SAN FRANCISCO PLANNING DEPARTMENT • NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Including amendments adopted through 10/2005

No.	Zoning Control Category	§ References	SECTION 710 NC-1 Controls	SECTION 711 NC-2 Controls	SECTION 712 NC-3 Controls	SECTION 713 NC-S Controls	SECTION 714 Broadway NCD Controls	SECTION 715 Castro Street NCD Controls	SECTION 716 Inner Clement Street NCD Controls
	BUILDING STANDARDS								
.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	Varies, See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X # See Zoning Map	P up to 40 ft.; C 41 to 65 ft. # § 253.1	40-X, 65-B See Zoning Map	40-X
.11	Lot Size (*Per Development*)	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	Not Applicable	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at residential levels only §134(a) (e)	Not Required	Required at residential levels only §134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)
.13	Street Frontage		Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	Canopy	§ 790.26		P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	Marquee	§ 790.58		P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	Street Trees		Required § 143	Required § 143	Required § 143	Required § 143	Required § 143	Required § 143	Required § 143
	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES								
.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	3.6 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)
.21	Use Size (*Non-Residential*)	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
.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)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.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)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P/C § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30			#	C			
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	Hours of Operation	§ 790.48	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	No Limit	P 6 a.m. - 2 a.m.; # C 2 a.m. - 6 a.m. #	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 262, 602-604, 608, 609		P § 607.1(e)1	P # § 607.1(e)2	P # § 607.1(e)1			
.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)1	P § 607.1(f)2	P # § 607.1(f)3	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P # § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

No.	Zoning Control Category	§ References	SECTION 717 Outer Clement Street NCD Controls	SECTION 718 Upper Fillmore Street NCD Controls	SECTION 719 Haight Street NCD Controls	SECTION 720 Hayes-Gough NCD Controls	SECTION 721 Upper Market Street NCD Controls	SECTION 722 North Beach NCD Controls	SECTION 723 Polk Street NCD Controls
	BUILDING STANDARDS								
.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X	40-X	40-X	50-X, 65-A See Zoning Map	40-X, 50-X, 65-B, 80-B See Zoning Map	P up to 40 ft.; C 41 to 65 ft. # § 253.1	65-A, 80-A, 130-E See Zoning Map
.11	Lot Size (*Per Development*)	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at grade level and above § 134(a) (e)	Required at residential levels only §134(a) (e)	Required at residential levels only §134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at residential levels only §134(a) (e)
.13	Street Frontage		Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	Street Trees		Required § 143	Required § 143	Required § 143	Required § 143	Required § 143	Required § 143	Required § 143
	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES								
.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)
.21	Use Size (*Non-Residential*)	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
.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)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.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)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30							
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	Hours of Operation	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 262, 602-604, 608, 609							
.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P # § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

No.	Zoning Control Category	§ References	SECTION 724 Sacramento Street NCD Controls	SECTION 725 Union Street NCD Controls	SECTION 726 Valencia Street NCD Controls	SECTION 727 24th Street—Mission NCD Controls	SECTION 728 24th Street—Noe Valley NCD Controls	SECTION 729 West Portal Avenue NCD Controls	SECTION 730 Inner Sunset NCD Controls
	BUILDING STANDARDS								
.10	Height and Bulk Limit	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X	40-X	40-X, 50-X See Zoning Map	40-X, 50-X, 105-E See Zoning Map	40-X	26-X	40-X
.11	Lot Size (*Per Development*)	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	Rear Yard	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at grade level and above § 134(a) (e)	Required at grade level and above § 134(a) (e)	Required at grade level and above § 134(a) (e)
.13	Street Frontage		Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1	Required § 145.1
.14	Awning	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	Canopy	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	Marquee	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	Street Trees		Required § 143	Required § 143	Required § 143	Required § 143	Required § 143	Required § 143	Required § 143
	COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES								
.20	Floor Area Ratio	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)
.21	Use Size (*Non-Residential*)	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. to 3,999 sq. ft.; NP 4,000 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
.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)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.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)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	Drive-Up Facility	§ 790.30							
.26	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	Hours of Operation	§ 790.48	P 6 a.m. - 12 a.m.; C 12 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	General Advertising Sign	§§ 262, 602-604, 608, 609							
.31	Business Sign	§§ 262, 602-604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	Other Signs	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

