

SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

The Irving Street Neighborhood Commercial District is located in the Outer Sunset neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods and services for the residents of the Outer Sunset District. There are a high concentration of restaurants, drawing customers from throughout the City and the region. There are also a significant number of professional, realty, and business offices as well as financial institutions.

The Irving Street Neighborhood Commercial District controls are designed to promote development that is consistent with its existing land use patterns and to maintain a harmony of uses that support the District’s vitality. The building standards allow small-scale buildings and uses, protecting rear yards above the ground story and at residential levels. In new development, most commercial uses are permitted at the first two stories, although certain limitations apply to uses at the second story. Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability. These controls are designed to encourage the street’s active retail frontage, and local fabrication and production of goods.

Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT

ZONING CONTROL TABLE		
		Irving Street NCD
Zoning Category	§ References	Controls
		Irving Street NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps	Varies. See Height and Bulk Map Sheet HT05 for more information. Height sculpting required on Alleys per § 261.1.
5 Foot Height Bonus for Active Ground Floor Uses	§ 263.20	P
Rear Yard	§§ 130, 134, 134(a) (e), 136	Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	§§ 130, 131, 132, 133	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	Required

Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	§ 145.4	Not Required
Vehicular Access Restrictions	§ 155(r)	None
Miscellaneous		
Lot Size (Per Development)	§ 102, 121.1	P up to 9,999 square feet; C 10,000 square feet and above
Planned Unit Development	§ 304	C
Awning, Canopy or Marquee	§ 136.1	P
Signs	§§ 262, 602- 604, 607, 607.1, 608, 609	As permitted by § 607.1
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP
Design Guidelines	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines

Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Zoning Category	§ References	Controls
RESIDENTIAL STANDARDS AND USES		
Development Standards		
Usable Open Space [Per Dwelling Unit]	§§ 135, 136	100 square feet per unit if private, or 133 square feet per unit if common
Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking required. Maximum permitted per § 151. Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Dwelling Unit Mix	§ 207.7	Generally required for creation of 10 or more Dwelling Units. No less than 25% of the total number of proposed Dwelling Units shall contain at least two Bedrooms, and no less than 10% of the total number of proposed Dwelling Units shall contain at least three Bedrooms.
Use Characteristics		

Intermediate Length Occupancy	§§ 102; 202.10	P(6)		
Single Room Occupancy	§ 102	P		
Student Housing	§ 102	P		
Residential Uses		Controls By Story		
		1st	2nd	3rd+
Residential Uses	§ 102	P	P	P
Accessory Dwelling Unit	§§102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		
Dwelling Units	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Group Housing	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.		
Homeless Shelters	§§ 102, 208	Density limits regulated by the Administrative Code		
Senior Housing	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.		
Loss of Dwelling Units		Controls by Story		
		1st	2nd	3rd+
Residential Conversion	§ 317	C	C	NP
Residential Demolition or Merger	§ 317	C	C	C

Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Zoning Category	§ References	Controls
NON-RESIDENTIAL STANDARDS AND USES		
Development Standards		
Floor Area Ratio	§§ 102, 123, 124	2.5 to 1
Use Size	§ 102, 121.2	P up to 3,999 square feet; C 4,000 square feet and above

Off-Street Parking Requirements	§§ 145.1, 150, 151, 153 - 156, 161, 166, 204.5	No car parking required. Maximum permitted per § 151. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per § 166.		
Off-Street Freight Loading	§§ 150, 152, 153 - 155, 161, 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §§ 155 and 161.		
Commercial Use Characteristics				
Drive-up Facility	§ 102	NP		
Formula Retail	§§ 102, 303.1	C		
Hours of Operation	§ 102	P 6 a.m. - 2 a.m.; C 2 a.m.- 6 a.m.		
Maritime Use	§ 102	NP		
Open Air Sales	§§ 102, 703(b)	See § 703(b)		
Outdoor Activity Area	§§ 102, 145.2, 202.2	P if located in front or it complies with Section 202.2(a)(7); C if located elsewhere.		
Walk-up Facility	§ 102	P		
		Controls by Story		
		1st	2nd	3rd+
Agricultural Use Category				
Agriculture, Industrial	§§ 102, 202.2(c)	NP	NP	NP
Agriculture, Large Scale Urban	§§ 102, 202.2(c)	C	C	C
Agriculture, Neighborhood	§§ 102, 202.2(c)	P	P	P
Automotive Use Category				
Automotive Uses*	§§ 102, 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102, 187.1, 202.2(b), 202.5	C	NP	NP
Gas Station	§§ 102, 187.1, 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C	C	C
Entertainment, Arts and Recreation Use Category				
Entertainment, Arts and Recreation Uses*	§ 102	NP	NP	NP
Arts Activities	§ 102	P	P	P
Entertainment, General	§ 102	P	P	NP
Entertainment, Nighttime	§ 102	P	NP	NP
Movie Theater	§§ 102, 202.4	P	P	P

