

1 Table 848. CMUO – CENTRAL SOMA MIXED USE-OFFICE DISTRICT ZONING CONTROL

2 TABLE

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4 Central SoMa Mixed Use-Office District Controls

| <u>Zoning Category</u> | <u>§ References</u> | <u>Controls</u> |
|---|--|---|
| <u>BUILDING STANDARDS</u> | | |
| <u>Massing and Setbacks</u> | | |
| <u>Height and Bulk Limits.</u> | <p>8 §§ 102, 105,</p> <p>9 106, 249.78,</p> <p>10 250–252,</p> <p>11 260, 261.1,</p> <p>12 263.20,</p> <p>13 263.30, 270,</p> <p>14 270.1, 270.2,</p> <p>15 271. See also</p> <p>16 <u>Height and</u></p> <p>17 <u>Bulk District</u></p> <p>18 <u>Maps</u></p> | <p>Varies. See <u>Height and Bulk Map Sheets</u></p> <p><u>HT01 and HT07. In the Central SoMa</u></p> <p><u>SUD, Prevailing Height and Density</u></p> <p><u>limits are determined by Section</u></p> <p><u>249.78. Height sculpting required and</u></p> <p><u>additional bulk limits pursuant to §270;</u></p> <p><u>Non-habitable vertical projections</u></p> <p><u>permitted pursuant to §263.20;</u></p> <p><u>additional height permissible pursuant to</u></p> <p><u>§263.30; horizontal mass reduction</u></p> <p><u>required pursuant to §270.1; and Mid-</u></p> <p><u>block alleys required pursuant to §270.2.</u></p> |
| <p>20 <u>5 Foot Height Bonus for Ground Floor</u></p> <p>21 <u>Commercial</u></p> | <p>§ 263.20</p> | <p><u>NP</u></p> |
| <p>22 <u>Setbacks</u></p> | <p>§§ 132.4,</p> <p>134, 136,</p> <p>144, 145.1</p> | <p><u>Generally required. Along 4th Street</u></p> <p><u>south of Bryant Street, required by a</u></p> <p><u>minimum depth of five feet, from</u></p> |

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| | | <u>sidewalk grade up to a minimum height of 25 feet.</u> |
| <u>Street Frontage and Public Realm</u> | | |
| <u>Streetscape and Pedestrian Improvements</u> | <u>§ 138.1</u> | <u>Required</u> |
| <u>Street Frontage Requirements</u> | <u>§ 145.1</u> | <u>Required</u> |
| <u>Street Frontage, Ground Floor Commercial</u> | <u>§ 145.4</u> | <u>2nd Street, on the west side, between Dow Place and Townsend Street; 3rd Street, between Folsom Street and Townsend Street; 4th Street, between Folsom and Townsend Streets; Folsom Street, between 4th and 6th Streets; Brannan Street, between 3rd Street and 4th Street; Townsend Street, on the north side, between 2nd Street and 4th Street.</u> |
| <u>Vehicular Access Restrictions</u> | <u>§ 155(r)</u> | <u>3rd Street between Folsom and Townsend Streets; 4th Street between Folsom and Townsend Streets; Folsom Street from 4th Street to 5th Street; Brannan Street from 2nd Street to 6th Street; and Townsend Street from 2nd Street to 6th Street.</u> |
| <u>Driveway Loading and Operations Plan</u> | <u>§ 155(u)</u> | <u>Required for projects of 100,000 sq. ft. or more.</u> |

