157.1. |
| 22 | 840.72 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P |
| 23 | 840.73 | Motor Vehicle Repair | § 890.15 | P |
| 24 | 840.74 | Automobile Tow Service | § 890.19 | C |
| 25 | 840.75 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |

Industrial, Home, and Business Service

| | | | |
|-------------------|---|-----------------------------|---------------------------|
| 840.78 | Wholesale Sales | § 890.54(b) | P |
| 840.79 | Light Manufacturing | § 890.54(a) | P |
| 840.80 | Trade Shop | § 890.124 | P |
| 840.81 | Catering Service | § 890.25 | P |
| 840.82 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 840.83 | Business Service | § 890.111 | P |
| 840.84 | Commercial Storage | § 890.54(c) | P |
| 840.85 | Laboratory, life science | § 890.53(a) | NP |
| 840.86 | Laboratory, not including life science laboratory | §§ 890.52, 890.53(a) | P |
| 840.87 | Non-Retail Greenhouse or Plant Nursery | § 227(a) | P |
| 840.88 | Integrated PDR | § 890.49 | P in applicable buildings |
| Other Uses | | | |
| 840.90 | Mortuary Establishment | § 227(c) | NP |
| 840.91 | Animal Services | § 224 | NP |
| 840.92 | Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility | §§ 890.80, 209.6(c), 227(h) | P |
| 840.93 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 840.94 | Internet Services Exchange | § 209.6(c) | NP |
| 840.95 | Public Transportation Facilities | § 890.80 | P |
| 840.96 | Open Air Sales | §§ 803.9(c), 890.38 | P |
| 840.97A | Open Recreation <i>and Horticulture</i> | §§ 209.5(a), 209.5(b) | P |
| 840.97B | <i>Neighborhood Agriculture</i> | § 102.3435 (a) | P |
| 840.97C | <i>Large-Scale Urban Industrial Agriculture</i> | § 102.3435 (b) | C |
| 840.98 | Walk-up Facility, including | §§ 890.140, | P |

Automated Bank Teller
Machine

803.9(b)

SEC. 841. MUR—MIXED USE—RESIDENTIAL DISTRICT.

The Mixed Use — Residential District (MUR) serves as a buffer between the higher-density, predominantly commercial area of Yerba Buena Center to the east and the lower-scale, mixed use service/industrial and housing area west of Sixth Street.

The MUR serves as a major housing opportunity area within the eastern portion of the South of Market. The district controls are intended to facilitate the development of high-density, mid-rise housing, including family-sized housing and residential hotels. The district is also designed to encourage the expansion of retail, business service and commercial and cultural arts activities.

Continuous ground floor commercial frontage with pedestrian-oriented retail activities along major thoroughfares is encouraged. Hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted. Office is restricted to the upper floors of multiple story buildings.

**Table 841
MUR — MIXED USE — RESIDENTIAL DISTRICT
ZONING CONTROL TABLE**

| | | | Mixed Use — Residential District |
|--------------------------------------|------------------------|--------------------------------------|---|
| No. | Zoning Category | § References | Controls |
| Building and Siting Standards | | | |
| 841.01 | Height Limit | See Zoning Map, §§ 260-261.1, 263.20 | As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § |

| | | | |
|-------------------------|--|--|---|
| | | | 263.20 |
| 841.02 | Bulk Limit | See Zoning Map. §§ 270, 270.1, 270.2 | As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2 |
| 841.03 | Non-residential density limit | §§ 102.9, 123, 124, 127 | Generally contingent upon permitted height, per Section 124 |
| 841.04 | Setbacks | §§ 136, 136.2, 144, 145.1 | Generally required |
| 841.05 | Awnings and Canopies | §§ 136, 136.1, 136.2 | P |
| 841.06 | Parking and Loading Access: Prohibition | § 155(r) | None |
| 841.07 | Parking and Loading Access: Siting and Dimensions | §§ 145.1, 151.1, 152.1, 155 | Requirements apply |
| 841.08 | Off-Street Parking, Residential | § 151.1 | None required. Limits set forth in Section 151.1 |
| 841.09 | Residential to non-residential ratio | § 803.8(e) | 3 sq.ft. of residential for every 1 sq.ft. of other permitted use |
| 841.10 | Off-Street Parking, Non- Residential | §§ 150, 151, 151.1, 153-157, 204.5 | None required. Limits set forth in Section 151.1 |
| 841.11 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible |
| 841.12 | Usable Open Space for Non- Residential | § 135.3 | Required; amount varies based on use; may also pay in-lieu fee |
| 841.13 | Outdoor Activity Area | § 890.71 | P |
| 841.14 | General Advertising Sign | § 607.2(b) & (e) and 611 | NP |
| Residential Uses | | | |
| 841.20 | Dwelling Units | § 102.7 | P |
| 841.21 | Group Housing | § 890.88(b) | P |
| 841.22 | SRO Units | § 890.88(c) | P |
| 841.23 | Student Housing | § 315.1(38) | C |
| 841.24 | Dwelling Unit Density Limit | §§ 124, 207.5, | No density limit within |