Open Recreation Area	§ 102	C	C	C
Passive Outdoor Recreation	§ 102	C	C	C
Industrial Use Category				
Industrial Uses	§§ 102, 202.2(d)	NP	NP	NP
Institutional Use Category				
Institutional Uses*	§ 102	P	C	C
Child Care Facility	§ 102	P	P	P
Community Facility	§ 102	P	P	P
Hospital	§ 102	NP	NP	NP
Medical Cannabis Dispensary	§§ 102, 202.2(e)	C	C	NP
Public Facilities	§ 102	P	P	P
Residential Care Facility	§ 102	P	P	P
Social Service or Philanthropic Facility	§ 102	P	P	P
Sales and Service Use Category				
Retail Sales and Service Uses*	§§ 102, 202.2(a), 202.3	P	P	NP
Adult Business	§ 102	NP	NP	NP
Adult Sex Venue	§ 102	NP	NP	NP
Animal Hospital	§ 102	P	P	P
Bar	§§ 102, 202.2(a)	C	NP	NP
Cannabis Retail	§§ 102, 202.2(a)	C	C	NP
Flexible Retail	§ 102	P	NP	NP
Hotel	§ 102	C	C	C
Kennel	§ 102	C	NP	NP
Liquor Store	§ 102	C	NP	NP
Massage Establishment	§§ 102, 204, 303(n), 703	P	C(7)	NP(7)
Massage, Foot/Chair	§ 102	C	NP	NP
Mortuary	§ 102	NP	NP	NP
Motel	§§ 102, 202.2(a)	NP	NP	NP
Restaurant	§§ 102, 202.2(a)	P(3)	P(3)	NP
Restaurant, Limited	§§ 102, 202.2(a)	P(3)	P(3)	NP
Services, Financial	§ 102	P	C	NP
Services, Fringe Financial	§ 102	P	NP	NP
Services, Limited Financial	§ 102	P	NP	NP
Services, Personal	§ 102	P	C	NP
Services, Retail Professional	§ 102	P	P	P
Storage, Self	§ 102	NP	NP	NP

Tobacco Paraphernalia Establishment	§ 102	C	NP	NP
Trade Shop	§ 102	P(4)	C(4)	NP
<b>Non-Retail Sales and Service*</b>	§ 102	NP	NP	NP
Design Professional	§ 102	P	P	NP
Service, Non-Retail Professional	§ 102	NP	P	NP
Trade Office	§ 102	P	P	NP
<b>Utility and Infrastructure Use Category</b>				
<b>Utility and Infrastructure*</b>	§ 102	C(5)	C(5)	C(5)
Power Plant	§ 102	NP	NP	NP
Public Utilities Yard	§ 102	NP	NP	NP

\* Not listed below

- (1) [Note deleted.]
- (2) [Note deleted.]
- (3) Formula Retail NP for this use
- (4) Subject to Formula Retail Controls
- (5) C if a Macro WTS Facility; P if a Micro WTS Facility.
- (6) NP for buildings with three or fewer Dwelling Units. C for buildings with 10 or more Dwelling Units.
- (7) P if accessory to a Hotel, Personal Service or Health Service.

(Added by Ord. 167-07, File. No. 070681, App. 7/20/2007; Ord. 244-08, File No. 080567, App. 10/30/2008; Ord. 245-08, File No. 080696; Ord. 51-09, File No. 081620, App. 4/2/2009; Ord. [66-11](#), File No. 101537, App. 4/20/2011, Eff. 5/20/2011; Ord. [140-11](#), File No. 110482, App. 7/5/2011, Eff. 8/4/2011; Ord. [75-12](#), File No. 120084, App. 4/23/2012, Eff. 5/23/2012; Ord. [56-13](#), File No. 130062, App. 3/28/2013, Eff. 4/27/2013; Ord. [287-13](#), File No. 130041, App. 12/26/2013, Eff. 1/25/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [20-15](#), File No. 110548, App. 2/20/2015, Eff. 3/22/2015; redesignated and amended by Ord. [30-15](#), File No. 140954, App. 3/26/2015, Eff. 4/25/2015; amended by Ord. [162-15](#), File No. 150805, App. 9/18/2015, Eff. 10/18/2015; Ord. [33-16](#), File No. 160115, App. 3/11/2016, Eff. 4/10/2016; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; renamed and amended in full by Ord. [129-17](#), File No. 170203, App. 6/30/2017, Eff. 7/30/2017; amended by Ord. [130-17](#), File No. 170204, App. 6/30/2017, Eff. 7/30/2017; Ord. [189-17](#), File No. 170693, App. 9/15/2017, Eff. 10/15/2017; Ord. [229-17](#), File No. 171041, App. 12/6/2017, Eff. 1/5/2018; Ord. [199-18](#), File No. 180482, App. 8/10/2018, Eff. 9/10/2018; Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. [277-18](#), File No. 180914, App. 11/20/2018, Eff. 12/21/2018; Ord. [285-18](#), File No. 180806, App. 12/7/2018, Eff. 1/7/2019; Ord. [303-18](#), File No. 180915, App. 12/21/2018, Eff. 1/21/2019; Ord. [311-18](#), File No. 181028, App. 12/21/2018, Eff. 1/21/2019; Ord. [116-19](#), File No. 181156, App. 6/28/2019, Eff. 7/29/2019; Ord. [182-19](#), File No. 190248, App. 8/9/2019, Eff. 9/9/2019; Ord. [63-20](#), File No. 200077, App. 4/24/2020, Eff. 5/25/2020; Ord. [78-20](#), File No. 191075, App. 5/22/2020, Eff. 6/22/2020; [Proposition H](#), 11/3/2020, Eff. 12/18/2020; Ord. [136-21](#), File No. 210674, App. 8/4/2021, Eff. 9/4/2021; Ord. [233-21](#), File No. 210381, App. 12/22/2021, Eff. 1/22/2022; Ord. [37-22](#), File No. 211263, App. 3/14/2022, Eff. 4/14/2022; Ord. [75-22](#), File No. 220264, App. 5/13/2022, Eff. 6/13/2022)