No.	Zoning Control Category	§ References	710 NC-1 Controls by Story			711 NC-2 Controls by Story			712 NC-3 Controls by Story			713 NC-S Controls by Story			714 Broadway NCD Controls by Story			715 Castro Street NCD Controls by Story			716 Inner Clement Street NCD Controls by Story		
		§ 790.118	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+
.38	Residential Conversion	§ 79.84	P			P	C		P	C	C#	P			P	C		P	C		P		
.39	Residential Demolition	§ 790.86	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C
	Retail Sales and Services																						
.40	Other Retail Sales and Services (Not Listed Below)	§ 790.102	P#			P	P		P#	P#	P#	P	P		P#	P#		P	P		P	C	
.41	Bar	§ 790.22	P#			P			P	P		P#	P#		P	P							
.42	Full-Service Restaurant	§ 790.92	P#			P#			P	P		P	P		P	P							
.43	Large Fast Food Restaurant	§ 790.90				C#			C#	C#		C	C					C#					
.44	Small Self-Service Restaurant	§ 790.91	C#			P#			P#	P#		P#	P#		C	C							
.45	Liquor Store	§ 790.55	P			P						P			C			C			C		
.46	Movie Theater	§ 790.64				P			P	P		P#	#		P	P		P			P		
.47	Adult Entertainment	§ 790.36							C	C					C	C		C					
.48	Other Entertainment	§ 790.38	C			P			P	P		P#	P#		P	P		C#			C#		
.49	Financial Service	§ 790.110				P#	C#		P	P		P	P	#	C			C	C				
.50	Limited Financial Service	§ 790.112	P			P#			P	P		P	P		C			C			C		
.51	Medical Service	§ 790.114	P			P	P		P	P	P	P	P	#	P	P		P	P	C	P	C	
.52	Personal Service	§ 790.116	P			P	P		P	P	P	P	P	#	P	P		P	P	C	P	C	
.53	Business or Professional Service	§ 790.108	P			P	P		P	P	P	P	P	#	P	P		P	P	C	P	C	
.54	Massage Establishment	§ 790.60, § 2700 Police Code				C			C	C		C	C		P	C		P	C		C		
.55	Tourist Hotel	§ 790.46				C	C	C	C	C	C	C#	C#	C#	C	C	C	C	C	C	C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C			C	C	C	C	C	C	P	P		C	C	C	C	C	C	C	C	C
.57	Automotive Gas Station	§ 790.14				C			C			C											
.58	Automotive Service Station	§ 790.17				C			C			P											
.59	Automotive Repair	§ 790.15				C			C	C													
.60	Automotive Wash	§ 790.18							C			C											
.61	Automobile Sale or Rental	§ 790.12							C														
.62	Animal Hospital	§ 790.6				C			C	C		C	C		C			C			C		
.63	Ambulance Service	§ 790.2							C														
.64	Mortuary	§ 790.62							C	C	C	C#	C#										
.65	Trade Shop	§ 790.124	P			P#	C#		P	C	C	P	P		P#	C#		P	C		P	C	
.66	Storage	§ 790.117							C	C	C	C	C										
.67	Video Store	§ 790.135	C			C	C		C	C	C	C	C		C	C		C	C		C	C	
	Institutions and Non-Retail Sales and Services																						
.70	Administrative Service	§ 790.106							C	C	C	C#	C#	#									
.80	Hospital or Medical Center	§ 790.44							C	C	C												
.81	Other Institutions, Large	§ 790.50	P	C		P	C	C	P	P	P	P#	P#	#	P	C	C	P	C	C	P	C	C
.82	Other Institutions, Small	§ 790.51	P	P	P	P	P	P	P	P	P	P#	P#	P#	P	P	P	P	P	P	P	P	P
.83	Public Use	§ 790.80	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	RESIDENTIAL STANDARDS AND USES																						
.90	Residential Use	§ 790.88	P	P	P	P	P	P	P	P	P	P#	P#	P#	P	P	P	P	P	P	P	P	P
.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit / 800 sq. ft. lot area § 207.4			Generally, 1 unit / 800 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 800 sq. ft. lot area § 207.4			Generally, 1 unit / 400 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	1 bedroom / 275 sq. ft. lot area § 208			1 bedroom / 275 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 275 sq. ft. lot area § 208			1 bedroom / 140 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208		
.93	Usable Open Space (Per Residential Unit)	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	Community Residential Parking	§ 790.10	C	C	C	C	C	C	C	C	C	C	C#	C#	C	C	C	C	C	C	C	C	C