| | | | |
|---|--|---|--|
| | | 208 | |
| 841.25 | Dwelling Unit Mix | § 207.6 | At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms. |
| 841.26 | Affordability Requirements | § 315 | 15% onsite/20% off-site |
| 841.27 | Residential Demolition or Conversion | § 317 | Restrictions apply; see criteria of Section 317 |
| Institutions | | | |
| 841.30 | Hospital, Medical Centers | § 890.44 | NP |
| 841.31 | Residential Care | § 890.50(e) | C |
| 841.32 | Educational Services | § 890.50(c) | C for post-secondary institutions; P for all other |
| 841.33 | Religious Facility | § 890.50(d) | P |
| 841.34 | Assembly and Social Service | § 890.50(a) | P |
| 841.35 | Child Care | § 890.50(b) | P |
| 841.36 | Medical Cannabis Dispensary | § 890.133 | NP |
| Vehicle Parking | | | |
| 841.40 | Automobile Parking Lot | §§ 890.7, 890.9, 890.11 | NP |
| 841.41 | Automobile Parking Garage | §§ 145.1, 145.4, 155(r), 890.8, 890.10, 890.12, 157.1 | C; subject to criteria of Sec. 157.1. |
| Retail Sales and Services | | | |
| 841.45 | All Retail Sales and Services which are not listed below | §§ 890.104, 121.6 | P |
| 841.46 | Formula Retail | § 803.6 | P |
| 841.47 | Ambulance Service | § 890.2 | C |
| 841.48 | Self-Storage | § 890.54(d) | NP |
| 841.49 | Tourist Hotel | 890.46 | NP |
| Assembly, Recreation, Arts and Entertainment | | | |
| 841.55 | Arts Activity | § 102.2 | P |
| 841.56 | Nighttime Entertainment | §§ 102.17, 181(f) 803.5(b) | NP |
| 841.57 | Adult Entertainment | § 890.36 | NP |

| | | | | |
|----|---|---|----------------------|---------------------------------------|
| 1 | 841.58 | Amusement Arcade | § 890.4 | NP |
| 2 | 841.59 | Massage Establishment | § 890.60 | NP |
| 3 | 841.60 | Movie Theater | § 890.64 | P, up to three screens |
| 4 | 841.61 | Pool Hall not falling within Category 890.50(a) | §221 (f) | P |
| 5 | 841.62 | Recreation Building, not falling within Category 841.21 | § 221(e) | P |
| 6 | Office | | | |
| 7 | 841.65 | Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts | §§ 890.70, 803.9(a) | P |
| 8 | 841.66 | All Other Office Uses | §§ 890.70, 890.118 | P |
| 9 | 841.67 | Live/Work Units | § 233 | NP |
| 10 | Motor Vehicle Services | | | |
| 11 | 841.70 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 12 | 841.71 | Vehicle Storage—Enclosed Lot or Structure | § 890.132, 157.1 | C; subject to criteria of Sec. 157.1. |
| 13 | 841.72 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P |
| 14 | 841.73 | Motor Vehicle Repair | § 890.15 | P |
| 15 | 841.74 | Automobile Tow Service | § 890.19 | C |
| 16 | 841.75 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |
| 17 | Industrial, Home, and Business Service | | | |
| 18 | 841.78 | Wholesale Sales | § 890.54(b) | P |
| 19 | 841.79 | Light Manufacturing | § 890.54(a) | P |
| 20 | 841.80 | Trade Shop | § 890.124 | P |
| 21 | 841.81 | Catering Service | § 890.25 | P |
| 22 | 841.82 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 23 | 841.83 | Business Service | § 890.111 | P |
| 24 | 841.84 | Commercial Storage | § 890.54(c) | P |
| 25 | 841.85 | Laboratory, life science | § 890.53(a) | NP |
| | 841.86 | Laboratory, not including life science laboratory | §§ 890.52, 890.53(a) | P |

| | | | | |
|----|-------------------|---|-----------------------------|---------------------------|
| 1 | 841.87 | Non-Retail Greenhouse or Plant Nursery | § 227(a) | P |
| 2 | 841.88 | Integrated PDR | § 890.49 | P in applicable buildings |
| 3 | Other Uses | | | |
| 4 | 841.90 | Mortuary Establishment | § 227(c) | NP |
| 5 | 841.91 | Animal Services | § 224 | P |
| 6 | 841.92 | Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility | §§ 890.80, 209.6(c), 227(h) | P |
| 7 | | | | |
| 8 | 841.93 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 9 | | | | |
| 10 | 841.94 | Internet Services Exchange | 209.6(c) | NP |
| 11 | 841.95 | Public Transportation Facilities | § 890.80 | P |
| 12 | | | | |
| 13 | 841.96 | Open Air Sales | §§ 803.9(c), 890.38 | P |
| 14 | 841.97A | Open Recreation <i>and Horticulture</i> | § 209.5 | P |
| 15 | <u>841.97B</u> | <u>Neighborhood Agriculture</u> | <u>§ 102.3435 (a)</u> | <u>P</u> |
| 16 | <u>841.97C</u> | <u>Large-Scale Urban Industrial Agriculture</u> | <u>§ 102.3435 (b)</u> | <u>C</u> |
| 17 | 841.98 | Walk-up Facility, including Automated Bank Teller Machine | §§ 890.140, 803.9(b) | P |
| 18 | | | | |

SEC. 842. MUO — MIXED USE — OFFICE DISTRICT.

