

***Regular Meeting of the  
Building Inspection  
Commission***

***August 21, 2024***

***Agenda Item 4***



August 14, 2024

Building Inspection Commission  
49 South Van Ness Avenue  
San Francisco, CA 94103

Re: Updated Building, Planning Codes-Code Corrections and Updates

The August 14, 2024 regular meeting of the full Code Advisory Committee (CAC) voted unanimously to make a recommendation to the Building Inspection Commission to approve the changes to the San Francisco Building Code which revise California Government Code Sections involving Accessory Dwelling Units (ADA's) and Junior Accessory Dwelling Units (JADU's) as written.

Respectfully submitted,

A handwritten signature in blue ink that reads "Thomas Fessler".

Thomas Fessler  
DBI Technical Services  
Secretary to the Code Advisory Committee

cc. Patrick O'Riordan, C.B.O. Director  
Neville Pereira, Deputy Director  
Christine Gasparac, Deputy Director  
Janey Chan, Manager  
J. Edgar Fennie, Chair, Code Advisory Committee

Attach: Planning Department Proposed Ordinance

**Building Inspection Commission**  
**August 21, 2024**

**Agenda Item #5 – Planning Commission Resolution No. 21599**

**Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Department of Housing and Community Development upon final passage; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code, Section 302.**

**Background**

Each year, the Planning Code is amended numerous times, both by City ordinance and state law. As these changes are drafted and codified, occasional mistakes are made. To address these errors, the Planning Commission initiates a code corrections ordinance each year, updating references, fixing typographical errors, and making any other necessary non-substantive amendments.

**Existing Law**

California state law requires expedited, ministerial consideration of accessory dwelling units and junior accessory dwelling units. This requirement is codified in San Francisco’s Building Code Section 106A.1.19. Senate Bill 477 (2024) reorganized the applicable sections of state law.

**Ordinance’s Proposed Changes to Existing Law**

The proposed legislation would update the reference to the California Government Code related to ministerial consideration of accessory dwelling units and junior accessory dwelling units, removing an outdated reference to Sections 65852.2 and 65852.22 and inserting the correct reference of Sections 66314 and 66333.

**Department’s Proposed Amendments**

The Department is not recommending changes to the ordinance.

### **Code Advisory Committee Recommendation**

The Administrative & General Design and Disability Access subcommittee met on August 14, 2024 and reviewed this ordinance. After discussion, the subcommittee recommended approval of the ordinance.

The Code Advisory Committee met on August 14, 2024 and reviewed the ordinance. After discussion, the committee recommended approval of the ordinance.

1 [Building, Planning Codes - Code Corrections and Updates]

2

3 **Ordinance amending the Building and Planning Codes to correct typographical errors,**  
 4 **update outdated cross-references, make non-substantive revisions to clarify or**  
 5 **simplify Code language, and make other minor, substantive updates to various Code**  
 6 **provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to**  
 7 **the California Department of Housing and Community Development upon final**  
 8 **passage; affirming the Planning Department’s determination under the California**  
 9 **Environmental Quality Act; making findings of consistency with the General Plan and**  
 10 **the eight priority policies of Planning Code Section 101.1; and adopting findings of**  
 11 **public necessity, convenience, and general welfare under Planning Code, Section 302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 14 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.  
 15 **Board amendment additions** are in Arial font.  
 16 **Board amendment deletions** are in ~~Arial font~~.  
 17 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 18 subsections or parts of tables.

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

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this  
 20 ordinance comply with the California Environmental Quality Act (California Public Resources  
 21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
 22 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
 23 determination.

24 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
 25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
3 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning Code  
5 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
6 in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates such  
7 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of  
8 Supervisors in File No. \_\_\_\_\_.

9 (d) On \_\_\_\_\_, at a duly noticed public hearing, the Building Inspection  
10 Commission considered this ordinance in accordance with Charter Section 4.121 and Building  
11 Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection  
12 Commission regarding the Commission's recommendation is on file with the Clerk of the  
13 Board of Supervisors in File No. \_\_\_\_\_.

14 (e) No local findings are required under California Health and Safety Code Section  
15 17958.7 because the amendments to the Building Code contained in this ordinance do not  
16 regulate materials or manner of construction or repair, and instead relate in their entirety to  
17 administrative procedures for implementing the code, which are expressly excluded from the  
18 definition of a "building standard" by California Health and Safety Code Section 18909(c).

19  
20 Section 2. The Planning Code is hereby amended by revising Sections 102, 132, 134,  
21 136, 206.6, 207.1, 207.2, 311, and 317, to read as follows:

22 **SEC. 102. DEFINITIONS.**

23 \* \* \* \*

24 **Dwelling Unit, Junior Accessory, or JADU.** A Dwelling Unit that meets all the  
25 requirements of ~~Sub~~Section 207.2, and that:

1 (a) is accessory to at least one other Dwelling Unit on the same lot;

2 \* \* \* \*

3 (g) includes an efficiency kitchen that meets the requirements of *California*  
4 Government Code Section ~~65852.22(a)(6)~~66333(f), including a cooking facility with appliances,  
5 and a food preparation counter and storage cabinets that are of reasonable size in relation to  
6 the size of the Junior Accessory Dwelling Unit.

7 \* \* \* \*

8 **Historic Building.** A Historic Building is a building or structure that meets at least one  
9 of the following criteria:

- 10 • It is individually designated as a landmark under Article 10;
- 11 • It is listed as a contributor to an historic district listed in Article 10, *or if the historic*  
12 *district does not list contributors, is determined to be a contributor through historic resource review;*
- 13 • It is a Significant or Contributory Building under Article 11, with a Category I, II, III  
14 or IV rating;
- 15 • It has been listed or has been determined eligible for listing in the California  
16 Register of Historical Resources; or,
- 17 • It has been listed or has been determined eligible for listing in the National  
18 Register of Historic Places.

19 \* \* \* \*

20  
21 **SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR**  
22 **REQUIRED SETBACKS FOR PLANNED UNIT DEVELOPMENTS.**

23 \* \* \* \*

24 (a) **Basic Requirement.** Where one or both buildings adjacent to the subject property  
25 have front setbacks along a Street or Alley, any building or addition constructed,

1 reconstructed, or relocated on the subject property shall be set back to no less than the depth  
2 of the adjacent building with the shortest front setback, except as provided in subsection (c).  
3 In any case in which the lot constituting the subject property is separated from the lot  
4 containing the nearest building by an undeveloped lot or lots for a distance of 50 feet or less  
5 parallel to the Street or Alley, such nearest building shall be deemed to be an “adjacent  
6 building,” but a building on a lot so separated for a greater distance shall not be deemed to be  
7 an “adjacent building.” However, aside from the scenarios described in subsection (c) below, a lot  
8 that only has one adjacent building shall provide a front setback equal to one half the front setback of  
9 such adjacent building.

10 \* \* \* \*

11 (c) **Applicability to Special Lot Situations.**

12 (1) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined  
13 in Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, a  
14 front setback area shall be required only along the Street or Alley elected by the owner as the  
15 front of the property. Along such Street or Alley, the required setback for the subject lot shall  
16 be equal to one-half the front setback of the adjacent building.

17 (2) **Lots Abutting Properties That Front on Another Street or Alley.** In the case of  
18 any lot that abuts along its side lot line upon a lot that fronts on another Street or Alley, the lot  
19 on which it so abuts shall be disregarded, and the required setback for the subject lot shall be  
20 equal to the front setback of the adjacent building on its opposite side.