No.	Zoning Control Category	§ References	717 Outer Clement Street NCD Controls by Story			718 Upper Fillmore Street NCD Controls by Story			719 Haight Street NCD Controls by Story			720 Hayes-Gough NCD Controls by Story			721 Upper Market Street NCD Controls by Story			722 North Beach NCD Controls by Story			723 Polk Street NCD Controls by Story		
		§ 790.118	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+
.38	Residential Conversion	§ 79.84	P			P	C		P			P	C		P	C		P			P	C	
.39	Residential Demolition	§ 790.86	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C
	Retail Sales and Services																						
.40	Other Retail Sales and Services (Not Listed Below)	§ 790.102	P			P	P		P#	C#	#	P	P		P	P		P#	P#		P	P	
.41	Bar	§ 790.22							#	#	#	P			C			C			C		
.42	Full-Service Restaurant	§ 790.92							#	#	#	P			C			C	C#		C		
.43	Large Fast Food Restaurant	§ 790.90							#	#	#	C											
.44	Small Self-Service Restaurant	§ 790.91							#	#	#	P			C			C			C		
.45	Liquor Store	§ 790.55	C			C						C			C			C			C		
.46	Movie Theater	§ 790.64	P			P			P			P			P			P			P		
.47	Adult Entertainment	§ 790.36																					
.48	Other Entertainment	§ 790.38	C			C			C			C			C#			C			C		
.49	Financial Service	§ 790.110	C			C			P			P	C		C	C		C/NP #			C	C	
.50	Limited Financial Service	§ 790.112	C			C			P			P			P			C			P		
.51	Medical Service	§ 790.114	P			P	P			C		C	P	C	P	P	C	P	P		P	P	
.52	Personal Service	§ 790.116	P			P	P		P	C		P	P	C	P	P	C	P	P		P	P	
.53	Business or Professional Service	§ 790.108	P			P	P		P	C		C	P	C	P	P	C	C	P		P	P	
.54	Massage Establishment	§ 790.60, § 2700 Police Code				C			C			C			C	C		C			C		
.55	Tourist Hotel	§ 790.46				C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C
.56	Automobile Parking	§§ 790.8, 156, 160	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
.57	Automotive Gas Station	§ 790.14																					
.58	Automotive Service Station	§ 790.17																					
.59	Automotive Repair	§ 790.15							C						C			C			C		
.60	Automotive Wash	§ 790.18																					
.61	Automobile Sale or Rental	§ 790.12																					
.62	Animal Hospital	§ 790.6	C			C			C			C			C			C			C		
.63	Ambulance Service	§ 790.2																					
.64	Mortuary	§ 790.62																					
.65	Trade Shop	§ 790.124	P			P			P			P	C		P	C		P#	C#		P	C	
.66	Storage	§ 790.117																					
.67	Video Store	§ 790.135	C	C		C	C		C	C		C	C		C	C		C	C		C	C	
	Institutions and Non-Retail Sales and Services																						
.70	Administrative Service	§ 790.106																					
.80	Hospital or Medical Center	§ 790.44																					
.81	Other Institutions, Large	§ 790.50	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C
.82	Other Institutions, Small	§ 790.51	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
.83	Public Use	§ 790.80	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	RESIDENTIAL STANDARDS AND USES																						
.90	Residential Use	§ 790.88	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 400 sq. ft. lot area § 207.4			Generally, 1 unit / 400 sq. ft. lot area § 207.4			Generally, 1 unit / 400 sq. ft. lot area § 207.4			Generally, 1 unit / 400 sq. ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 140 sq. ft. lot area § 208			1 bedroom / 140 sq. ft. lot area § 208			1 bedroom / 140 sq. ft. lot area § 208			1 bedroom / 140 sq. ft. lot area § 208		
.93	Usable Open Space (Per Residential Unit)	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	Community Residential Parking	§ 790.10	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