The Mixed Use — Office (MUO) runs predominantly along the 2nd Street corridor in the South of Market area. The MUO is designed to encourage office uses and housing, as well as small-scale light industrial and arts activities. Nighttime entertainment is permitted as a conditional use. Dwelling units and group housing are permitted, while demolition or

conversion of existing dwelling units or group housing requires conditional use authorization.
Family-sized housing is encouraged.

Office, general commercial, most retail, production, distribution, and repair uses are also principal permitted uses. Large hotel, adult entertainment and heavy industrial uses are not permitted.

Table 842
MUO — MIXED USE — OFFICE DISTRICT
ZONING CONTROL TABLE

| | | | Mixed Use — Office District |
|--------------------------------------|---|--------------------------------------|--|
| No. | Zoning Category | § References | Controls |
| Building and Siting Standards | | | |
| 842.01 | Height Limit | See Zoning Map, §§ 260-261.1, 263.20 | As shown on Sectional Maps 1 and 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20 |
| 842.02 | Bulk Limit | See Zoning Map. §§ 270, 270.1, 270.2 | As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, § 270.2 |
| 842.03 | Non-residential density limit | §§ 102.9, 123, 124, 127 | Generally contingent upon permitted height, per Section 124 |
| 842.04 | Setbacks | §§ 136, 136.2, 144, 145.1 | Generally required |
| 842.05 | Awnings and Canopies | §§ 136, 136.1, 136.2 | P |
| 842.06 | Parking and Loading Access: Prohibition | § 155(r) | 4th Street between Bryant and Townsend Streets |
| 842.07 | Parking and Loading Access: Siting and Dimensions | §§ 145.1, 151.1, 152.1, 155 | Requirements apply |
| 842.08 | Off-Street Parking, Residential | § 151.1 | None required. Limits set forth in Section 151.1 |

| | | | | |
|----|-------------------------|--|------------------------------------|--|
| 1 | 842.09 | Residential to non-residential ratio | § 803.8(e) | None |
| 2 | 842.10 | Off-Street Parking, Non-Residential | §§ 150, 151, 151.1, 153-157, 204.5 | None required. Limits set forth in Section 151.1 |
| 3 | | | | |
| 4 | 842.11 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible |
| 5 | | | | |
| 6 | 842.12 | Usable Open Space for Non-Residential | § 135.3 | Required; amount varies based on use; may also pay in-lieu fee |
| 7 | 842.13 | Outdoor Activity Area | § 890.71 | P |
| 8 | 842.14 | General Advertising Sign | §§ 607.2(b) & (e) and 611 | NP |
| 9 | Residential Uses | | | |
| 10 | 842.20 | Dwelling Units | § 102.7 | P |
| 11 | 842.21 | Group Housing | § 890.88(b) | P |
| 12 | 842.22 | SRO Units | § 890.88(c) | P |
| 13 | 842.23 | Student Housing | § 315.1(38) | C |
| 14 | 842.24 | Dwelling Unit Density Limit | §§ 124, 207.5, 208 | No density limit |
| 15 | 842.25 | Dwelling Unit Mix | § 207.6 | At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms. |
| 16 | | | | |
| 17 | 842.26 | Affordability Requirements | § 315 | 15% onsite/20% off-site |
| 18 | 842.27 | Residential Demolition or Conversion | § 317 | Restrictions apply; see criteria of Section 317 |
| 19 | Institutions | | | |
| 20 | 842.30 | Hospital, Medical Centers | § 890.44 | P |
| 21 | 842.31 | Residential Care | § 890.50(e) | C |
| 22 | 842.32 | Educational Services | § 890.50(c) | P |
| 23 | 842.33 | Religious Facility | § 890.50(d) | P |
| 24 | 842.34 | Assembly and Social Service | § 890.50(a) | P |
| 25 | 842.35 | Child Care | § 890.50(b) | P |
| | 842.36 | Medical Cannabis Dispensary | § 890.133 | NP |
| | Vehicle Parking | | | |