21 [diagrams omitted for convenience; not deleted]

22 (3) **Lots Abutting RC, C, M, and P Districts.** In the case of any lot that abuts  
23 property in an RC, C, M, or P District, any property in such district shall be disregarded, and  
24 the required setback for the subject lot shall be equal to the front setback of the adjacent  
25 building in the RH, RTO, or RM District.



1    **SEC. 134. REAR YARDS IN R, RC, NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD,**  
2    **UMU ~~and~~AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C**  
3    **DISTRICTS.**

4    \* \* \* \*

5           **(b) Applicability.** The rear yard requirements established by this Section 134 shall  
6    apply to every building in the districts listed below, except NC-S Districts, where no rear yard is  
7    required. To the extent that these provisions are inconsistent with any Special Use District or  
8    Residential Character District, the provisions of the Special Use District or Residential  
9    Character District shall apply.

10    \* \* \* \*

11           **(k) Modification of Requirements in NC Districts.** The rear yard requirement in NC Districts  
12    may be modified or waived by the Zoning Administrator pursuant to the procedures which are  
13    applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2, if all the following  
14    criteria are met:

15                   (1) Residential Uses are included in the new or expanding development and a  
16    comparable amount of usable open space is provided elsewhere on the lot or within the development  
17    where it is more accessible to the residents of the development; and

18                   (2) The proposed new or expanding structure will not significantly impede the access of  
19    light and air to and views from adjacent properties; and

20                   (3) The proposed new or expanding structure will not adversely affect the interior block  
21    open space formed by the rear yards of adjacent properties.

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23    **SEC. 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED**  
24    **SETBACKS, YARDS, AND USABLE OPEN SPACE.**

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<b>Streets and Alleys</b>	<b>Set- backs</b>	<b>Yards</b>	<b>Usable Open Space</b>	
		X		<p>* * * *</p> <p>(c) The permitted obstructions shall be as follows:</p> <p>* * * *</p> <p>(24) Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:</p> <p>* * * *</p>
				<p>(C) Slope of more than <del>70%</del><i>percent</i>.</p> <p>Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the <del>light, air, view, and</del> privacy of adjacent lots <del>are</del><i>is</i> not seriously affected. Each such case shall be considered on its individual merits. However, the following points shall be considered guidelines in these cases:</p> <p>(i) The deck shall be designed to provide the minimum obstruction to <del>light, air, view and</del> privacy.</p>

(ii) The deck shall be at least two feet inside all side lot lines;

(iii) On downhill slopes, a horizontal angle of 30 degrees drawn inward from each side lot line at each corner of the rear building line shall be maintained clear, and the deck shall be kept at least 10 feet inside the rear lot line;

\* \* \* \*

**SEC. 206.6. STATE DENSITY BONUS PROGRAM: INDIVIDUALLY REQUESTED.**

\* \* \* \*

(e) **Review Procedures.** Except as provided in Section 317 or where a Conditional Use Authorization is required to permit a non-residential use, an application for any Individually Requested Density Bonus project shall not be subject to any other underlying entitlement approvals related to the proposed housing, such as a Conditional Use Authorization, *Mandatory Discretionary Review*, or a Large Project Authorization. If an entitlement is otherwise required, an application for a Density Bonus, Incentive, Concession, or waiver shall be acted upon concurrently with the application for the required entitlement.

\* \* \* \*

**SEC. 207.1. LOCAL ACCESSORY DWELLING UNIT PROGRAM.**

(a) **Exception to Dwelling Unit Density Limits for Certain Accessory Dwelling Units Under City’s Local Program.** An exception to the calculations under Section 207 of

1 this Code shall be made for Accessory Dwelling Units (“ADUs”), as defined in Section 102 of  
2 this Code, meeting the requirements of this Section 207.1.

3 \* \* \* \*

4 (e) **Restrictions on Subdivisions.** Notwithstanding the provisions of Article 9 of the  
5 Subdivision Code, a lot with an ADU authorized under this Section 207.1 shall not be  
6 subdivided in a manner that would allow for the ADU to be sold or separately financed  
7 pursuant to any condominium plan, housing cooperative, or similar form of separate  
8 ownership. This prohibition on separate sale or finance of the ADU shall not apply to an ADU  
9 in a building that consisted entirely of condominium units as of July 11, 2013, and has had no  
10 evictions pursuant to Sections 37.9(a) through 37.9(a)(12) and 37.9(a)(14) of the  
11 Administrative Code since July 11, 1996. This prohibition on separate sale or finance of the  
12 ADU shall not apply to an ADU that meets the requirements of California Government Code  
13 Section ~~65852.266341~~.

14 \* \* \* \*

15  
16 **SEC. 207.2. STATE MANDATED ACCESSORY DWELLING UNIT PROGRAM.**

17 (a) **Exception to Dwelling Unit Density Limits for Certain Accessory Dwelling**  
18 **Units Under the State-Mandated Program.** An exception to the calculations under Section  
19 207 of this Code shall be made for Accessory Dwelling Units (“ADUs”) and Junior Accessory  
20 Dwelling Units (“JADUs”), as defined in Section 102 of this Code, meeting the requirements of  
21 this Section 207.2. The purpose of this Section 207.2 is to implement California Government  
22 Code Sections ~~65852.266314~~ and ~~65852.2266333~~, which require ministerial consideration of  
23 ADUs and JADUs that meet certain standards.

24 \* \* \* \*

1 (d) **Specific Controls for Hybrid ADUs.** The purpose of this subsection 207.2(d)  
2 is to implement California Government Code Sections ~~65852.2(e)~~66323 and ~~65852.22~~66333,  
3 which require ministerial consideration of ADUs and JADUs that meet certain standards  
4 (“Hybrid ADUs”). California Government Code Section ~~65852.2(e)(6)~~66323 authorizes the City  
5 to impose objective standards, including, but not limited to, design, development, and historic  
6 standards, on ADUs approved under this subsection 207.2(d). ADUs and JADUs shall strictly  
7 meet the requirements set forth in this subsection 207.2(d), and all other applicable Planning  
8 Code standards, including open space, exposure, buildable area, and other standards,  
9 without requiring a waiver of Code requirements pursuant to subsection 207.1(g); provided,  
10 however, that adding an ADU or JADU in compliance with this subsection 207.2(d) does not  
11 exceed the allowable density for the lot. The City shall approve ADUs and JADUs meeting the  
12 following requirements, in addition to the requirements of subsection 207.2(b) and any other  
13 applicable standards:

14 (1) **ADUs and JADUs within proposed space of a proposed single-**  
15 **family dwelling or within existing space of a single-family dwelling or accessory**  
16 **structure meeting the following conditions:**

17 \* \* \* \*

18 (F) If a JADU is proposed, it meets the requirements of Planning Code  
19 Section 102 and California Government Code Section ~~65852.22~~66333.