No.	Zoning Control Category	§ References	724 Sacramento Street NCD Controls by Story			725 Union Street NCD Controls by Story			726 Valencia Street NCD Controls by Story			727 24th Street—Mission NCD Controls by Story			728 24th Street—Noe Valley NCD Controls by Story			729 West Portal Avenue NCD Controls by Story			730 Inner Sunset NCD Controls by Story		
		§ 790.118	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+	1st	2nd	3rd+
.38	Residential Conversion	§ 79.84	P	C#	C#	P	C	C	P			P			P			P			P		
.39	Residential Demolition	§ 790.86	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C
	Retail Sales and Services																						
.40	Other Retail Sales and Services (Not Listed Below)	§ 790.102	P	C		P	P		P	C		P			P#	C#		P#	P		P	C	
.41	Bar	§ 790.22							C									C			C#		
.42	Full-Service Restaurant	§ 790.92	C						P			C						C			C#		
.43	Large Fast Food Restaurant	§ 790.90							C														
.44	Small Self-Service Restaurant	§ 790.91	C						P			C									C		
.45	Liquor Store	§ 790.55	P			C									C			P					
.46	Movie Theater	§ 790.64	P			P			P			P			P						P		
.47	Adult Entertainment	§ 790.36																					
.48	Other Entertainment	§ 790.38	C			C			C			C			C						C		
.49	Financial Service	§ 790.110	C			C	C		P			P			C						P		
.50	Limited Financial Service	§ 790.112	C			P			P			P			C			C			P		
.51	Medical Service	§ 790.114				P	P	C	P	C		P	C		P	C		C	P		C	C	
.52	Personal Service	§ 790.116	C			P	P	C	P	C		P	C		P	C		P	P		P	C	
.53	Business or Professional Service	§ 790.108	C			P	P	C	P	C		P	C		P	C		C#	P		P	C	
.54	Massage Establishment	§ 790.60, § 2700 Police Code							C			C			C						C		
.55	Tourist Hotel	§ 790.46	C	C		C	C	C	C	C		C	C		C	C					C	C	
.56	Automobile Parking	§§ 790.8, 156, 160	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				C	C	C
.57	Automotive Gas Station	§ 790.14																					
.58	Automotive Service Station	§ 790.17																C					
.59	Automotive Repair	§ 790.15							C			C									C		
.60	Automotive Wash	§ 790.18																					
.61	Automobile Sale or Rental	§ 790.12																					
.62	Animal Hospital	§ 790.6	C			C			C			C			C			C			C		
.63	Ambulance Service	§ 790.2																					
.64	Mortuary	§ 790.62							C	C													
.65	Trade Shop	§ 790.124	P	C		P	C		P	C		P			P	C		P			P		
.66	Storage	§ 790.117																					
.67	Video Store	§ 790.135	C	C		C	C		C	C		C			C	C		C	C		C		
	Institutions and Non-Retail Sales and Services																						
.70	Administrative Service	§ 790.106																					
.80	Hospital or Medical Center	§ 790.44																					
.81	Other Institutions, Large	§ 790.50	P	C	C	P	C	C	P	C	C	P	C	C	P	C	C	C	C		C	C	C
.82	Other Institutions, Small	§ 790.51	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
.83	Public Use	§ 790.80	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C
	RESIDENTIAL STANDARDS AND USES																						
.90	Residential Use	§ 790.88	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
.91	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	Generally, 1 unit / 800 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 600 sq. ft. lot area § 207.4			Generally, 1 unit / 800 sq. ft. lot area § 207.4			Generally, 1 unit / 800 sq. ft. lot area § 207.4		
.92	Residential Density, Group Housing	§§ 207.1, 790.88(b)	1 bedroom / 275 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 210 sq. ft. lot area § 208			1 bedroom / 275 sq. ft. lot area § 208			1 bedroom / 275 sq. ft. lot area § 208		
.93	Usable Open Space (Per Residential Unit)	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
.94	Off-Street Parking, Residential	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	Community Residential Parking	§ 790.10	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL ZONING CONTROL TABLE LEGEND