| | | | | |
|----|---|---|---------------------------------------|---|
| 1 | 842.40 | Automobile Parking Lot | §§ 890.7, 890.9, 890.11 | NP |
| 2 | 842.41 | Automobile Parking Garage | §§ 890.8, 890.10, 890.12, 157.1 | C; subject to criteria of Sec. 157.1. |
| 3 | Retail Sales and Services | | | |
| 4 | 842.45 | All Retail Sales and Services which are not listed below | §§ 890.104, 803.9(i), 121.6 | P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. |
| 5 | 842.46 | Formula Retail | § 803.6 | P |
| 6 | 842.47 | Ambulance Service | § 890.2 | C |
| 7 | 842.48 | Self-Storage | § 890.54(d) | NP |
| 8 | 842.49 | Tourist Hotel | § 890.46 | C if less than 75 rooms |
| 9 | Assembly, Recreation, Arts and Entertainment | | | |
| 10 | 842.55 | Arts Activity | § 102.2 | P |
| 11 | 842.56 | Nighttime Entertainment | §§ 102.17, 181(f), 803.5(b) | C |
| 12 | 842.57 | Adult Entertainment | § 890.36 | NP |
| 13 | 842.58 | Amusement Arcade | § 890.4 | NP |
| 14 | 842.59 | Massage Establishment | § 890.60 | NP |
| 15 | 842.60 | Movie Theater | § 890.64 | P, up to three screens |
| 16 | 842.61 | Pool Hall not falling within Category 890.50(a) | §221(f) | P |
| 17 | 842.62 | Recreation Building, not falling within Category 842.21 | § 221(e) | P |
| 18 | Office | | | |
| 19 | 842.65 | Office Uses in Landmark Buildings or Contributory Buildings in Historic Districts | §§ 890.70, 803.9(a) | P |
| 20 | 842.66 | All Other Office Uses | § 890.70 | P |
| 21 | 842.67 | Live/Work Units | § 233 | NP |
| 22 | Motor Vehicle Services | | | |
| 23 | 842.70 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 24 | 842.71 | Vehicle Storage—Enclosed Lot or Structure | § 890.132, 157.1 | C; subject to criteria of Sec. 157.1. |
| 25 | | | | |

| | | | | |
|----|---|--|-----------------------------------|---------------------------|
| 1 | 842.72 | Motor Vehicle Service Station, Automotive Wash | §§ 890.18, 890.20 | P |
| 2 | 842.73 | Motor Vehicle Repair | § 890.15 | P |
| 3 | 842.74 | Automobile Tow Service | § 890.19 | C |
| 4 | 842.75 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |
| 5 | Industrial, Home, and Business Service | | | |
| 6 | 842.78 | Wholesale Sales | § 890.54(b) | P |
| 7 | 842.79 | Light Manufacturing | § 890.54(a) | P |
| 8 | 842.80 | Trade Shop | § 890.124 | P |
| 9 | 842.81 | Catering Service | § 890.25 | P |
| 10 | 842.82 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 11 | 842.83 | Business Service | § 890.111 | P |
| 12 | 842.84 | Commercial Storage | § 890.54(c) | P |
| 13 | 842.85 | Laboratory, life science | § 890.53(a) | P |
| 14 | 842.86 | Laboratory, not including life science laboratory | §§ 890.52, 890.53(a) | P |
| 15 | 842.87 | Non-Retail Greenhouse or Plant Nursery | § 227(a) | P |
| 16 | 842.88 | Integrated PDR | § 890.49 | P in applicable buildings |
| 17 | Other Uses | | | |
| 18 | 842.90 | Mortuary Establishment | § 227(c) | NP |
| 19 | 842.91 | Animal Services | § 224 | P |
| 20 | 842.92 | Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility | §§ 890.80, 209.6(c), 227(h) | P |
| 21 | 842.93 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 22 | 842.94 | Internet Services Exchange | § 209.6(c) | C |
| 23 | 842.95 | Public Transportation Facilities | § 890.80 | P |
| 24 | 842.96 | Open Air Sales | §§ 803.9(c), 890.38 | P |

| | | | |
|---------|---|---------------------------|----------|
| 842.97A | Open Recreation <i>and</i> <i>Horticulture</i> | § 209.5 | P |
| 840.97B | <i>Neighborhood Agriculture</i> | § 102.3435 (a) | <i>P</i> |
| 840.97C | <i>Large-Scale Urban Industrial Agriculture</i> | § 102.3435 (b) | <i>C</i> |
| 842.98 | Walk-up Facility, including Automated Bank Teller Machine | §§ 890.140, 803.9(b) | P |

SEC. 843. UMU — URBAN MIXED USE DISTRICT.

The Urban Mixed Use (UMU) District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. Within the UMU, allowed uses include production, distribution, and repair uses such as light manufacturing, home and business services, arts activities, warehouse, and wholesaling. Additional permitted uses include retail, educational facilities, and nighttime entertainment. Housing is also permitted, but is subject to higher affordability requirements. Family-sized dwelling units are encouraged. Within the UMU, office uses are restricted to the upper floors of multiple story buildings. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan.