20 \* \* \* \*

21 (e) **Specific Controls for State ADUs.** The purpose of this subsection 207.2(e) is  
22 to implement California Government Code Sections ~~65852.2(a) through (d)~~66314, which require  
23 streamlined, ministerial approval of ADUs meeting certain standards (“State ADUs”). An ADU  
24 located on a lot that is zoned for single-family or multifamily use and contains an existing or  
25 proposed dwelling, and that is constructed pursuant to this subsection 207.2(e), shall meet all

1 of the following requirements, in addition to the requirements of subsection 207.2(b) and any  
2 other applicable standards; ~~provided~~, however, that the City shall not impose any  
3 requirement for a zoning clearance or separate zoning review, any minimum or maximum size  
4 for an ADU, any size based upon a percentage of the proposed or existing primary dwelling,  
5 or any limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot  
6 size, for either attached or detached dwellings, that does not permit construction of an ADU  
7 meeting all other requirements that is 800 square feet or less in Gross Floor Area, 16 feet or  
8 less in height, and with four foot side and rear yard setbacks. ADUs under this subsection  
9 207.2(e) shall meet the following conditions:

10 \* \* \* \*

11 (7) **Setbacks.** No setback is required for an ADU located within an existing  
12 living area or an existing accessory structure, or an ADU that replaces an existing structure  
13 and is located in the same location and constructed to the same dimensions as the structure  
14 being replaced. A setback of no more than four feet from the side and rear lot lines shall be  
15 required for an ADU that is not converted from either an existing structure or a new structure  
16 constructed in the same location and to the same dimensions as an existing structure;  
17 provided, however, that for an ADU that is part of new construction, such setback shall be required  
18 only for the portions of the ADU outside of the buildable area of the lot.

19 \* \* \* \*

20 (f) **Permit Application Review and Approval.** No requests for discretionary  
21 review shall be accepted by the Planning Department for ~~permit applications~~ an ADU or JADU  
22 meeting the requirements of this Section 207.2. The Planning Commission shall not hold a  
23 public hearing for discretionary review of ~~permit applications~~ an ADU or JADU meeting the  
24 requirements of this Section 207.2. ~~Permit applications~~ An ADU or JADU meeting the  
25

1 requirements of this Section 207.2 shall not be subject to the notification or review  
2 requirements of Section 311 of this Code.

3 \* \* \* \*

4 (h) **Prohibition of Short-Term Rentals.** An ADU or JADU authorized under this  
5 Section 207.2 shall not be used for Short-Term Residential Rentals under Chapter 41A of the  
6 Administrative Code. *This restriction shall be recorded as a Notice of Special Restriction on the*  
7 *subject lot.*

8 (i) **Rental; Restrictions on Subdivisions.** An ADU or JADU constructed  
9 pursuant to this Section 207.2 may be rented and is subject to all applicable provisions of the  
10 Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative  
11 Code). Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an ADU  
12 or JADU authorized under this Section 207.2 shall not be subdivided in a manner that would  
13 allow for the ADU or JADU to be sold or separately financed pursuant to any condominium  
14 plan, housing cooperative, or similar form of separate ownership, except that this prohibition  
15 on separate sale or finance of the ADU shall not apply to an ADU that meets the requirements  
16 of California Government Code Section ~~65852.2666333~~(f).

17 (i) **Recordation for Junior ADUs.** The following restrictions shall be recorded as  
18 a Notice of Special Restriction, *as required by California Government Code Section 66333(c)*, on  
19 the subject lot on which a JADU is constructed under this Section 207.2 and shall be binding  
20 on all future owners and successors in interest:

21 (1) Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot  
22 with a JADU authorized under this Section 207.2 shall not be subdivided in a manner that  
23 would allow for the JADU to be sold or separately financed pursuant to any condominium  
24 plan, housing cooperative, or similar form of separate ownership, except that this prohibition  
25

1 on separate sale or finance of the JADU shall not apply to a JADU that meets the  
2 requirements of California Government Code Section ~~65852.2666333~~(f).

3 (2) The size and attributes of a JADU constructed pursuant to this Section  
4 207.2 shall comply with the requirements of this Section 207.2 and California Government  
5 Code Section 65852.2266333.

6 (j) **Department Report.** In addition to the information required by subsection  
7 207.1(i)(3), the annual Housing Inventory shall include a description and evaluation of the  
8 number and types of units being developed pursuant to this Section 207.2, their affordability  
9 rates, and such other information as the Director or the Board of Supervisors determines  
10 would inform decision\_makers and the public.

11 (k) **Fees.** No impact fees shall be imposed on ADUs or JADUs authorized under  
12 this Section 207.2, where the ADU or JADU is smaller than 750 square feet of Gross Floor  
13 Area, or for ADUs that are proposed in lots with three existing units or fewer. Impact fees for  
14 all other ADUs shall be imposed proportionately in relation to the Gross Floor Area of the  
15 primary dwelling unit.

16  
17 **SEC. 311. PERMIT REVIEW PROCEDURES.**

18 \* \* \* \*

19 (b) **Applicability.**

20 (1) Within the Priority Equity Geographies SUD, all planning entitlement  
21 applications in Residential, NC, NCT, Chinatown Mixed Use Districts, and Eastern  
22 Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of buildings  
23 shall be subject to the notification and review procedures required by this Section 311.  
24 Notwithstanding the foregoing or any other requirement of this Section 311, planning  
25 entitlement applications to construct an Accessory Dwelling Unit pursuant to Section 207.2



1 shall not be subject to the notification or review requirements of this Section 311.————

2 —————(B) A change of use to a principally permitted use in the Western SoMa Plan  
3 Area, Central SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions  
4 of this Section 311.

5 \* \* \* \*

6 (d) **Notification.** Upon determination that an application is in compliance with the  
7 development standards of the Planning Code, the Planning Department shall cause a notice  
8 to be posted on the site pursuant to rules established by the Zoning Administrator and shall  
9 cause a written notice describing the proposed project to be sent in the manner described  
10 below. This notice shall be in addition to any notices required by the Building Code and shall  
11 have a format and content determined by the Zoning Administrator. *It shall include a description*  
12 *of the proposal compared to any existing improvements on the site with dimensions of the basic*  
13 *features, elevations and site plan of the proposed project including the position of any adjacent*  
14 *buildings, exterior dimensions and finishes, and a graphic reference scale, existing and proposed uses*  
15 *or commercial or institutional business name, if known.* The notice shall describe the project  
16 review process and shall set forth the mailing date of the notice and the expiration date of the  
17 notification period.

18 \* \* \* \*

19 (7) **Notification Package.** The notification package for a project subject to  
20 notice under this Section 311 shall include a written notice and reduced-size drawings of the  
21 project. Distributed plans and drawings may be limited to comply with applicable state laws.

22 \* \* \* \*

23  
24 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**  
25 **DEMOLITION, MERGER, AND CONVERSION.**

1 \* \* \* \*

2 (c) **Applicability; Exemptions.**

3 (1) Within the Priority Equity Geographies Special Use District, any application  
4 for a permit that would result in the Removal of one or more Residential Units or Unauthorized  
5 Units is required to obtain Conditional Use authorization.

6 (2) Outside the Priority Equity Geographies Special Use District, any  
7 application for a permit that would result in the Removal of one or more Residential Units or  
8 Unauthorized Units is required to obtain Conditional Use authorization unless it meets all the  
9 following criteria:

10 \* \* \* \*

11 (D) The proposed project is adding at least one more ~~unit~~ Residential Unit  
12 than would be demolished;

13 \* \* \* \*

14 \_\_\_\_\_(4) For Unauthorized Units, this Conditional Use authorization will not be  
15 required for Removal if the Zoning Administrator has determined in writing that the unit cannot  
16 be legalized under any applicable provision of this Code. The application for a replacement  
17 building or alteration permit shall also be subject to Conditional Use requirements.

18 \* \* \* \*

19 (7) **Exemptions for Unauthorized Dwelling Units.** The Removal of an  
20 Unauthorized Unit does not require a Conditional Use authorization pursuant to subsections  
21 (c)(1) or (c)(2) if:

22 (A) the Unauthorized Unit requires a waiver of open space or dwelling  
23 unit exposure requirements, and the Unauthorized Unit is ineligible for a waiver or exemption  
24 from those standards pursuant to Section 307, Section 207~~(e)(4).~~1 (Accessory Dwelling Units -  
25

1 Local Program), Section 207~~(e)(6)~~.2 (Accessory Dwelling Units - State Mandated Program), or  
 2 Section 207.3 (Dwelling Unit Legalization Program); or

3 (B) the Unauthorized Unit has no contiguous area that meets both the  
 4 required minimum superficial floor area in Housing Code Section 503(b) and the minimum  
 5 legal floor-to-ceiling height requirement in Housing Code Section 503(a).