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| 1 | <u>Miscellaneous</u> | | |
| 2 | <u>Lot Size (Per Development)</u> | <u>§ 102, 303</u> | <u>N/A</u> |
| 3 | <u>Planned Unit Development</u> | <u>§ 304</u> | <u>NP</u> |
| 4 | <u>Large Project Authorization</u> | <u>§ 329</u> | <u>Required for new construction greater</u> |
| 5 | | | <u>than 85 feet in height; additions to an</u> |
| 6 | | | <u>existing building with a height of 85 feet</u> |
| 7 | | | <u>or less resulting in a total building</u> |
| 8 | | | <u>height greater than 85 feet; or the net</u> |
| 9 | | | <u>addition or new construction of more</u> |
| 10 | | | <u>than 50,000 gross square feet.</u> |
| 11 | <u>Awning and Canopy</u> | <u>§ 136.1</u> | <u>P</u> |
| 12 | <u>Marquee</u> | <u>§ 136.1</u> | <u>NP</u> |
| 13 | <u>Signs</u> | <u>§§ 262, 602-</u> | <u>As permitted by § 607.2.</u> |
| 14 | | <u>604,</u> | |
| 15 | | <u>607, 607.2,</u> | |
| 16 | | <u>608, 609</u> | |
| 17 | <u>General Advertising Signs</u> | <u>§§ 262, 602.7</u> | <u>NP</u> |
| 18 | | <u>604,</u> | |
| 19 | | <u>608, 609,</u> | |
| 20 | | <u>610, 611</u> | |
| 21 | <u>Design Guidelines</u> | <u>General Plan</u> | <u>Subject to the Urban Design Guidelines</u> |
| 22 | | <u>Commerce</u> | <u>and Central SoMa Guide to Urban</u> |
| 23 | | <u>and Industry</u> | <u>Design.</u> |
| 24 | | <u>Element;</u> | |
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| | <u>Central SoMa Plan.</u> | |
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| <u>Zoning Category</u> | <u>§ References</u> | <u>Controls</u> |
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| <u>RESIDENTIAL STANDARDS & USES</u> | | |
| <u>Development Standards</u> | | |
| <u>Usable Open Space [Per Dwelling Unit and Group Housing]</u> | <u>§§ 135, 136, 427</u> | <u>80 sq. ft. per unit; 54 sq. ft. per unit if publicly accessible; buildings taller than 160 feet may also pay in-lieu fee.</u> |
| <u>Off-Street Parking</u> | <u>§§ 150, 151.1, 153, 156, 161, 166, 167</u> | <u>Car parking not required. Limits set forth in §151.1. Bicycle Parking required pursuant to §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more pursuant to §166.</u> |
| <u>Dwelling Unit Mix</u> | <u>§ 207.6</u> | <u>At least 40% of all dwelling units shall contain two or more bedrooms, 30% of all dwelling units shall contain three or more bedrooms, or 35% of all dwelling units shall contain two or more bedrooms with at least 10% containing three or more bedrooms.</u> |

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| <p>1 <u>Lot coverage</u></p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> | <p><u>§ 249.78</u></p> | <p><u>Limited to 80 percent at all residential levels, except that on levels in which all residential units face onto a public right-of-way, 100% lot coverage may occur. The unbuilt portion of the lot shall be open to the sky except for those obstructions permitted in yards pursuant to Section 136(c) of this Code. Where there is a pattern of mid-block open space for adjacent buildings, the unbuilt area of the new project shall be designed to adjoin that mid-block open space.</u></p> |
| <p>14 <u>Use Characteristics</u></p> | | |
| <p>15 <u>Single Room Occupancy</u></p> | <p><u>§ 102</u></p> | <p><u>P</u></p> |
| <p>16 <u>Student Housing</u></p> | <p><u>§ 102</u></p> | <p><u>P</u></p> |
| <p>17 <u>Residential Uses</u></p> | | |
| <p>18 <u>Residential Uses</u></p> | <p><u>§ 102</u></p> | <p><u>P</u></p> |
| <p>19 <u>Dwelling Units, Senior Housing, and</u></p> <p>20 <u>Group Housing</u></p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> | <p><u>§ 207</u></p> | <p><u>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</u></p> |