Table 843
UMU — URBAN MIXED USE DISTRICT
ZONING CONTROL TABLE

| | | | Urban Mixed Use District |
|--------------------------------------|-----------------|--------------|----------------------------------|
| No. | Zoning Category | § References | Controls |
| Building and Siting Standards | | | |
| 843.01 | Height Limit | See Zoning | As shown on Sectional Maps 1 and |

| | | | |
|-------------------------|--|--------------------------------------|--|
| | | Map, §§ 260-261.1, 263.20 | 7 of the Zoning Map Height sculpting required on narrow streets, § 261.1 Non-habitable vertical projections permitted, § 263.20 |
| 843.02 | Bulk Limit | See Zoning Map, §§ 270, 270.1, 270.2 | As shown on Sectional Maps 1 and 7 of the Zoning Map Horizontal mass reduction required, § 270.1 Mid-block alleys required, §270.2 |
| 843.03 | Non-residential density limit | §§ 102.9, 123, 124, 127 | Generally contingent upon permitted height, per Section 124 |
| 843.04 | Setbacks | §§ 136, 136.2, 144, 145.1 | Generally required |
| 843.05 | Awnings and Canopies | §§ 136, 136.1, 136.2 | P |
| 843.06 | Parking and Loading Access: Prohibition | § 155(r) | None |
| 843.07 | Parking and Loading Access: Siting and Dimensions | §§ 145.1, 151.1, 152.1, 155 | Requirements apply |
| 843.08 | Off-Street Parking, Residential | § 151.1 | None required. Limits set forth in Section 151.1 |
| 843.09 | Residential to non-residential ratio | § 803.8(e) | None |
| 843.10 | Off-Street Parking, Non-Residential | §§ 150, 151, 151.1, 153-157, 204.5 | None required. Limits set forth in Section 151.1 |
| 843.11 | Usable Open Space for Dwelling Units and Group Housing | § 135 | 80 sq.ft. per unit; 54 sq.ft. per unit if publicly accessible |
| 843.12 | Usable Open Space for Non-Residential | § 135.3 | Required; amount varies based on use; may also pay in-lieu fee |
| 843.13 | Outdoor Activity Area | § 890.71 | P |
| 843.14 | General Advertising Sign | §§ 607.2(b) & (e) and 611 | NP |
| Residential Uses | | | |
| 843.20 | Dwelling Units | § 102.7 | P |
| 843.21 | Group Housing | § 890.88(b) | P |

| | | | | |
|----|----------------------------------|--|---------------------------------|--|
| 1 | 843.22 | SRO Units | § 890.88(c) | NP |
| 2 | 843.23 | Student Housing | § 315.1(38) | C |
| 3 | 843.24 | Dwelling Unit Density Limit | §§ 124, 207.5, 208 | No density limit |
| 4 | 843.25 | Dwelling Unit Mix | § 207.6 | At least 40% of all dwelling units must contain two or more bedrooms or 30% of all dwelling units must contain three or more bedrooms. |
| 5 | 843.26 | Affordability Requirements | § 319 | Varies- see Section 319 |
| 6 | 843.27 | Residential Demolition or Conversion | § 317 | Restrictions apply; see criteria of Section 317 |
| 7 | Institutions | | | |
| 8 | 843.30 | Hospital, Medical Centers | § 890.44 | NP |
| 9 | 843.31 | Residential Care | § 890.50(e) | C |
| 10 | 843.32 | Educational Services | § 890.50(c) | C for post-secondary institutions; P for all other |
| 11 | 843.33 | Religious Facility | § 890.50(d) | P |
| 12 | 843.34 | Assembly and Social Service | § 890.50(a) | P |
| 13 | 843.35 | Child Care | § 890.50(b) | P |
| 14 | 843.36 | Medical Cannabis Dispensary | § 890.133 | NP |
| 15 | Vehicle Parking | | | |
| 16 | 843.40 | Automobile Parking Lot | §§ 890.7, 890.9, 890.11 | NP |
| 17 | 843.41 | Automobile Parking Garage | §§ 890.8, 890.10, 890.12, 157.1 | C; subject to criteria of Sec. 157.1. |
| 18 | Retail Sales and Services | | | |
| 19 | 843.45 | All Retail Sales and Services which are not listed below | §§ 890.104, 803.9(i), 121.6 | P up to 25,000 gross sq.ft. per lot; above 25,000 gross sq.ft. per lot permitted only if the ratio of other permitted uses to retail is at least 3:1. P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. |
| 20 | 843.46 | Formula Retail | §§ 803.6, 843.45 | C. If approved, subject to size controls in Section 843.45. |