6 \* \* \* \*

7  
 8 Section 3. The Planning Code is hereby amended by revising Sections 810, 811, 812,  
 9 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, and 840, to read as follows:

10 **SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

11 \* \* \* \*

12 **Table 810**

13 **CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE**

14 \* \* \* \*

		<b>Chinatown Community Business District</b>
<b>Zoning Category</b>	<b>§ References</b>	<b>Controls</b>
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<i>NP</i>
Single Room Occupancy	§102	P
* * * *		
<b>NON-RESIDENTIAL STANDARDS</b>		

<b>Development Standards</b>		
* * * *		
Use Size	§ 121.4	P up to <del>5,000</del> <u>2,500</u> sq. ft.; C <u>5,000 sq. ft. &amp; above</u> <u>2,501 to</u> <u>5,000 sq. ft.</u>
* * * *		

\* \* \* \*

**SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.**

\* \* \* \*

**Table 811**

**CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P
* * * *		

\* \* \* \*

**SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 812**  
**CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**  
**ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P
* * * *		

\* \* \* \*

**SEC. 830. CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT.**

\* \* \* \*

**Table 830**  
**CMUO – CENTRAL SOMA MIXED USE – OFFICE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P

1 \* \* \* \*

2 \* \* \* \*

3  
4 **SEC. 831. MUG – MIXED USE-GENERAL DISTRICT.**

5 \* \* \* \*

6 **Table 831**

7 **MUG – MIXED USE – GENERAL DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-General District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<u>NP P(2)</u>
Occupancy		
* * * *		

15 \* \* \* \*

16 (2) [Note Deleted] ~~NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or~~  
17 ~~more Dwelling Units.~~

18 \* \* \* \*

19  
20 **SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.**

21 \* \* \* \*

22 **Table 832**

23 **MUO – MIXED USE – OFFICE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-Office District Controls
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<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<del>NP P(3)</del>
Occupancy		
* * * *		

\* \* \* \*

~~(3) [Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.~~

\* \* \* \*

**SEC. 833. MUR – MIXED USE-RESIDENTIAL DISTRICT.**

\* \* \* \*

**Table 833**

**MUR – MIXED USE RESIDENTIAL – DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-Residential District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<del>NP P(4)</del>
Occupancy		
* * * *		

\* \* \* \*

1 (4) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
 2 *more Dwelling Units.*

3 \* \* \* \*

4  
 5 **SEC. 834. RED – RESIDENTIAL ENCLAVE DISTRICT.**

6 \* \* \* \*

7 **Table 834**

8 **RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Residential Enclave District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<i>NP P(5)</i>
Occupancy		
* * * *		

16 \* \* \* \*

17 (5) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
 18 *more Dwelling Units.*

19 \* \* \* \*

20  
 21 **SEC. 835. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.**

22 \* \* \* \*

23 **Table 835**

24 **RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE**



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\* \* \* \*

Zoning Category	§ References	Residential Enclave-Mixed District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<i>NP P(2)</i>
Occupancy		
* * * *		

\* \* \* \*

*(2) [Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

**SEC. 836. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.**

\* \* \* \*

**Table 836**

**SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<i>NP P(2)</i>
Occupancy		
* * * *		

\*Not listed below

\* \* \* \*

(2) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

(10) Nighttime Entertainment subject to buffer in Section 249.39(c)(7)249.6(e)(9).

**SEC. 837. SPD – SOUTH PARK DISTRICT.**

\* \* \* \*

**Table 837**

**SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	South Park District Controls
* * * *		
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		

Intermediate Length Occupancy	§§102, 202.10	<u>NP P(4)</u>
* * * *		

\* \* \* \*

(4) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units*

\* \* \* \*

**SEC. 838. 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 generally prohibited in the Mission Area Plan and elsewhere 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 8438 and in the General Plan. Accessory Dwelling Units are permitted within the district pursuant to Sections 207.1 and ~~(e)(6)~~ 207.2 of this Code.

\* \* \* \*

**Table 838**

**UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Urban Mixed Use District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<u>NP P(H)</u>
Occupancy		
* * * *		

\* \* \* \*

(1) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

**SEC. 839. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.**

\* \* \* \*

**Table 839**

**WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		

1	Intermediate Length	§§102, 202.10	<u>NP P(3)</u>
2	Occupancy		
3	* * * *		

4 \* \* \* \*

5 (3) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
 6 *more Dwelling Units.*

7 \* \* \* \*

8 **SEC. 840. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.**

9 \* \* \* \*

10 **Table 840**

11 **WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE**

12 \* \* \* \*

13	Zoning Category	§ References	Western SoMa Mixed Use-General
14	District Controls		
15	<b>RESIDENTIAL STANDARDS AND USES</b>		
16	* * * *		
17	<b>Use Characteristics</b>		
18	Intermediate Length	§§102, 202.10	<u>NP P(3)</u>
19	Occupancy		
20	* * * *		

21 (3) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
 22 *more Dwelling Units.*

23 \* \* \* \*

1 Section 4. Chapter 1A, Section 106A of the San Francisco Building Code is hereby  
2 amended by revising Section 106A.1.19, to read as follows:

3 **106A.1.19 State-Mandated Accessory Dwelling Unit Program.** California  
4 Government Code Sections ~~65852.266314~~ and ~~65852.2266333~~ require expedited, ministerial  
5 consideration of Accessory Dwelling Units (“ADUs”) and Junior Accessory Dwelling Units  
6 (“JADUs”) that meet the requirements of Planning Code Section 207.2.

7 Section 5. Effective Date. This ordinance shall become effective 30 days after  
8 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
9 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
10 of Supervisors overrides the Mayor’s veto of the ordinance.

11 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
12 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
13 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
14 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
15 additions, and Board amendment deletions in accordance with the “Note” that appears under  
16 the official title of the ordinance.

17 Section 7. Directions to Clerk. The Clerk of the Board of Supervisors is hereby  
18 directed to submit a copy of this ordinance to the California Department of Housing and  
19 Community Development within 60 days after adoption pursuant to Section 66326 of the  
20 California Government Code.

21 APPROVED AS TO FORM:  
22 DAVID CHIU, City Attorney

23 By:  /s/   
24  AUSTIN M. YANG   
25 Deputy City Attorney

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# EXECUTIVE SUMMARY

## PLANNING AND BUILDING CODE TEXT AMENDMENT

**HEARING DATE: August 21, 2024**

**90-Day Deadline: N/A**

*Project Name:* 2024 Code Corrections Ordinance  
*Case Number:* 2024-005931PCA [Board File No. TBD]  
*Initiated by:* Planning Commission / Initiated August 1, 2024  
*Staff Contact:* Aaron Starr, Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

*Environmental Review:* Not a Project Under CEQA

**RECOMMENDATION: Approval**

### Building and Planning Code Amendment

Ordinance amending the Building and Planning Codes to correct typographical errors, update outdated cross-references, make non-substantive revisions to clarify or simplify Code language, and make other minor, substantive updates to various Code provisions.