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| | | <i>the General Plan, and design review by the Planning Department.</i> |
| <u>Group Housing</u> | §§ <u>249.78(c)(8),</u> <u>890.88(b)</u> | <u>NP, except Group Housing uses that are also defined as Student Housing, Senior Housing, or Residential Care Facility, are designated for persons with disabilities, are designated for Transition Age Youth, or are contained in buildings that consist of 100% affordable units.</u> |
| <u>SRO Units</u> | §§ <u>249.78(c)(7),</u> <u>890.88(c)</u> | <u>NP, except in buildings that consist of 100% affordable units.</u> |
| <u>Accessory Dwelling Units</u> | §§ <u>102,</u> <u>207(c)(4)</u> | <u>P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling units. No limit in buildings with 5 or more Dwelling Units. ADUs may not eliminate or reduce ground-story retail or commercial spaces.</u> |

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| <u>Homeless Shelters</u> | <u>§§ 102, 208</u> | <u>Density limits regulated by the Administrative Code, Chapter 20, Article XIII.</u> |
| <u>Loss of Dwelling Units</u> | | |
| <u>Residential Conversion, Demolition, or Merger</u> | <u>§ 317</u> | <u>C</u> |

| <u>Zoning Category</u> | <u>§ References</u> | <u>Controls</u> |
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| <u>NON-RESIDENTIAL STANDARDS & USES</u> | | |
| <u>Development Standards</u> | | |
| <u>Floor Area Ratio</u> | <u>§§ 102, 123, 124, 128.1, 249.78</u> | <u>No FAR Limit in the Central SoMa SUD. Prevailing Height and Density limits are determined by Section 249.78, subject to the requirements of Section 128. in the Central SoMa SUD.</u> |
| <u>Use Size</u> | <u>§ 102</u> | <u>Restrictions on some Retail Sales and Service Uses.(1)</u> |
| <u>Off-Street Parking.</u> | <u>§§ 145.1, 150, 151.1, 153-156, 166, 204.5</u> | <u>Car parking not required. Limits set forth in § 151.1. Bicycle parking required pursuant to § 155.2. Car share spaces required when a project has 25 or more parking spaces pursuant to § 166.</u> |

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| 1 | <u>Off-Street Freight Loading</u> | <u>§§ 150,</u> | <u>Pursuant to § 152.1.</u> |
| 2 | | <u>152.1, 153 -</u> | |
| 3 | | <u>155, 161,</u> | |
| 4 | | <u>204.5</u> | |
| 5 | <u>Useable Open Space</u> | <u>§§ 135.3, 426</u> | <u>Required; amount varies based on use;</u> |
| 6 | | | <u>may pay in-lieu fee.</u> |
| 7 | <u>Privately-Owned Public Open Space</u> | <u>§§ 138, 426</u> | <u>Required with the construction of a</u> |
| 8 | <u>(POPOS)</u> | | <u>new building or an addition of 50,000</u> |
| 9 | | | <u>gross square feet or more of Non-</u> |
| 10 | | | <u>Residential use. Retail, institutional,</u> |
| 11 | | | <u>and PDR uses are exempt. Ratio of</u> |
| 12 | | | <u>square feet of open space to gross</u> |
| 13 | | | <u>floor area is 1:50 feet except that one</u> |
| 14 | | | <u>square foot of the following amenities</u> |
| 15 | | | <u>shall count as 1.33 square feet:</u> |
| 16 | | | <u>playgrounds, community gardens,</u> |
| 17 | | | <u>sport courts or dog runs are</u> |
| 18 | | | <u>provided; may also pay in-lieu fee</u> |
| 19 | <u>Commercial Use Characteristics</u> | | |
| 20 | <u>Drive-up Facility</u> | <u>§ 102</u> | <u>NP</u> |
| 21 | <u>Formula Retail</u> | <u>§§ 102, 303,</u> | <u>NP for Restaurants, Limited Restaurants,</u> |
| 22 | | <u>303.1</u> | <u>and Bars. C for all other Formula Retail</u> |
| 23 | | | <u>Uses.</u> |
| 24 | <u>Hours of Operation</u> | <u>§ 102</u> | <u>No Restrictions</u> |
| 25 | <u>Maritime Use</u> | <u>§ 102</u> | <u>NP</u> |