| | | | | |
|----|---|--|------------------------------------|--|
| 1 | 843.47 | Ambulance Service | § 890.2 | C |
| 2 | 843.48 | Self-Storage | § 890.54(d) | NP |
| 3 | 843.49 | Tourist Hotel | § 890.46 | NP |
| 4 | 843.50 | Services, Professional; Services Financial; Services Medical | §§ 890.108, 890.110, 890.114 | P. when primarily open to the general public on a retail basis; subject to the use size limits in Section 843.45. |
| 5 | 843.51 | Gyms | §§ 218(d), 803.9(i) | P up to 3,999 gross sq.ft. per use; C over 4,000 gross sq.ft. per use. Not subject to 3:1 ratio, per Sec. 803.9(i). |
| 6 | Assembly, Recreation, Arts and Entertainment | | | |
| 7 | 843.55 | Arts Activity | § 102.2 | P |
| 8 | 843.56 | Nighttime Entertainment | §§ 102.17, 181(f), 803.5(b) | P |
| 9 | 843.57 | Adult Entertainment | § 890.36 | C |
| 10 | 843.58 | Amusement Arcade | § 890.4 | P |
| 11 | 843.59 | Massage Establishment | § 890.60 | NP |
| 12 | 843.60 | Movie Theater | § 890.64 | P, up to three screens |
| 13 | 843.61 | Pool Hall not falling within Category 890.50(a) | §221(f) | P |
| 14 | 843.62 | Recreation Building, not falling within Category 843.21 | § 221(e) | P |
| 15 | Office | | | |
| 16 | 843.65 | Office Uses in Landmark Buildings | §§ 890.70, 803.9(a) | P |
| 17 | 843.66 | All Other Office Uses | §§ 803.9(h), 890.70, 890.118 | Subject to vertical control of Sec. 803.9(h) |
| 18 | 843.67 | Live/Work Units | § 233 | NP |
| 19 | Motor Vehicle Services | | | |
| 20 | 843.70 | Vehicle Storage—Open Lot | § 890.131 | NP |
| 21 | 843.71 | Vehicle Storage—Enclosed Lot or Structure | § 890.132, 157.1 | C; subject to criteria of Sec. 157.1. |
| 22 | 843.72 | Motor Vehicle Service Station | § 890.18 | P |

| | | | | |
|----|---|---|-----------------------------|--|
| 1 | 843.73 | Motor Vehicle Repair | § 890.15 | P |
| | 843.74 | Automobile Tow Service | § 890.19 | C |
| 2 | 843.75 | Non-Auto Vehicle Sales or Rental | § 890.69 | P |
| 3 | | | | |
| 4 | 843.76 | Automobile Sale or Rental | § 890.13 | P; subject to size controls in Section 843.45. |
| 5 | 843.77 | Automotive Wash | § 890.20 | C |
| 6 | Industrial, Home, and Business Service | | | |
| | 843.78 | Wholesale Sales | § 890.54(b) | P |
| 7 | 843.79 | Light Manufacturing | § 890.54(a) | P |
| 8 | 843.80 | Trade Shop | § 890.124 | P |
| | 843.81 | Catering Service | § 890.25 | P |
| 9 | 843.82 | Business Goods and Equipment Repair Service | § 890.23 | P |
| 10 | | | | |
| | 843.83 | Business Service | § 890.111 | P |
| 11 | 843.84 | Commercial Storage | § 890.54(c) | P |
| 12 | 843.85 | Laboratory, life science | §890.53(a) | NP |
| 13 | 843.86 | Laboratory, not including life science laboratory | §§ 890.52, 890.53(a) | P |
| 14 | 843.87 | Non-Retail Greenhouse or Plant Nursery | § 227(a) | P |
| 15 | 843.88 | Integrated PDR | § 890.49 | P in applicable buildings |
| 16 | Other Uses | | | |
| 17 | 843.90 | Mortuary Establishment | § 227(c) | NP |
| | 843.91 | Animal Services | § 224 | P |
| 18 | 843.92 | Public Use, except Public Transportation Facility, Internet Service Exchange, and Commercial Wireless Transmitting, Receiving or Relay Facility | §§ 890.80, 209.6(c), 227(h) | P |
| 19 | | | | |
| 20 | | | | |
| 21 | | | | |
| 22 | 843.93 | Commercial Wireless Transmitting, Receiving or Relay Facility | § 227(h) | C |
| 23 | | | | |
| 24 | 843.94 | Internet Services Exchange | 209.6(c) | NP |
| 25 | 843.95 | Public Transportation Facilities | § 890.80 | P |

| | | | | |
|---|---------|---|-------------------------|----------|
| 1 | 843.96 | Open Air Sales | §§ 803. 9(c), 890.38 | P |
| 2 | 843.97A | Open Recreation <i>and</i> <i>Horticulture</i> | § 209.5 | P |
| 3 | 843.97B | <u>Neighborhood Agriculture</u> | <u>§ 102.3435 (a)</u> | <u>P</u> |
| 4 | 843.97C | <u>Large-Scale Urban Industrial</u> <u>Agriculture</u> | <u>§ 102.3435 (b)</u> | <u>C</u> |
| 5 | 843.98 | Walk-up Facility, including Automated Bank Teller Machine | §§ 890.140, 803.9(b) | P |

SEC. 890.50. INSTITUTIONS, OTHER.

A public or private, nonprofit or profit-making use, excluding hospitals and medical centers, which provides services to the community, and meets the applicable provisions of Section 304.5 of this Code concerning institutional master plans, including but not limited to the following:

(a) Assembly and Social Service. A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial clubhouse, lodge, meeting hall, family or district association, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area ~~or noncommercial horticulture area not publicly owned.~~

(b) Child Care. A use which provides less than 24-hour care for children by licensed personnel and which meets the requirements of the State of California and other authorities.