### Proposed Building Code Amendments

#### The Way It Is Now:

Section 106A.1.19 of the Building Code (State-Mandated Accessory Dwelling Unit Program) references California Government Code Sections 65852.2 and 65852.2

## The Way It Would Be:

Section 106A.1.19 of the Building Code (State-Mandated Accessory Dwelling Unit Program) would be amended to reference California Government Code Sections 66314 and 66333.

## Background

For the purposes of the Building Inspection Commission's' review, the proposed change to the Building Code is necessitated by the recent passage of Senate Bill 477.

The Planning Code experiences frequent amendments. Although individual ordinances are reviewed by the Planning Department and the City Attorney's Office, the volume of legislative actions and complexity of the Code as a legal, living document ensures that errors will inadvertently arise. The Planning Department actively collects these reported errors and presents them as a Code Corrections Ordinance. This ordinance will mostly fix errors from the Constraints Reduction Ordinance, Article 8 Reorganization Ordinance, and state laws changes to ADU regulations. For the purposes of the Building Inspection Commission's' review, the proposed change to the Building Code is necessitated by the recent passage of Senate Bill 477.

In March 2024, the California Legislature enacted Senate Bill 477 as an urgency measure. SB 477 was signed by Governor Newsom on March 26, 2024, and it took effect immediately. The bill's purpose is to make state law governing Accessory Dwelling Units ("ADUs") and Junior Accessory Dwelling Units ("JADUs") easier to read and navigate. It does so by relocating numerous Government Code sections into a new chapter, and, within that chapter, key regulations are divided into smaller sections by topic area. SB 477's changes to state law are only organizational; none is substantive. As such, the proposed amendments to the Building Code are also non-substantive.

## Issues and Considerations

### General Plan Compliance

Given the clerical nature of the proposed ordinance, there aren't specific General Plan goals and policies that apply; however, overall, the proposed ordinance, which seeks to correct errors in the Planning and Building Codes is consistent with the Goals and Policies of the General Plan.

### Racial and Social Equity Analysis

The proposed amendments cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity; however, the proposed ordinance will correct outdated references and errors in two municipal codes helping to make them clearer and therefore more accessible to the public.

### Implementation

The Department has determined that this Ordinance will improve our current implementation procedures by correcting outdated references and errors in the Planning and Building Codes.



## Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval*** of the proposed Ordinance.

## Basis for Recommendation

The Department recommends approval of the proposed ordinance because it will bring the Planning and Building Codes up to date with recently passed state law.

## Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

## Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

## Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

### ATTACHMENTS:

Exhibit A: Proposed Ordinance

1 [Building, Planning Codes - Code Corrections and Updates]

2

3 **Ordinance amending the Building and Planning Codes to correct typographical errors,**  
 4 **update outdated cross-references, make non-substantive revisions to clarify or**  
 5 **simplify Code language, and make other minor, substantive updates to various Code**  
 6 **provisions; directing the Clerk of the Board of Supervisors to forward this Ordinance to**  
 7 **the California Department of Housing and Community Development upon final**  
 8 **passage; affirming the Planning Department’s determination under the California**  
 9 **Environmental Quality Act; making findings of consistency with the General Plan and**  
 10 **the eight priority policies of Planning Code Section 101.1; and adopting findings of**  
 11 **public necessity, convenience, and general welfare under Planning Code, Section 302.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 14 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.  
 15 **Board amendment additions** are in Arial font.  
 16 **Board amendment deletions** are in ~~Arial font~~.  
 17 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 18 subsections or parts of tables.

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

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this  
 20 ordinance comply with the California Environmental Quality Act (California Public Resources  
 21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
 22 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
 23 determination.

24 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
 25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The  
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
3 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

4 (c) Pursuant to Planning Code Section 302, the Board finds that this Planning Code  
5 amendment will serve the public necessity, convenience, and welfare for the reasons set forth  
6 in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates such  
7 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of  
8 Supervisors in File No. \_\_\_\_\_.

9 (d) On \_\_\_\_\_, at a duly noticed public hearing, the Building Inspection  
10 Commission considered this ordinance in accordance with Charter Section 4.121 and Building  
11 Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection  
12 Commission regarding the Commission’s recommendation is on file with the Clerk of the  
13 Board of Supervisors in File No. \_\_\_\_\_.

14 (e) No local findings are required under California Health and Safety Code Section  
15 17958.7 because the amendments to the Building Code contained in this ordinance do not  
16 regulate materials or manner of construction or repair, and instead relate in their entirety to  
17 administrative procedures for implementing the code, which are expressly excluded from the  
18 definition of a “building standard” by California Health and Safety Code Section 18909(c).

19  
20 Section 2. The Planning Code is hereby amended by revising Sections 102, 132, 134,  
21 136, 206.6, 207.1, 207.2, 311, and 317, to read as follows:

22 **SEC. 102. DEFINITIONS.**

23 \* \* \* \*

24 **Dwelling Unit, Junior Accessory, or JADU.** A Dwelling Unit that meets all the  
25 requirements of ~~Sub~~Section 207.2, and that:

1 (a) is accessory to at least one other Dwelling Unit on the same lot;

2 \* \* \* \*

3 (g) includes an efficiency kitchen that meets the requirements of *California*  
4 Government Code Section ~~65852.22(a)(6)~~66333(f), including a cooking facility with appliances,  
5 and a food preparation counter and storage cabinets that are of reasonable size in relation to  
6 the size of the Junior Accessory Dwelling Unit.

7 \* \* \* \*

8 **Historic Building.** A Historic Building is a building or structure that meets at least one  
9 of the following criteria:

- 10 • It is individually designated as a landmark under Article 10;
- 11 • It is listed as a contributor to an historic district listed in Article 10, *or if the historic*  
12 *district does not list contributors, is determined to be a contributor through historic resource review;*
- 13 • It is a Significant or Contributory Building under Article 11, with a Category I, II, III  
14 or IV rating;
- 15 • It has been listed or has been determined eligible for listing in the California  
16 Register of Historical Resources; or,
- 17 • It has been listed or has been determined eligible for listing in the National  
18 Register of Historic Places.

19 \* \* \* \*

20  
21 **SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR**  
22 **REQUIRED SETBACKS FOR PLANNED UNIT DEVELOPMENTS.**

23 \* \* \* \*

24 (a) **Basic Requirement.** Where one or both buildings adjacent to the subject property  
25 have front setbacks along a Street or Alley, any building or addition constructed,

1 reconstructed, or relocated on the subject property shall be set back to no less than the depth  
2 of the adjacent building with the shortest front setback, except as provided in subsection (c).  
3 In any case in which the lot constituting the subject property is separated from the lot  
4 containing the nearest building by an undeveloped lot or lots for a distance of 50 feet or less  
5 parallel to the Street or Alley, such nearest building shall be deemed to be an “adjacent  
6 building,” but a building on a lot so separated for a greater distance shall not be deemed to be  
7 an “adjacent building.” However, aside from the scenarios described in subsection (c) below, a lot  
8 that only has one adjacent building shall provide a front setback equal to one half the front setback of  
9 such adjacent building.

10 \* \* \* \*

11 (c) **Applicability to Special Lot Situations.**

12 (1) **Corner Lots and Lots at Alley Intersections.** On a Corner Lot as defined  
13 in Section 102 of this Code, or a lot at the intersection of a Street and an Alley or two Alleys, a  
14 front setback area shall be required only along the Street or Alley elected by the owner as the  
15 front of the property. Along such Street or Alley, the required setback for the subject lot shall  
16 be equal to one-half the front setback of the adjacent building.

