

**SAN FRANCISCO PLANNING DEPARTMENT • NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE (DERIVED FROM PLANNING CODE ARTICLE 7)**

Including amendments adopted through 4/2008		SECTION 731	SECTION 732	SECTION 733		
		NCT-3	Hayes-Gough NCTD	Upper Market NCTD		
No.	Zoning Control Category	§ References	Controls	Controls	§ References	Zoning Control Category
<b>BUILDING STANDARDS</b>						
.10	Height and Bulk Limit	§§102.12, 105, 106, 250-292, 260, 270, 271	Varies See Zoning Map Height Doubling on Alloys §201.1 Address O' Height Allowed for Ground Floor Active Uses in 40' and 50' x §203.18	Varies See Zoning Map Height Doubling on Alloys §201.1 Address O' Height Allowed for Ground Floor Active Uses in 40' and 50' x §203.18	Varies See Zoning Map Height Doubling on Alloys §201.1 Address O' Height Allowed for Ground Floor Active Uses in 40' and 50' x §203.18	§§102.12, 105, 106, 250-292, 260, 270, 271
.11	Lot Size (Per Development)	§§700.56, 121.1	P up to 3,000 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 3,000 sq. ft.; C 10,000 sq. ft. & above §121.1	P up to 3,000 sq. ft.; C 10,000 sq. ft. & above §121.1	§§700.56, 121.1
.12	Rear Yard	§§130, 134, 136	Required at residential levels only	Required at residential levels only	Required at residential levels only	§§130, 134, 136
.13	Street Frontage	§§145.10	Required §145.10	Required §145.10	Required §145.10	§§145.10
.13a	Street Frontage, Above-Grade Parking Setback and Active Uses	§§145.10(a)	Minimum 25 feet on ground floor, 15 feet on floor above §145.10(a)	Minimum 25 feet on ground floor, 15 feet on floor above §145.10(a)	Minimum 25 feet on ground floor, 15 feet on floor above §145.10(a)	§§145.10(a)
.13b	Street Frontage, Required Ground Floor Commercial	§§145.10(b)	Market Street, Church Street §145.10(b)	Hayes Street, Octavia Street from Field to Hayes Streets §145.10(b)	Market Street, Church Street §145.10(b)	§§145.10(b)
.13c	Street Frontage, Parking and Loading Access Restrictions	§§150	C: Duboce Avenue, High Street, NP, Market Street, Church Street, Mission Street §150(a) NP: Hayes Street, Octavia Street §150(b)	NP: Hayes Street, Octavia Street §150(b)	NP: Market Street, Church Street §150(c)	§§150
.14	Awning	§700.20	P §136.1(a)	P §136.1(a)	P §136.1(a)	§700.20
.15	Canopy	§700.26	P §136.1(b)	P §136.1(b)	P §136.1(b)	§700.26
.16	Marquee	§700.58	P §136.1(c)	P §136.1(c)	P §136.1(c)	§700.58
.17	Street Trees	§700.59	Required §142	Required §142	Required §142	§700.59
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>						
.20	Floor Area Ratio	§§102.9, 102.11, 123	3.0 to 1 §124(a)(1)	3.0 to 1 §124(a)(1)	3.0 to 1 §124(a)(1)	§§102.9, 102.11, 123
.21	Use Size (Non-Residential)	§700.130	P up to 3,000 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 3,000 sq. ft.; C 3,000 sq. ft. & above §121.2	P up to 3,000 sq. ft.; C 3,000 sq. ft. & above §121.2	§700.130
.22	Off-Street Parking, Commercial/Institutional	§§150, 153-157, 159-160, 204.5	None required. For cases in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,000 ft. of occupied floor area or the quantity specified in Table 151. NP above. For retail grocery stores larger than 20,000 sq. ft., P up to 1,500. C up to 1,250 for space in excess of 20,000 sq. ft. subject to the conditions of §151(b), NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of §151.1(c), NP above. §151.1(c), 166, 167, 145.1	None required. For cases in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,000 ft. of occupied floor area or the quantity specified in Table 151. NP above. For retail grocery stores larger than 20,000 sq. ft., P up to 1,500. C up to 1,250 for space in excess of 20,000 sq. ft. subject to the conditions of §151(b), NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of §151.1(c), NP above. §151.1(c), 166, 145.1	None required. For cases in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,000 ft. of occupied floor area or the quantity specified in Table 151. NP above. For retail grocery stores larger than 20,000 sq. ft., P up to 1,500. C up to 1,250 for space in excess of 20,000 sq. ft. subject to the conditions of §151(b), NP above. For all other uses, P up to the quantity specified in Table 151, and subject to the conditions of §151.1(c), NP above. §151.1(c), 166, 145.1	§§150, 153-157, 159-160, 204.5
.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)	§§150, 153-155, 204.5
.24	Outdoor Activity Area	§700.70	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)	§700.70
.25	Drive-Up Facility	§700.30	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)	§700.30
.26	Walk-Up Facility	§700.140	No Line P 8 a.m. - 2 a.m., C 2 a.m. - 8 a.m.	No Line P 8 a.m. - 2 a.m., C 2 a.m. - 8 a.m.	No Line P 8 a.m. - 2 a.m., C 2 a.m. - 8 a.m.	§700.140
.27	Hours of Operation	§700.48	No Line P 8 a.m. - 2 a.m., C 2 a.m. - 8 a.m.	No Line P 8 a.m. - 2 a.m., C 2 a.m. - 8 a.m.	No Line P 8 a.m. - 2 a.m., C 2 a.m. - 8 a.m.	§700.48
.30	General Advertising Sign	§§702, 602-604, 608, 609	P §607, 602	P §607, 602	P §607, 602	§§702, 602-604, 608, 609
.31	Business Sign	§§702, 602-604, 608, 609	P §607, 103	P §607, 103	P §607, 103	§§702, 602-604, 608, 609
.32	Other Signs	§§702, 602-604, 608, 609	P §607, 103 (b) (g)	P §607, 103 (b) (g)	P §607, 103 (b) (g)	§§702, 602-604, 608, 609

**NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE LEGEND**

No. provides a Category Number for each Zoning Control  
§ Reference contains References to other pertinent Sections in the Planning Code or other City Codes  
or by reference to other Code Sections

The following Symbols and Abbreviations 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 (CPC)  
— 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

NCTD — Abbreviation for Neighborhood Commercial Transit District  
CPC — Abbreviation used to refer to Planning Commission

**SPECIFIC PROVISIONS FOR NCT-3 DISTRICTS**

ART 7 § 608.1  
§700.56  
§731.32  
§731.32

Other §  
§608.1

Zoning Controls  
UPPER MARKET STREET SPECIAL SIGN DISTRICT  
Boundaries: Applicable only for the portions of the Upper Market Street NCTD as mapped on Sectional Map 5502  
Controls: Special restrictions and limitations for signs

Health Code  
§150.141  
§3006

Medical cannabis dispensaries in the NCT-3 Districts may only operate between the hours of 8 a.m. and 10 p.m.

**SPECIFIC PROVISIONS FOR UPPER MARKET STREET NCTD**

ART 7 § 608.1  
§733.31  
§733.32

Other §  
§608.1

Zoning Controls  
UPPER MARKET STREET SPECIAL SIGN DISTRICT  
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No.	Zoning Control Category	§ References	Controls by Story	Controls by Story	Controls by Story	§ References	Zoning Control Category	No.
			1st	2nd	3rd+			
.38	Residential Conversion	§700.84	C	C	C	§700.84	Residential Conversion	.38
.39	Residential Demolition	§700.86	C	C	C	§700.86	Residential Demolition	.39
.39a	Residential Division	§700.86	P	P	P	§700.86	Residential Demolition	.39a
<b>Retail Sales and Services</b>								
.40	Other Retail Sales and Services (Per Color Sheet)	§700.102	P	P	P	§700.102	Other Retail Sales and Services (Per Color Sheet)	.40
.41	Bar	§700.22	P	P	P	§700.22	Bar	.41
.42	Full-Service Restaurant	§700.52	P	P	P	§700.52	Full-Service Restaurant	.42
.43	Large Fast Food Restaurant	§700.90	C	C	C	§700.90	Large Fast Food Restaurant	.43
.44	Small Fast-Service Restaurant	§700.91	P	P	P	§700.91	Small Fast-Service Restaurant	.44
.45	Liquor Store	§700.55	C	C	C	§700.55	Liquor Store	.45
.46	Movie Theater	§700.64	P	P	P	§700.64	Movie Theater	.46
.47	Adult Entertainment	§700.36	C	C	C	§700.36	Adult Entertainment	.47
.48	Other Entertainment	§700.38	P	P	P	§700.38	Other Entertainment	.48
.49	Financial Service	§700.110	P	P	P	§700.110	Financial Service	.49
.50	Limited Financial Service	§700.112	P	P	P	§700.112	Limited Financial Service	.50
.51	Medical Service	§700.114	P	P	P	§700.114	Medical Service	.51
.52	Personal Service	§700.116	P	P	P	§700.116	Personal Service	.52
.53	Business or Professional Service	§700.108	P	P	P	§700.108	Business or Professional Service	.53
.54	Message Establishment	§700.60, Health Code §190	C	C	C	§700.60, Health Code §190	Message Establishment	.54
.55	Tourist Hotel	§700.46	C	C	C	§700.46	Tourist Hotel	.55
.56	Automobile Parking	§§709.8, 156, 160	C	C	C	§§709.8, 156, 160	Automobile Parking	.56
.57	Automotive Gas Station	§700.14	C	C	C	§700.14	Automotive Gas Station	.57
.58	Automotive Service Station	§700.17	C	C	C	§700.17	Automotive Service Station	.58
.59	Automotive Repair	§700.15	C	C	C	§700.15	Automotive Repair	.59
.60	Automotive Wash	§700.18	C	C	C	§700.18	Automotive Wash	.60