(c) Educational Service. A use certified by the Western Association of Schools and Colleges which provides educational services such as a school, college or university. It may include, on the same premises, employee or student dormitories and other housing operated by and affiliated with the institution.

1 (d) Religious Facility. A use which provides religious services to the community such
2 as a church, temple or synagogue. It may include on the same lot, the housing of persons
3 who engage in supportive activity for the institution.

4 (e) Residential Care. A medical use which provides lodging, board, and care for one
5 day or more to persons in need of specialized aid by personnel licensed by the State of
6 California and which provides no outpatient services; including but not limited to, a board and
7 care home, rest home, or home for the treatment of the addictive, contagious, or other
8 diseases or physiological disorders.

9 (f) Job Training. A use which provides job training and may also provide vocational
10 counseling and job referrals.

11 Section 3. This Section is uncoded. In enacting this Ordinance, the Board intends to
12 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
13 punctuation, charts, diagrams or any other constituent part of the Planning Code that are
14 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
15 Board amendment deletions in accordance with the "Note" that appears under the official title
16 of the legislation. This Ordinance shall not result in any other amendment to the Planning
17 Code that is in effect at the time this legislation is final and effective. Any additions or
18 deletions not explicitly shown as described above, omissions, or other technical and non-
19 substantive differences between this Ordinance and the Planning Code that are contained in
20 this legislation are purely accidental and shall not effectuate an amendment to the Planning
21 Code. The Board hereby authorizes the City Attorney, in consultation with the Clerk and other
22
23
24
25

1 affected City departments, to make those necessary adjustments to the published Planning
2 Code, including non-substantive changes such as renumbering or relettering, to ensure that
3 the published version of the Planning Code is consistent with the laws that this Board enacts.

4
5 APPROVED AS TO FORM:
6 DENNIS J. HERRERA, City Attorney

7 By: 
8 John D. Malamut
9 Deputy City Attorney
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25



City and County of San Francisco

Tails Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 101537

Date Passed: April 12, 2011

Ordinance amending the Planning Code to update controls related to urban agricultural uses by adding Section 102.34 to define urban agriculture, including neighborhood agriculture and large-scale urban agriculture, and amending Sections 204.1, 209.5, 227, 234.1, 234.2, and Articles 7 and 8 to regulate such uses in various zoning districts; and making findings including environmental findings and findings of consistency with General Plan and Section 101.1.

March 28, 2011 Land Use and Economic Development Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

March 28, 2011 Land Use and Economic Development Committee - RECOMMENDED AS AMENDED

April 05, 2011 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 10 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Mar, Mirkarimi and Wiener
Absent: 1 - Kim

April 05, 2011 Board of Supervisors - PASSED ON FIRST READING AS AMENDED

Ayes: 10 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Mar, Mirkarimi and Wiener
Absent: 1 - Kim

April 12, 2011 Board of Supervisors - FINALLY PASSED

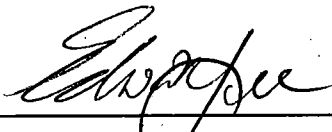
Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Mirkarimi and Wiener

File No. 101537

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
4/12/2011 by the Board of Supervisors of the
City and County of San Francisco.



Angela Calvillo
Clerk of the Board



Mayor Edwin Lee

4-20-11

Date Approved

RESOLUTION R- __ -11

Introduced by Mayor Donald Merkes.

A RESOLUTION IN SUPPORT OF RESTORING THE STATE MANDATE FOR RECYLCING PROGRAMS AND RELATED GRANTS TO THE 2011-2013 STATE BIENNIAL BUDGET

WHEREAS, the State of Wisconsin has a history of strong leadership regarding recycling and sustainable practices;

WHEREAS, recycling extends the life of landfills in Wisconsin, conserves Wisconsin's natural resources, and helps sustain the environment for future generations; and

WHEREAS, research completed by the U.S. Department of Environmental Protection Agency shows recycling protects and expands U.S. manufacturing jobs and increases U.S. competitiveness; and

WHEREAS, the University of Wisconsin Survey Center, commissioned by the Wisconsin Department of Natural Resources (2006), demonstrated that 93% of Wisconsin residents favor or strongly favor the Recycling Law and 96% of Wisconsin households are "committed" to recycling; and

WHEREAS, the State of Wisconsin mandated recycling in 1990 under 1989 Wisconsin Act 335 and Administrative Code NR 544; and

WHEREAS, Towns, Villages, Cities and Counties responded by becoming Responsible Units for Recycling and as such, invested millions of dollars in education, collection and processing infrastructure for Effective Recycling Programs; and

WHEREAS, the State of Wisconsin originally proposed to cost share 66% of the Municipalities' costs for establishing and maintaining Effective Recycling Programs; and

WHEREAS, since 1990, the State has taken over one hundred forty million dollars (\$140,000,000) away from the Recycling and Renewable Energy Segregated Fund to pay for other State programs; and

WHEREAS, the City of Menasha and other local units of government pay tipping fees to the State of Wisconsin to fund the recycling grant program; and

WHEREAS, the State of Wisconsin has imposed levy limits on municipalities putting many under severe financial constraints; and

WHEREAS many of the successful recycling programs will be eliminated if funding is not continued.