17 (2) **Lots Abutting Properties That Front on Another Street or Alley.** In the case of  
18 any lot that abuts along its side lot line upon a lot that fronts on another Street or Alley, the lot  
19 on which it so abuts shall be disregarded, and the required setback for the subject lot shall be  
20 equal to the front setback of the adjacent building on its opposite side.

21 [diagrams omitted for convenience; not deleted]

22 (3) **Lots Abutting RC, C, M, and P Districts.** In the case of any lot that abuts  
23 property in an RC, C, M, or P District, any property in such district shall be disregarded, and  
24 the required setback for the subject lot shall be equal to the front setback of the adjacent  
25 building in the RH, RTO, or RM District.

1    **SEC. 134. REAR YARDS IN R, RC, NC, M, CMUO, MUG, MUO, MUR, RED, RED-MX, SPD,**  
2    **UMU ~~and~~AND WMUG DISTRICTS; AND LOT COVERAGE REQUIREMENTS IN C**  
3    **DISTRICTS.**

4    \* \* \* \*

5           **(b) Applicability.** The rear yard requirements established by this Section 134 shall  
6    apply to every building in the districts listed below, except NC-S Districts, where no rear yard is  
7    required. To the extent that these provisions are inconsistent with any Special Use District or  
8    Residential Character District, the provisions of the Special Use District or Residential  
9    Character District shall apply.

10    \* \* \* \*

11           **(k) Modification of Requirements in NC Districts.** The rear yard requirement in NC Districts  
12    may be modified or waived by the Zoning Administrator pursuant to the procedures which are  
13    applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2, if all the following  
14    criteria are met:

15                   (1) Residential Uses are included in the new or expanding development and a  
16    comparable amount of usable open space is provided elsewhere on the lot or within the development  
17    where it is more accessible to the residents of the development; and

18                   (2) The proposed new or expanding structure will not significantly impede the access of  
19    light and air to and views from adjacent properties; and

20                   (3) The proposed new or expanding structure will not adversely affect the interior block  
21    open space formed by the rear yards of adjacent properties.

22  
23    **SEC. 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED**  
24    **SETBACKS, YARDS, AND USABLE OPEN SPACE.**

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<b>Streets and Alleys</b>	<b>Set- backs</b>	<b>Yards</b>	<b>Usable Open Space</b>
		X	<p>* * * *</p> <p>(c) The permitted obstructions shall be as follows:</p> <p>* * * *</p> <p>(24) Decks, whether attached to a building or not, at or below the adjacent first floor of occupancy, if developed as usable open space and meeting the following requirements:</p> <p>* * * *</p>
			<p>(C) Slope of more than <del>70%</del><u>percent</u>.</p> <p>Because in these cases the normal usability of the required open area is seriously impaired by the slope, a deck covering not more than 1/3 the area of the required open area may be built exceeding the heights specified above, provided that the <del>light, air, view, and</del> privacy of adjacent lots <del>are</del><u>is</u> not seriously affected. Each such case shall be considered on its individual merits. However, the following points shall be considered guidelines in these cases:</p> <p>(i) The deck shall be designed to provide the minimum obstruction to <del>light, air, view and</del> privacy.</p>

(ii) The deck shall be at least two feet inside all side lot lines;  
(iii) On downhill slopes, a horizontal angle of 30 degrees drawn inward from each side lot line at each corner of the rear building line shall be maintained clear, and the deck shall be kept at least 10 feet inside the rear lot line;

\* \* \* \*

**SEC. 206.6. STATE DENSITY BONUS PROGRAM: INDIVIDUALLY REQUESTED.**

\* \* \* \*

(e) **Review Procedures.** Except as provided in Section 317 or where a Conditional Use Authorization is required to permit a non-residential use, an application for any Individually Requested Density Bonus project shall not be subject to any other underlying entitlement approvals related to the proposed housing, such as a Conditional Use Authorization, *Mandatory Discretionary Review*, or a Large Project Authorization. If an entitlement is otherwise required, an application for a Density Bonus, Incentive, Concession, or waiver shall be acted upon concurrently with the application for the required entitlement.

\* \* \* \*

**SEC. 207.1. LOCAL ACCESSORY DWELLING UNIT PROGRAM.**

(a) **Exception to Dwelling Unit Density Limits for Certain Accessory Dwelling Units Under City’s Local Program.** An exception to the calculations under Section 207 of



1 this Code shall be made for Accessory Dwelling Units (“ADUs”), as defined in Section 102 of  
2 this Code, meeting the requirements of this Section 207.1.

3 \* \* \* \*

4 (e) **Restrictions on Subdivisions.** Notwithstanding the provisions of Article 9 of the  
5 Subdivision Code, a lot with an ADU authorized under this Section 207.1 shall not be  
6 subdivided in a manner that would allow for the ADU to be sold or separately financed  
7 pursuant to any condominium plan, housing cooperative, or similar form of separate  
8 ownership. This prohibition on separate sale or finance of the ADU shall not apply to an ADU  
9 in a building that consisted entirely of condominium units as of July 11, 2013, and has had no  
10 evictions pursuant to Sections 37.9(a) through 37.9(a)(12) and 37.9(a)(14) of the  
11 Administrative Code since July 11, 1996. This prohibition on separate sale or finance of the  
12 ADU shall not apply to an ADU that meets the requirements of California Government Code  
13 Section ~~65852.266341~~.

14 \* \* \* \*

15  
16 **SEC. 207.2. STATE MANDATED ACCESSORY DWELLING UNIT PROGRAM.**

17 (a) **Exception to Dwelling Unit Density Limits for Certain Accessory Dwelling**  
18 **Units Under the State-Mandated Program.** An exception to the calculations under Section  
19 207 of this Code shall be made for Accessory Dwelling Units (“ADUs”) and Junior Accessory  
20 Dwelling Units (“JADUs”), as defined in Section 102 of this Code, meeting the requirements of  
21 this Section 207.2. The purpose of this Section 207.2 is to implement California Government  
22 Code Sections ~~65852.266314~~ and ~~65852.2266333~~, which require ministerial consideration of  
23 ADUs and JADUs that meet certain standards.

24 \* \* \* \*

1 (d) **Specific Controls for Hybrid ADUs.** The purpose of this subsection 207.2(d)  
2 is to implement California Government Code Sections ~~65852.2(e)~~66323 and ~~65852.22~~66333,  
3 which require ministerial consideration of ADUs and JADUs that meet certain standards  
4 (“Hybrid ADUs”). California Government Code Section ~~65852.2(e)(6)~~66323 authorizes the City  
5 to impose objective standards, including, but not limited to, design, development, and historic  
6 standards, on ADUs approved under this subsection 207.2(d). ADUs and JADUs shall strictly  
7 meet the requirements set forth in this subsection 207.2(d), and all other applicable Planning  
8 Code standards, including open space, exposure, buildable area, and other standards,  
9 without requiring a waiver of Code requirements pursuant to subsection 207.1(g); provided,  
10 however, that adding an ADU or JADU in compliance with this subsection 207.2(d) does not  
11 exceed the allowable density for the lot. The City shall approve ADUs and JADUs meeting the  
12 following requirements, in addition to the requirements of subsection 207.2(b) and any other  
13 applicable standards:

14 (1) **ADUs and JADUs within proposed space of a proposed single-**  
15 **family dwelling or within existing space of a single-family dwelling or accessory**  
16 **structure meeting the following conditions:**

17 \* \* \* \*

18 (F) If a JADU is proposed, it meets the requirements of Planning Code  
19 Section 102 and California Government Code Section ~~65852.22~~66333.

