

Western SoMa Land Use Matrix

(Proposed by the WSoMa Task Force on 7/15/2010)

		ARTICLE 8 (Mixed Use Districts)					ARTICLE 7 (Neighborhood Commercial Districts)					
LAND USES	DEF SEC	RED	RED-M	WMUG	WMUO	SALI	Regional Commercial (RCD)			FOLSOM NCT		
							1st	2nd	3rd +	1st	2nd	3rd +
RESIDENTIAL												
Residential Use	890.88 790.88											
Dwelling Units		P	P	P			P (1)	P	P	P (2)	P	P
Group Housing			C	P			C (1)	C	C	C (2)	C	C
SRO Units				P (3)				P (3)	P (3)		P (3)	P (3)
Student Housing	315.1(38)			C (4)						C (4)	C (4)	C (4)
Market Rate Housing in Historic Buildings	N/A	P	P	P			C	P	P	C	P	P
Residential Conversion (from Res to other use)	N/A		C (5)	C (5)	C (5)	C (5)	C (5)	C (5)		C (5)	C (5)	
Residential Demolition	N/A	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)
Residential Division	207.8	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)	C (5)
INSTITUTIONS												
Medical Cannabis Dispensary	890.133 790.141					P (6) (7)						
Assembly and Social Service (Other Institution)	890.50 790.50		C	C	C	P (6)	C	C	C	C	C	
Child Care - < 13 Children (Other Institution)	890.50 790.51		P	P	P	C	P	P		P	P	
Child Care - > 12 Children (Other Institution)	890.50 790.50		P	P	P	C	C	C		P	P	
Educational Service (Other Institution)	890.5		C	C	C							

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Hospital, Medical Centers	890.44 790.44											
Job Training (Other Istitutional)	890.5			P	P	P						
Religious Facility (Other Institution)	890.5		C	C	P	C						
Residential Care - < 7 beds (Other Institution)	890.50 790.50			C				C	C		C	C
Residential Care - > 6 beds (Other Institution)	890.50 790.50											
COMMERCIAL												
Accessory Entertainment	New				P	P				P		
Adult Entertainment	890.36 790.36											
Ambulance Service	890.2 790.2			C (10 & 11)	C (9 & 11)	C (9 & 11)						
Amusement Game Arcade	890.4 790.4			C	C	C				C		
Arts Activities other than Theaters	102.2	C	P (12)	P	P	P	P	P	P	P	P	P
Auto Gas Station	890.14 790.14					P (10)						
Auto Sale or Rental	890.13 790.12											
Auto Wash	890.20 790.18			C		P						
Bars	890.22 790.22			P	P	P	P			P		
Billiard Hall (Assembly and Entertainment)	221			C	C	C				C		

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Business Services (non-Office - Article 8 ONLY)	890.111				P		N/A	N/A	N/A	N/A	N/A	N/A
Extended Hours (2:00am to 6:00am)	N/A				C	C						
Formula Retail	803.6 703.3			C (14)	C (9 & 14)	C (9 & 14)	C (9 & 14)			C (9 & 14)		
Full Service Restaurant	890.92 790.92		P (13)	P (10)	P (9)	P (9)	P (10)			P (10)		
Gym	218(d)			P (9)	P (9)	P (9)	P (9)	P (9)		P (9)	P (9)	
Large Fast Food Restaurant	890.92 790.90		P (13)	P (10)	P (9)	P (9)	P (10)			P (10)		
Liquor Store (no existing Article 8 Definition)	790.55			C (11)	C	C	C			C		
Live/Work Units	102.13											
Massage Establishment	890.60 790.60			C	C	C	C	C		C	C	
Movie Theater (up to 3 screens)	890.64 790.64				P	P						
Nighttime Entertainment	102.17				P (15)	P (15)						
Non-Auto Vehicle Sales or Rental	890.69			C		P	P					
Other Retails Sales and Services	890.102 790.102		P (13)	P (10)	P (9)	P (9)	P	P		P	P	
Other Entertainment	890.37 790.38				P (15)	P (15)						
Personal Service	890.116 790.116		P (13)	P (10)	P (9)	P (9)	P	P		P	P	
Recreation Facility	New				P (15)	P (15)						

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Retail Sales and Services	890.104 790.104		P (13)	P (10)	P (9)	P (9)	P	P		P	P	
Retail Sales and Services in Landmark or a Contributory Building	N/A	C	C	P (10)	P (9)	P (9)	P	P		P	P	
Small Self-Service (Fast Food) Restaurant	890.90 790.91		P (13)	P (10)	P (9)	P (9)	P			P		
Theater (non-movie)	221(d)		P (13)	P	P	P	P	P		P	C	
Tourist Hotel	890.46 790.46				P (16)					P (17)	P (17)	P (17)
OFFICE												
Administrative Service (See "Office")	890.106 790.106											
Business Service (Article 7 ONLY)(See "Office")	790.108											
Digital Media (See "Office")	New											
Financial Services	890.110 790.110			P (24 & 26)			P (26)			P (26)		
High Tech Office (See "Office")	New											
Integrated PDR (See "Office")	890.49											
Integrated PDR in Historic Bldg (See "Office")	N/A											
Limited Financial Service (See "Office")	890.112 790.112											
Medical Services	890.114 790.114			P (24 & 26)			P (26)			P (26)		
Office	890.70 790.69				P (24)		P (25)	P (25)		P (25)	P (25)	