No. provides a category number for each zoning control category.
Zoning Control Category lists the regulated uses or controls.
§ References contains references to other pertinent sections in Planning Code or other city codes
Controls for the listed NC districts are indicated either directly or by reference to other Code Sections

The following symbols are used in this table:

- **P** — Permitted as a principal use
- **C** — Permitted as a conditional use, subject to a hearing by the Planning Commission
- — A blank space on the table or the symbol "NP" indicates that the use or feature is not permitted
- **#** — See specific provisions listed by section and zoning category number at the bottom of table
- **1st** — 1st story and below
- **2nd** — 2nd story
- **3rd+** — 3rd story and above

PLANNING DEPARTMENT

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SPECIFIC PROVISIONS FOR NC-1 DISTRICTS

Art. 7 §	Other §	Zoning Controls
§ 710.40 § 710.41 § 710.42		**Boundaries:** All NC-1 districts **Controls:** P if located > ¼-mile from any NC district or restricted subdistrict with more restrictive controls; otherwise same as more restrictive control
§ 710.44		**Boundaries:** All NC-1 districts **Controls:** C if located > ¼-mile from any NC district or restricted subdistrict with more restrictive controls; otherwise same as more restrictive control
§ 710.42 § 710.43 § 710.44	§ 781.1	**TARAVAL ST. RESTAURANT AND FAST-FOOD SUBDISTRICTS** **Boundaries:** Applicable only for the 2 Taraval Street NC-1 districts between 40th - 41st Aves. and 45th - 47th Aves. as mapped on Sectional Map 5SU **Controls:** Full-service restaurants and small self-service restaurants are C; large fast-food restaurants are NP

SPECIFIC PROVISIONS FOR NC-2 DISTRICTS

Art. 7 §	Other §	Zoning Controls
§ 711.42 § 711.43 § 711.44	§ 781.1	**TARAVAL ST. RESTAURANT AND FAST-FOOD SUBDISTRICT** **Boundaries:** Applicable only for the Taraval Street NC-2 district between 12th - 36th Avenues as mapped on Sectional Maps 5SU and 6SU **Controls:** Full-service restaurants and small self-service restaurants are C; large fast-food restaurants are NP
§ 711.42 § 711.43 § 711.44	§ 781.2	**IRVING ST. RESTAURANT AND FAST-FOOD SUBDISTRICT** **Boundaries:** Applicable only for the portion of the Irving Street NC-2 district between 19th - 27th Avenues as mapped on Sectional Map 5SU **Controls:** Small self-service restaurants are C; full-service restaurants and large fast-food restaurants are NP
§ 711.43 § 711.44	§ 781.3	**OCEAN AVE. FAST-FOOD SUBDISTRICT** **Boundaries:** Applicable only for the Ocean Avenue NC-2 district from Manor Drive to Phelan Avenue as mapped on Sectional Map 12SU **Controls:** Small self-service restaurants & large fast-food restaurants are NP
§ 711.49 § 711.50	§ 781.7	**CHESTNUT ST. FINANCIAL SERVICE SUBDISTRICT** **Boundaries:** Applicable only for the Chestnut Street NC-2 district from Broderick to Fillmore Streets as mapped on Sectional Map 2SU **Controls:** Financial services and limited 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 1SU **Controls:** Garment shops are P at the 1st and 2nd stories