20 \* \* \* \*

21 (e) **Specific Controls for State ADUs.** The purpose of this subsection 207.2(e) is  
22 to implement California Government Code Sections ~~65852.2(a) through (d)~~66314, which require  
23 streamlined, ministerial approval of ADUs meeting certain standards (“State ADUs”). An ADU  
24 located on a lot that is zoned for single-family or multifamily use and contains an existing or  
25 proposed dwelling, and that is constructed pursuant to this subsection 207.2(e), shall meet all

1 of the following requirements, in addition to the requirements of subsection 207.2(b) and any  
2 other applicable standards; ~~provided~~, however, that the City shall not impose any  
3 requirement for a zoning clearance or separate zoning review, any minimum or maximum size  
4 for an ADU, any size based upon a percentage of the proposed or existing primary dwelling,  
5 or any limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot  
6 size, for either attached or detached dwellings, that does not permit construction of an ADU  
7 meeting all other requirements that is 800 square feet or less in Gross Floor Area, 16 feet or  
8 less in height, and with four foot side and rear yard setbacks. ADUs under this subsection  
9 207.2(e) shall meet the following conditions:

10 \* \* \* \*

11 (7) **Setbacks.** No setback is required for an ADU located within an existing  
12 living area or an existing accessory structure, or an ADU that replaces an existing structure  
13 and is located in the same location and constructed to the same dimensions as the structure  
14 being replaced. A setback of no more than four feet from the side and rear lot lines shall be  
15 required for an ADU that is not converted from either an existing structure or a new structure  
16 constructed in the same location and to the same dimensions as an existing structure;  
17 provided, however, that for an ADU that is part of new construction, such setback shall be required  
18 only for the portions of the ADU outside of the buildable area of the lot.

19 \* \* \* \*

20 (f) **Permit Application Review and Approval.** No requests for discretionary  
21 review shall be accepted by the Planning Department for ~~permit applications~~ an ADU or JADU  
22 meeting the requirements of this Section 207.2. The Planning Commission shall not hold a  
23 public hearing for discretionary review of ~~permit applications~~ an ADU or JADU meeting the  
24 requirements of this Section 207.2. ~~Permit applications~~ An ADU or JADU meeting the  
25

1 requirements of this Section 207.2 shall not be subject to the notification or review  
2 requirements of Section 311 of this Code.

3 \* \* \* \*

4 (h) **Prohibition of Short-Term Rentals.** An ADU or JADU authorized under this  
5 Section 207.2 shall not be used for Short-Term Residential Rentals under Chapter 41A of the  
6 Administrative Code. *This restriction shall be recorded as a Notice of Special Restriction on the*  
7 *subject lot.*

8 (i) **Rental; Restrictions on Subdivisions.** An ADU or JADU constructed  
9 pursuant to this Section 207.2 may be rented and is subject to all applicable provisions of the  
10 Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative  
11 Code). Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot with an ADU  
12 or JADU authorized under this Section 207.2 shall not be subdivided in a manner that would  
13 allow for the ADU or JADU to be sold or separately financed pursuant to any condominium  
14 plan, housing cooperative, or similar form of separate ownership, except that this prohibition  
15 on separate sale or finance of the ADU shall not apply to an ADU that meets the requirements  
16 of California Government Code Section ~~65852.2666333~~(f).

17 (i) **Recordation for Junior ADUs.** The following restrictions shall be recorded as  
18 a Notice of Special Restriction, *as required by California Government Code Section 66333(c)*, on  
19 the subject lot on which a JADU is constructed under this Section 207.2 and shall be binding  
20 on all future owners and successors in interest:

21 (1) Notwithstanding the provisions of Article 9 of the Subdivision Code, a lot  
22 with a JADU authorized under this Section 207.2 shall not be subdivided in a manner that  
23 would allow for the JADU to be sold or separately financed pursuant to any condominium  
24 plan, housing cooperative, or similar form of separate ownership, except that this prohibition  
25

1 on separate sale or finance of the JADU shall not apply to a JADU that meets the  
2 requirements of California Government Code Section ~~65852.2666333~~(f).

3 (2) The size and attributes of a JADU constructed pursuant to this Section  
4 207.2 shall comply with the requirements of this Section 207.2 and California Government  
5 Code Section 65852.2266333.

6 (j*k*) **Department Report.** In addition to the information required by subsection  
7 207.1(i)(3), the annual Housing Inventory shall include a description and evaluation of the  
8 number and types of units being developed pursuant to this Section 207.2, their affordability  
9 rates, and such other information as the Director or the Board of Supervisors determines  
10 would inform decision\_makers and the public.

11 (k*l*) **Fees.** No impact fees shall be imposed on ADUs or JADUs authorized under  
12 this Section 207.2, where the ADU or JADU is smaller than 750 square feet of Gross Floor  
13 Area, or for ADUs that are proposed in lots with three existing units or fewer. Impact fees for  
14 all other ADUs shall be imposed proportionately in relation to the Gross Floor Area of the  
15 primary dwelling unit.

16  
17 **SEC. 311. PERMIT REVIEW PROCEDURES.**

18 \* \* \* \*

19 (b) **Applicability.**

20 (1) Within the Priority Equity Geographies SUD, all planning entitlement  
21 applications in Residential, NC, NCT, Chinatown Mixed Use Districts, and Eastern  
22 Neighborhoods Mixed Use Districts for demolition, new construction, or alteration of buildings  
23 shall be subject to the notification and review procedures required by this Section 311.  
24 Notwithstanding the foregoing or any other requirement of this Section 311, planning  
25 entitlement applications to construct an Accessory Dwelling Unit pursuant to Section 207.2

1 shall not be subject to the notification or review requirements of this Section 311.———

2 —————(B) A change of use to a principally permitted use in the Western SoMa Plan  
3 Area, Central SoMa Plan Area, or East SoMa Plan Area shall not be subject to the provisions  
4 of this Section 311.

5 \* \* \* \*

6 (d) **Notification.** Upon determination that an application is in compliance with the  
7 development standards of the Planning Code, the Planning Department shall cause a notice  
8 to be posted on the site pursuant to rules established by the Zoning Administrator and shall  
9 cause a written notice describing the proposed project to be sent in the manner described  
10 below. This notice shall be in addition to any notices required by the Building Code and shall  
11 have a format and content determined by the Zoning Administrator. *It shall include a description*  
12 *of the proposal compared to any existing improvements on the site with dimensions of the basic*  
13 *features, elevations and site plan of the proposed project including the position of any adjacent*  
14 *buildings, exterior dimensions and finishes, and a graphic reference scale, existing and proposed uses*  
15 *or commercial or institutional business name, if known.* The notice shall describe the project  
16 review process and shall set forth the mailing date of the notice and the expiration date of the  
17 notification period.

18 \* \* \* \*

19 (7) **Notification Package.** The notification package for a project subject to  
20 notice under this Section 311 shall include a written notice and reduced-size drawings of the  
21 project. Distributed plans and drawings may be limited to comply with applicable state laws.

22 \* \* \* \*

23  
24 **SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH**  
25 **DEMOLITION, MERGER, AND CONVERSION.**

1 \* \* \* \*

2 (c) **Applicability; Exemptions.**

3 (1) Within the Priority Equity Geographies Special Use District, any application  
4 for a permit that would result in the Removal of one or more Residential Units or Unauthorized  
5 Units is required to obtain Conditional Use authorization.