AMENDMENT HISTORY

Zoning Control Table: 732.69C and 732.69D added; Ord. [66-11](#), Eff. 5/20/2011. Zoning Control Table: 732.10 and 732.17 amended; Specific Provisions: 732.68 added; Ord. [140-11](#), Eff. 8/4/2011. Zoning Control Table: 732.43 and 732.44 amended, former categories 732.42, 732.67, and 732.69A deleted; Ord. [75-12](#), Eff. 5/23/2012. Zoning Control Table: 732.13, 732.68, and 732.69B amended; Ord. [56-13](#), Eff. 4/27/2013. Zoning Control Table: former categories 732.38 and 732.39 redesignated as 732.36 and 732.37 and amended; Ord. [287-13](#), Eff. 1/25/2014. Zoning Control Table: 732.26 and 732.49 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 732.92b added; Ord. [14-15](#), Eff. 3/15/2015. Zoning Control Table: 732.14, 732.15, and 732.16 amended; Ord. [20-15](#), Eff. 3/22/2015. Section redesignated (formerly Sec. 732.1); Zoning Control Table: 732.54, 732.91, and 732.92 amended; Ord. [30-15](#), Eff. 4/25/2015. Introductory material amended; Zoning Control Table: 732.91 amended; Specific Provisions: 732.91 added; Ord. [162-15](#), Eff. 10/18/2015. Zoning Control Table: former categories 732.36 and 732.37 deleted, 732.96 and 732.97 added; Ord. [33-16](#), Eff. 4/10/2016. Specific Provisions: 732.91 amended; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 732.33A added; Ord. [166-16](#), Eff. 9/10/2016. Section renamed and amended in full; new Zoning Control Table and notes added; Ord. [129-17](#), Eff. 7/30/2017. Previous Zoning Control Table and Specific Provisions deleted; Ord. [130-17](#), Eff. 7/30/2017. Zoning Control Table amended; Note (1) deleted; Ord. [189-17](#), Eff. 10/15/2017. Zoning Control Table amended; Ord. [229-17](#), Eff. 1/5/2018. Zoning Control Table amended; Ord. [199-18](#), Eff. 9/10/2018. Zoning Control Table amended; Ord. [202-18](#), Eff. 9/10/2018. Zoning Control Table amended; Ord. [277-18](#), Eff. 12/21/2018. Zoning Control Table amended; Ord. [285-18](#), Eff. 1/7/2019. Zoning Control Table amended; Note (2) deleted; Ord. [303-18](#), Eff. 1/21/2019. Zoning Control Table amended; Ord. [311-18](#), Eff. 1/21/2019. Zoning Control Table amended; Ord. [116-19](#), Eff. 7/29/2019. Zoning Control Table amended; Ord. [182-19](#), Eff. 9/9/2019. Zoning Control Table amended; Ord. [63-20](#), Eff. 5/25/2020. Zoning Control Table amended; Note (6) added; Ord. [78-20](#), Eff. 6/22/2020. Zoning Control Table amended; [Proposition H](#), 11/3/2020, Eff. 12/18/2020. Zoning Control Table and Note (6) amended; Ord. [136-21](#), Eff. 9/4/2021. Zoning Control Table amended; Note (7) added; Ord. [233-21](#), Eff. 1/22/2022. Zoning Control Table and Note (7) amended; Ord. [37-22](#), Eff. 4/14/2022. Zoning Control Table amended; Ord. [75-22](#), Eff. 6/13/2022.