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| 1 | <u>Open Air Sales</u> | <u>§ 102</u> | <u>P</u> |
| 2 | <u>Outdoor Activity Area</u> | <u>§ 102</u> | <u>P</u> |
| 3 | <u>Walk-up Facility</u> | <u>§ 102</u> | <u>P</u> |
| 4 | <u>Agricultural Use Category</u> | | |
| 5 | <u>Agricultural Uses*</u> | <u>§§ 102,</u> | <u>P</u> |
| 6 | | <u>202.2(c)</u> | |
| 7 | <u>Agriculture, Large Scale Urban</u> | <u>§§ 102,</u> | <u>C</u> |
| 8 | | <u>202.2(c)</u> | |
| 9 | <u>Automotive Use Category</u> | | |
| 10 | <u>Automotive Uses*</u> | <u>§ 102</u> | <u>P</u> |
| 11 | <u>Parking Garage, Private</u> | <u>§ 102</u> | <u>C</u> |
| 12 | <u>Parking Garage, Public</u> | <u>§ 102</u> | <u>C</u> |
| 13 | <u>Parking Lot, Private</u> | <u>§§ 102, 142,</u> | <u>NP</u> |
| 14 | | <u>156</u> | |
| 15 | <u>Parking Lot, Public</u> | <u>§§ 102, 142,</u> | <u>NP</u> |
| 16 | | <u>156</u> | |
| 17 | <u>Service, Motor Vehicle Tow</u> | <u>§ 102</u> | <u>C</u> |
| 18 | <u>Services, Ambulance</u> | <u>§ 102</u> | <u>C</u> |
| 19 | <u>Vehicle Storage Garage</u> | <u>§ 102</u> | <u>C</u> |
| 20 | <u>Vehicle Storage Lot</u> | <u>§ 102</u> | <u>NP</u> |
| 21 | <u>Entertainment and Recreation Use Category</u> | | |
| 22 | <u>Entertainment and Recreation Uses*</u> | <u>§ 102</u> | <u>P</u> |
| 23 | <u>Entertainment, Nighttime</u> | <u>§ 102</u> | <u>P(4)</u> |
| 24 | <u>Entertainment, Outdoor</u> | <u>§ 102</u> | <u>NP</u> |
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| 1 | <u>Open Recreation Area</u> | <u>§ 102</u> | <u>NP</u> |
| 2 | <u>Sports Stadium</u> | <u>§ 102</u> | <u>NP</u> |
| 3 | <u>Industrial Use Category</u> | | |
| 4 | <u>Industrial Uses*</u> | <u>§§ 102,</u> | <u>NP</u> |
| 5 | | <u>202.2(d)</u> | |
| 6 | <u>Food, Fiber and Beverage Processing 1</u> | <u>§§ 102,</u> | <u>P</u> |
| 7 | | <u>202.2(d)</u> | |
| 8 | <u>Manufacturing, Light</u> | <u>§§ 102,</u> | <u>P</u> |
| 9 | | <u>202.2(d)</u> | |
| 10 | <u>Institutional Use Category</u> | | |
| 11 | <u>Institutional Uses*</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Hospital</u> | <u>§ 102</u> | <u>C</u> |
| 13 | <u>Medical Cannabis Dispensary</u> | <u>§§ 102,</u> | <u>PC</u> |
| 14 | | <u>202.2(e)</u> | |
| 15 | <u>Sales and Service Use Category</u> | | |
| 16 | <u>Retail Sales and Service Uses*</u> | <u>§ 102</u> | <u>P(1)</u> |
| 17 | <u>Adult Business</u> | <u>§ 102</u> | <u>NP</u> |
| 18 | <u>Animal Hospital</u> | <u>§ 102</u> | <u>P</u> |
| 19 | <u>Bar</u> | <u>§§ 102,</u> | <u>P(1)(3)</u> |
| 20 | | <u>202.2(a)</u> | |
| 21 | <u>Cannabis Retail</u> | <u>§§ 102,</u> | <u>C</u> |
| 22 | | <u>202.2(a),</u> | |
| 23 | | <u>890.125</u> | |
| 24 | <u>Hotel</u> | <u>§ 102</u> | <u>C(2)</u> |
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| 1 | <u>Kennel</u> | <u>§ 102</u> | <u>P</u> |
| 2 | <u>Massage Establishment</u> | <u>§ 102</u> | <u>NP</u> |
| 3 | <u>Mortuary</u> | <u>§ 102</u> | <u>NP</u> |
| 4 | <u>Motel</u> | <u>§§ 102,</u> | <u>NP</u> |
| 5 | | <u>202.2(a)</u> | |
| 6 | <u>Restaurant</u> | <u>§§ 102,</u> | <u>P(1)(3)</u> |
| 7 | | <u>202.2(a)</u> | |
| 8 | <u>Restaurant, Limited</u> | <u>§§ 102,</u> | <u>P(1)(3)</u> |
| 9 | | <u>202.2(a)</u> | |
| 10 | <u>Storage, Self</u> | <u>§ 102</u> | <u>NP</u> |
| 11 | <u>Trade Shop</u> | <u>§ 102</u> | <u>P</u> |
| 12 | <u>Non-Retail Sales and Service</u> | <u>§ 102</u> | <u>P</u> |
| 13 | <u>Utility and Infrastructure Use Category</u> | | |
| 14 | <u>Utility and Infrastructure*</u> | <u>§ 102</u> | <u>P</u> |
| 15 | <u>Internet Service Exchange</u> | <u>§ 102</u> | <u>C</u> |
| 16 | <u>Power Plant</u> | <u>§ 102</u> | <u>NP</u> |
| 17 | <u>Public Utilities Yard</u> | <u>§ 102</u> | <u>NP</u> |
| 18 | <u>Wireless Telecommunications Services</u> | <u>§ 102</u> | <u>C(5)</u> |
| 19 | <u>Facility</u> | | |