6 (2) Outside the Priority Equity Geographies Special Use District, any  
7 application for a permit that would result in the Removal of one or more Residential Units or  
8 Unauthorized Units is required to obtain Conditional Use authorization unless it meets all the  
9 following criteria:

10 \* \* \* \*

11 (D) The proposed project is adding at least one more ~~unit~~ Residential Unit  
12 than would be demolished;

13 \* \* \* \*

14 \_\_\_\_\_(4) For Unauthorized Units, this Conditional Use authorization will not be  
15 required for Removal if the Zoning Administrator has determined in writing that the unit cannot  
16 be legalized under any applicable provision of this Code. The application for a replacement  
17 building or alteration permit shall also be subject to Conditional Use requirements.

18 \* \* \* \*

19 (7) **Exemptions for Unauthorized Dwelling Units.** The Removal of an  
20 Unauthorized Unit does not require a Conditional Use authorization pursuant to subsections  
21 (c)(1) or (c)(2) if:

22 (A) the Unauthorized Unit requires a waiver of open space or dwelling  
23 unit exposure requirements, and the Unauthorized Unit is ineligible for a waiver or exemption  
24 from those standards pursuant to Section 307, Section 207~~(e)(4).~~1 (Accessory Dwelling Units -  
25

1 Local Program), Section 207~~(e)(6)~~.2 (Accessory Dwelling Units - State Mandated Program), or  
 2 Section 207.3 (Dwelling Unit Legalization Program); or

3 (B) the Unauthorized Unit has no contiguous area that meets both the  
 4 required minimum superficial floor area in Housing Code Section 503(b) and the minimum  
 5 legal floor-to-ceiling height requirement in Housing Code Section 503(a).

6 \* \* \* \*

7  
 8 Section 3. The Planning Code is hereby amended by revising Sections 810, 811, 812,  
 9 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, and 840, to read as follows:

10 **SEC. 810. CHINATOWN COMMUNITY BUSINESS DISTRICT.**

11 \* \* \* \*

12 **Table 810**

13 **CHINATOWN COMMUNITY BUSINESS DISTRICT ZONING CONTROL TABLE**

14 \* \* \* \*

		Chinatown Community Business District
Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<i>NP</i>
Single Room Occupancy	§102	P
* * * *		
<b>NON-RESIDENTIAL STANDARDS</b>		



<b>Development Standards</b>		
* * * *		
Use Size	§ 121.4	P up to <del>5,000</del> <u>2,500</u> sq. ft.; C <u>5,000 sq. ft. &amp; above</u> <del>2,501 to</del> <u>5,000 sq. ft.</u>
* * * *		

\* \* \* \*

**SEC. 811. CHINATOWN VISITOR RETAIL DISTRICT.**

\* \* \* \*

**Table 811**

**CHINATOWN VISITOR RETAIL DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P
* * * *		

\* \* \* \*

**SEC. 812. CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT.**

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**Table 812**  
**CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT**  
**ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P
* * * *		

\* \* \* \*

**SEC. 830. CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT.**

\* \* \* \*

**Table 830**  
**CMUO – CENTRAL SOMA MIXED USE – OFFICE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
<i>Intermediate Length Occupancy</i>	<u>§§102, 202.10</u>	<u>NP</u>
Single Room Occupancy	§102	P

1 \* \* \* \*

2 \* \* \* \*

3  
4 **SEC. 831. MUG – MIXED USE-GENERAL DISTRICT.**

5 \* \* \* \*

6 **Table 831**

7 **MUG – MIXED USE – GENERAL DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-General District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<u>NP P(2)</u>
Occupancy		
* * * *		

15 \* \* \* \*

16 (2) [Note Deleted] ~~NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or~~  
17 ~~more Dwelling Units.~~

18 \* \* \* \*

19  
20 **SEC. 832. MUO – MIXED USE-OFFICE DISTRICT.**

21 \* \* \* \*

22 **Table 832**

23 **MUO – MIXED USE – OFFICE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-Office District Controls
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<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<del>NP P(3)</del>
Occupancy		
* * * *		

\* \* \* \*

*(3) [Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

**SEC. 833. MUR – MIXED USE-RESIDENTIAL DISTRICT.**

\* \* \* \*

**Table 833**

**MUR – MIXED USE RESIDENTIAL – DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Mixed Use-Residential District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<del>NP P(4)</del>
Occupancy		
* * * *		

\* \* \* \*

1 (4) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
 2 *more Dwelling Units.*

3 \* \* \* \*

4  
 5 **SEC. 834. RED – RESIDENTIAL ENCLAVE DISTRICT.**

6 \* \* \* \*

7 **Table 834**

8 **RED – RESIDENTIAL ENCLAVE DISTRICT ZONING CONTROL TABLE**

Zoning Category	§ References	Residential Enclave District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<i>NP P(5)</i>
Occupancy		
* * * *		

16 \* \* \* \*

17 (5) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
 18 *more Dwelling Units.*

19 \* \* \* \*

20  
 21 **SEC. 835. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.**

22 \* \* \* \*

23 **Table 835**

24 **RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE**

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\* \* \* \*

Zoning Category	§ References	Residential Enclave-Mixed District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<i>NP P(2)</i>
Occupancy		
* * * *		

\* \* \* \*

*(2) [Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

**SEC. 836. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.**

\* \* \* \*

**Table 836**

**SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		

* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<i>NP P(2)</i>
Occupancy		
* * * *		

\*Not listed below

\* \* \* \*

(2) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

(10) Nighttime Entertainment subject to buffer in Section 249.39(c)(7)249.6(e)(9).

**SEC. 837. SPD – SOUTH PARK DISTRICT.**

\* \* \* \*

**Table 837**

**SPD – SOUTH PARK DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	South Park District Controls
* * * *		
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		

Intermediate Length Occupancy	§§102, 202.10	<u>NP P(4)</u>
* * * *		

\* \* \* \*

(4) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units*

\* \* \* \*

**SEC. 838. 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 generally prohibited in the Mission Area Plan and elsewhere 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 8438 and in the General Plan. Accessory Dwelling Units are permitted within the district pursuant to Sections 207.1 and ~~(e)(6)~~ 207.2 of this Code.

\* \* \* \*

**Table 838**

**UMU – URBAN MIXED USE DISTRICT ZONING CONTROL TABLE**



\* \* \* \*

Zoning Category	§ References	Urban Mixed Use District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		
Intermediate Length	§§102, 202.10	<u>NP P(1)</u>
Occupancy		
* * * *		

\* \* \* \*

(1) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.*

\* \* \* \*

**SEC. 839. WMUG – WSOMA MIXED USE-GENERAL DISTRICT.**

\* \* \* \*

**Table 839**

**WMUG – WSOMA MIXED USE-GENERAL DISTRICT ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Western SoMa Mixed Use-General District Controls
<b>RESIDENTIAL STANDARDS AND USES</b>		
* * * *		
<b>Use Characteristics</b>		

1	Intermediate Length	§§102, 202.10	<u>NP P(3)</u>
2	Occupancy		
3	* * * *		

4 \* \* \* \*

5 (3) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
6 *more Dwelling Units.*

7 \* \* \* \*

8 **SEC. 840. WMUO – WSOMA MIXED USE-OFFICE DISTRICT.**

9 \* \* \* \*

10 **Table 840**

11 **WMUO – WSOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL TABLE**

12 \* \* \* \*

13	Zoning Category	§ References	Western SoMa Mixed Use-General
14	District Controls		
15	<b>RESIDENTIAL STANDARDS AND USES</b>		
16	* * * *		
17	<b>Use Characteristics</b>		
18	Intermediate Length	§§102, 202.10	<u>NP P(3)</u>
19	Occupancy		
20	* * * *		

21 (3) *[Note Deleted] NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or*  
22 *more Dwelling Units.*

23 \* \* \* \*