SPECIFIC PROVISIONS FOR NC-3 DISTRICTS

Art. 7 §	Other §	Zoning Controls
§ 712.25 § 712.40	§ 249.14	**THIRD ST. SPECIAL USE DISTRICT** **Boundaries:** Applicable only to the portion of the Third Street SUD as shown on Sectional Map 10SU zoned NC-3 **Controls:** Off-sale retail liquor sales as defined in § 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants and small self-service restaurants are C
§ 712.30 § 712.31 § 712.32	§ 608.10	**UPPER MARKET ST. SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portion of the Market Street NC-3 district from Octavia to Church Streets as mapped on Sectional Map SSD-2 **Controls:** Special restrictions and limitations for signs
§ 712.38	§ 790.84	**Boundaries:** Applicable to NC-3 Districts **Controls:** A residential use may be converted to an Other Institution, Large use, as defined by § 790.50 of this Code, as a conditional use on the 3rd story & above if in addition to the criteria set forth in § 303, the Commission finds that: (1) the structure in which the residential use is to be converted has been found eligible for listing in National Register of Historic Places; (2) The proposed institutional use is to be operated by a nonprofit public benefit corporation; and (3) no legally residing residential tenants will be displaced.
§ 712.43	§ 781.4	**GEARY BLVD. FAST-FOOD SUBDISTRICT** **Boundaries:** Applicable only for the portion of the Geary Blvd. NC-3 district between 14th - 28th Avenues as mapped on Sectional Maps 3SU and 4SU **Controls:** Large fast-food restaurants are NP
§ 712.43 § 712.44	§ 781.5	**MISSION ST. FAST-FOOD SUBDISTRICT** **Boundaries:** Applicable only for the portion of the Mission St. NC-3 district between 15th St. and Randall Street as mapped on Sectional Map 7SU **Controls:** Small self-service restaurants: C; large fast-food restaurants: NP
§ 712.45	§ 781.10	**17TH AND RHODE ISLAND STS. GROCERY STORE SPECIAL USE SUBDISTRICT** **Boundaries:** Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map 8SU **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.

SPECIFIC PROVISIONS FOR NC-S DISTRICTS

Art. 7 §	Other §	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 § 713.70 § 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 Maps 13SU and 13H **Controls:** Special controls on various features and uses, and residential standards
§ 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 Sectional Map 10SU **Controls:** Tourist hotels (inclusive of motels) are permitted as a conditional use.

SPECIFIC PROVISIONS FOR THE BROADWAY NCD

Art. 7 §	Other §	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 ≤ 40 feet; C 40 - 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** **Boundaries:** Applicable only for the portion of Broadway NCD as mapped on Sectional Map 1SU **Controls:** Garment shops are P at the 1st and 2nd stories

SPECIFIC PROVISIONS FOR CASTRO STREET AND UPPER MARKET NCDs

Art. 7 §	Other §	Zoning Controls
§ 715.31 § 715.32 § 721.31 § 721.32	§ 608.10	**UPPER MARKET ST. SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portions of both the Castro Street NCD and the Upper Market Street NCD as mapped on Sectional Map SSD-2 **Controls:** Special restrictions and limitations for signs
§ 715.48 § 715.48		**Boundaries:** Applicable for the Castro Street NCD **Controls:** A large fast food restaurant may be permitted as a conditional use if in in addition to the criteria set forth in § 303, the Commission finds that: (1) the large large fast food restaurant will be located in an existing building that: (a) Is situated within the Castro Street NCD and adjacent to the Upper Market Street NCD, and (b) Straddles the intersection of Castro and Market Streets, where heavy pedestrian traffic already exists for the many retail businesses in the area, and the addition of a large fast food restaurant would not cause additional burdens to the street; (2) The large fast food restaurant will be located in a building jointly occupied by a non-profit community group providing medical, cultural, social, or other community services to the Castro Street NCD; (3) The fast food restaurant will contribute substantially to the financial ability of the nonprofit community group's ability to locate and operate in that building by paying the nonprofit's rent and maintenance costs for the building for at least seven years and by making a one-time cash contribution of $120,000 to an AIDS-related community group; (4) That portion of the building occupied by the community use shall be at least twice the floor area occupied by the large fast food restaurant; and (5) No conditional use granted pursuant to this Section may exceed a period of 15 years unless a new conditional use application is filed and granted by the City Planning Commission or Board of Supervisors on appeal.
§ 715.48 § 721.48		**Boundaries:** Applicable for the Castro Street and Upper Market Street NCDs. **Controls:** Existing bars in the Castro & Upper Market Street NCDs 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 that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning prior to the date of this ordinance; or (2) if a conditional use was denied within 12 months prior to the date of this ordinnace