NOW THEREFORE BE IT RESOLVED, the City of Menasha Sustainability Board in partnership with the City of Menasha Common Council strongly urges the Wisconsin State Legislature to restore the recycling program mandate and recycling grants to the 2011-2013 State Biennial Budget.

BE IT FURTHER RESOLVED, that a copy of this resolution be forwarded to State Senator Michael Ellis, State Representative Dean Kaufert and State Representative Al Ott, the State of Wisconsin Joint Committee on Finance, and Governor Scott Walker.

Passed and approved this ____ day of ____.

Donald Merkes, Mayor

Attest:

Deborah A. Galeazzi, City Clerk

City of Menasha Sustainability Policy

Definition Sustainability has been defined most commonly as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” The American Planning Association outlines the following four sustainability principles to guide communities in implementing sustainable practices:

- Reduce dependence upon fossil fuels
- Reduce dependence on chemicals and other manufactured substances that can accumulate in nature
- Reduce dependence on activities that harm life-sustaining ecosystems
- Meet the hierarchy of present and future human needs fairly and efficiently.

Vision As the governing body of the City of Menasha, we recognize our responsibility to lead the city in accordance with the principles of sustainability. Using these principles as our guide, we agree to work towards the following vision for the City of Menasha:

Operations. We provide effective, affordable, sustainable government operations that meet the needs of the present while minimizing our negative impact on future generations.

Public Policy. We lead by example and incorporate sustainability principles into our public policies.

Community. We promote community awareness of sustainability principles and encourage their application in everyday life by our citizens, businesses, and institutions.

Key Sustainability Goals

| | |
|------------------------|--|
| Community. | Build a sustainable community that fosters a growing local economy, affordable housing, healthy living, balanced transportation, civic engagement, recreational opportunities, environmental and public amenities, and cultural diversity, |
| Development. | Promote a mix of land uses that incorporate sustainability principles and best practices. |
| Economy. | Create a dynamic, resilient, and balanced economy that encourages local entrepreneurship and sustainable business practices. |
| Energy. | Foster local energy production, renewable energy sources, and energy conservation and efficiency. |
| Environment. | Protect and conserve our eco-system and natural resources and reduce pollution. |
| Food Systems. | Promote local food production, sales, and consumption while reducing food related waste. |
| Government. | Provide sustainable, cost-effective services that meet the needs of our citizens, businesses, and institutions while minimizing negative impact on future generations. |
| Transportation. | Provide a range of integrated transportation systems that minimize negative impacts on the community, economy, and environment and enhance local and regional mobility and connectivity. |
| Waste. | Reduce the overall quantity of waste produced by increasing recycling rates, reducing waste entering landfills, and promoting consumer product awareness. |

2011-12 Sustainability Work Plan

1. **Operations.** The City of Menasha provides sustainable, cost-effective government services that meet the needs of the present while minimizing our negative impact on future generations.
 - A. Energy
 - Finalize detailed energy consumption baseline study and create recommendations for change based on results.
 - B. Environment
 - Inventory vegetation management practices of city owned properties and identify opportunities for reduced maintenance inputs.
 - Inventory city owned properties and evaluate opportunities to reduce impervious surfaces.
 - C. Government
 - Reconfigure the Sustainability Board and establish internal task-driven "sustainability teams."
 - Establish set of community sustainability indicators and finalize comprehensive baseline study.
 - Finalize procurement policy.
 - Begin review of existing zoning ordinances for sustainability principles.
 - D. Transportation
 - Develop detailed transportation baseline study and create recommendations based on results.
 - E. Waste
 - Evaluate monthly recycling collection services.
2. **Public Policy.** The City of Menasha leads by example and incorporates sustainability principles into its public policies.
 - A. Energy
 - B. Environment
 - Review and recommended revisions to weed ordinance to allow for prairie and native plantings.
 - Develop program for residential stormwater credit or incentive.

- Develop passive stormwater management facilities at Fire Station 36 as a demonstration project.
 - C. Food Systems
 - Review ordinances pertaining to agricultural uses in residential zoning districts and recommend revisions as needed.
 - Continue Farm Market.
 - D. Transportation
 - Promote adoption of complete streets policy.
 - Partner with local residents and/or existing organizations to expand pedestrian/bicycling infrastructure.
 - E. Waste
 - Offer a community e-waste recycling event.
3. **Community.** The City of Menasha promotes awareness of sustainability principles and encourages their application in everyday life by its residents, businesses, and institutions.
- A. Community
 - Offer educational materials via handouts, newsletter and website articles, and participation at community events and expos.
 - Support area and regional sustainability efforts such as ECOS, other?
 - B. Environment
 - Support activities of the Northeast Wisconsin Stormwater Consortium.
 - C. Food Systems
 - Support activities of the Community Garden Partnership and local community gardens.
 - Promote the Farm Fresh Market.
 - D. Waste
 - Promote home composting of yard waste.