20 * Not Listed Below

21 (1) P up to 25,000 gross sq. ft. per lot; above 25,000 gross sq. ft. per lot permitted only if the ratio
 22 of other permitted uses to retail is at least 3:1.

23 (2) Not subject to ratio requirements of (1) above, pursuant to § 803.9(g).

24 (3) Formula Retail NP.

1 (4) P in the area bounded by 4th Street, 6th Street, Bryant Street, and Townsend Street;
2 C elsewhere.

3 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

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5 **SEC. 890.37. ENTERTAINMENT, OTHER.**

6 In the Chinatown Mixed Use Districts, a retail use, other than adult entertainment, as
7 defined in Section 890.36 of this Code, which provides live entertainment, including dramatic
8 and musical performances, and/or provides amplified taped music for dancing on the
9 premises, including but not limited to Places of Entertainment and Limited Live Performance
10 Locales, as defined in Section 1060 of the Police Code. Other entertainment also includes a
11 bowling alley, billiard parlor, shooting gallery, skating rink and other commercial recreational
12 activity, but it excludes amusement game arcades, as defined in Section 890.4 of this Code
13 and regulated in Section 1036 of the Police Code. ~~For South of Market Districts, see Section~~
14 ~~102.17.~~

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16 **SEC. 890.116. SERVICE, PERSONAL.**

17 A retail use which provides grooming services to the individual, including salons,
18 cosmetic services, tattoo parlors, and health spas, excluding ~~massage establishments subject to~~
19 ~~Section 218.1 of this Code located within South of Market Districts, or~~ instructional services not
20 certified by the State Educational Agency, such as art, dance, exercise, martial arts, and
21 music classes, ~~except that in the South of Market Districts, arts activities falling within Section 102.2~~
22 ~~shall not be considered personal services.~~

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24 **SEC. 890.124. TRADE SHOP.**