.61	Automobile Sale or Rental	§700.12	C	C	C	§700.12	Automobile Sale or Rental	.61
.62	Animal Hospital	§700.6	C	C	C	§700.6	Animal Hospital	.62
.63	Ambulance Service	§700.2	C	C	C	§700.2	Ambulance Service	.63
.64	Mortuary	§700.62	C	C	C	§700.62	Mortuary	.64
.65	Trade Shop	§700.124	P	C	C	§700.124	Trade Shop	.65
.66	Storage	§700.117	C	C	C	§700.117	Storage	.66
.67	Video Store	§700.135	C	C	C	§700.135	Video Store	.67
.68	Fringe Financial Service	§700.111		P		§700.111	Fringe Financial Service	.68
<b>Institutions and Non-Retail Sales and Services</b>								
.70	Administrative Service	§700.106	C	C	C	§700.106	Administrative Service	.70
.80	Hospital or Medical Center	§700.44	C	C	C	§700.44	Hospital or Medical Center	.80
.81	Other Institutions, Large	§700.80	P	P	P	§700.80	Other Institutions, Large	.81
.82	Other Institutions, Small	§700.51	P	P	P	§700.51	Other Institutions, Small	.82
.83	Public Use	§700.80	C	C	C	§700.80	Public Use	.83
.84	Medical Cannabis Dispensary	§700.141	P			§700.141	Medical Cannabis Dispensary	.84
<b>RESIDENTIAL STANDARDS AND USES</b>								
.90	Residential Use	§700.88	P except C for horizons listed in §145.1(b)	P	P	§700.88	Residential Use	.90
.91	Residential Density, Dwelling Units	§§207, 207.1, 700.88(b)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§207.4, 207.6	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§207.4, 207.6	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §§207.4, 207.6	§§207, 207.1, 700.88(b)	Residential Density, Dwelling Units	.91
.92	Residential Density, Group Housing	§§207.1, 700.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §207	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §207	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure, and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. §207	§§207.1, 700.88(b)	Residential Density, Group Housing	.92
.93	Usable Open Space (Per Residential Unit)	§§136, 136	Generally, either 80 sq. ft. private, or 100 sq. ft. common §136(a)	Generally, either 80 sq. ft. private, or 100 sq. ft. common §136(a)	Generally, either 80 sq. ft. private, or 100 sq. ft. common §136(a)	§§136, 136	Usable Open Space (Per Residential Unit)	.93
.94	Off-Street Parking, Residential	§§150, 153-157, 159-160, 204.5	None required. P up to 0.5 spaces per unit. C up to 0.75 spaces per unit. NP above 0.75 spaces per unit. §§151.1, 166, 167, 145.1	None required. P up to 0.5 spaces per unit. C up to 0.75 spaces per unit. NP above 0.75 spaces per unit. §§151.1, 166, 167, 145.1	None required. P up to 0.5 spaces per unit. C up to 0.75 spaces per unit. NP above 0.75 spaces per unit. §§151.1, 166, 167, 145.1	§§150, 153-157, 159-160, 204.5	Off-Street Parking, Residential	.94
.95	Community Residential Parking	§700.10	C	C	C	§700.10	Community Residential Parking	.95

**This document is not current -- for historical reference only. See Planning Code Article 7 for more up-to-date info**

[http://library.amlegal.com/nxt/gateway.dll/California/planning/article7neighborhoodcommercialdistricts?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco\\_ca\\$anc=JD\\_Article7](http://library.amlegal.com/nxt/gateway.dll/California/planning/article7neighborhoodcommercialdistricts?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_Article7)