SPECIFIC PROVISIONS FOR THE HAIGHT STREET NCD

Art. 7 §	Other §	Zoning Controls
§ 719.40 § 719.41 § 719.42 §§ 719.43-44	§ 781.9	**HAIGHT ST. ALCOHOL RESTRICTED USE SUB-DISTRICT** **Boundaries:** The entire Haight Street Neighborhood Commercial District. **Controls:** Retail establishments selling off-sale or on-sale alcoholic beverages beverages are not permitted pursuant to § 781.9

SPECIFIC PROVISIONS FOR THE NORTH BEACH NCD

Art. 7 §	Other §	Zoning Controls
§ 722.10	§ 253.1	**65-A-1 HEIGHT AND BULK DISTRICT** **Boundaries:** Applicable for the North Beach NCD as mapped on Sectional Map 1H
§ 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	§ 790.92	**NORTH BEACH FULL-SERVICE RESTAURANTS** **Boundaries:** Applicable to the North Beach NCD **Controls:** A full-service restaurant may be permitted as a conditional use on the the second story if, in addition to the criteria set forth in § 303, the Commis- sion finds that: (1) the full-service restaurant is situated within North Beach NCD and is within 100 feet of Columbus Avenue; (2) the full-service restau- rant will be located in an existing building that is currently permitted for occu- pancy solely by commercial uses; (3) the full-service restaurant does not re- quire the demolition, conversion or relocation of any lawfully permitted dwel- ling units or guest rooms; & (4) the full-service restaurant is operated in com- bination with a lawfully existing nonconforming second-floor movie theater as defined in § 790.64 of this Code or a lawfully existing nonconforming second floor "other entertainment" use as defined by § 790.38 of this Code.
§ 722.49	§ 781.6	**NORTH BEACH FINANCIAL SERVICE SUBDISTRICT** **Boundaries:** Applicable only for portions of the North Beach NCD south of Union Street as mapped on Sectional Map 1SU **Controls:** Financial services are NP at all stories
§ 722.65	§ 236	**GARMENT SHOP SPECIAL USE DISTRICT** **Boundaries:** Applicable only for the portion of North Beach NCD as mapped on Sectional Map 1SU **Controls:** Garment shops are P at the 1st and 2nd stories

SPECIFIC PROVISIONS FOR THE 24TH STREET-NOE VALLEY NCD

Art. 7 §	Other §	Zoning Controls
§ 728.40	§ 790.102 (b) and (n) § 703.2(b) (1)(c)	**24TH STREET-NOE VALLEY SPECIALTY RETAIL USES** **Boundaries:** Only the area within the 24th Street-Noe Valley NCD. The controls shall not apply to NC-1 Districts or nonconforming uses within ¼ mile of this district as set forth in Code §§ 710.10 and 186. **Controls:** Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to § 703.2(b)(1)(C).

SPECIFIC PROVISIONS FOR THE WEST PORTAL AVENUE NCD

Art. 7 §	Other §	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 § 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 § 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.

SPECIFIC PROVISIONS FOR THE SACRAMENTO STREET NCD

Art. 7 §	Other §	Zoning Controls
§ 724.38	§ 790.84 § 790.50	**Boundaries:** The entire Sacramento St Neighborhood Commercial District. **Controls:** Residential use may be converted to an Other Institutions, Large Educational Service use as defined in § 790.50 as a conditional use, if: 1) residential use is single dwelling unit amongst non-residential uses; and 2) no legally residing residential tenant will be displaced.

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