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Office in Historic Bldg	N/A	C	C	P	P		P	P	P	P	P	P
Professional Services	890.108 790.116			P (24 & 26)			P (26)			P (26)		
INDUSTRIAL / PDR												
Auto Parking Garage, Comm. Commercial	890.10 790.8		C (18)(22)	C (18)(22)	C (18)(22)	C (18)(22)	C (18)(22)					
Auto Parking Garage, Comm. Residential	890.8 790.10		C (18)(22)	C (18)(22)	C (18)(22)	C (18)(22)	C (18)(22)					
Auto Parking Garage, Public	890.12		C (18)(22)	C (18)(22)	C (18)(22)	C (18)(22)	C (18)(22)					
Auto Parking Lot, Community Commercial	890.9 790.8		C (18)(23)	C (18)(23)	C (18)(23)	C (18)(23)	C (18)(23)					
Auto Parking Lot, Community Residential	890.7 790.10		C (18)(23)	C (18)(23)	C (18)(23)	C (18)(23)	C (18)(23)					
Auto Service Station	890.18 790.17			P (11)		P (11)						
Automotive Repair	890.15 790.15		P (13)	P (11)	P (11)	P (11)	C (11)			C (11)		
Business Goods & Equipment Repair Service	890.23		P (13)	P	P	P	P	P		P	P	
Business Service (non-Office, Article 8 ONLY)	890.111		P (13)	P	P	P						
Catering Service	890.25		P (13)	P	P	P	P	P		P	P	
Laboratory (Excluding Subsection (e))	890.52				P	P						
Laboratory, life science	890.53											
Light Manufacturing:	890.54 790.54		P (13)	P	P	P	P	P		P	P	

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Wholesale Sales			P (13)	P	P	P	P	P		P	P	
Commercial Storage			P (13)	C	C	P	C					
Self-storage												
Live/Work	102.13											
Motor Vehicle Tow Service	890.19			C (11)		C (11)						
Non-Retail Greenhouse or Plant Nursrey	209.5		P (13)	P	P (11)	P						
Trade Shop	890.124 790.24		P (13)	P	P	P	P	C		P	C	
Vehicle Storage - Enclosed Lot/Structure	890.131		C (18)	C (18)	C (18)	C (18)	C (18)					
Vehicle Storage - Open Lot	890.132											
OTHER												
Animal Services	224			P (19)	P (19)	P (15)	P (19)			P (19)		
Commercial Wireless Facility	227(h)			C	C	C	C			C		
General Advertising Sign	602.7											
Internet Services Exchange	209.6				C	P						
Mortuary	227(c)					P						
Open Air Sales	890.38		P (13)	P (10)	P (9)	P (9)	P			P		

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Open Recreation and Horticulture	209.5	P	P	P	P	P	P			P		
Outdoor Activity Area	890.71 790.70		P (13)	P (10)	P (9)	P (9)	P	P		P	P	
Public Transportation Facility	890.90 790.90			P	P	P						
Public Use	890.90 790.90	C	C	P	P	P	P	P	P	P	P	P
Walk-up Facility (i.e. ATM, etc.)	890.140 790.140			P	P	P	P	P		P	P	

NOTES

- 1 Residential uses only permitted on lots with street frontage of 25 feet or less
- 2 Ground floor residential use is prohibited on lots greater than 2,500 square feet in size.
- 3 Subject to minimum size limitations
- 4 New construction only
- 5 Per Planning Code Section 317
- 6 Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual
- 7 Medical cannabis dispensaries in SALI may only operate between the hours of 8 a.m. and 10 p.m.
- 8 (NA - REMOVED)
- 9 P up to 10,000 gross sq.ft. per lot; C b/w 10,000 and 25,000 gross sq.ft.; NP above 25,000 gross sq.ft. per lot
- 10 Up to 10,000 gross sq.ft. per lot; NP above 10,000 gross sq.ft. per lot
- 11 No ingress or egress on RED and RED-M streets
- 12 P up to 1 FAR; C above; NP above 1.5 FAR
- 13 P up to 1,250 gross square feet; C above; NP above 1 FAR
- 14 Subject to WSoMa CU findings
- 15 Subject to residential buffers
- 16 75 rooms or less
- 17 No more than 25 rooms
- 18 Subject to Planning Code Section 157.1
- 19 Pet grooming only; No 24 hour animal services or kennels
- 20 If located in front; C if located elsewhere § 145.2(a)
- 21 If recessed 3 ft.; C if not recessed § 145.2(b)
- 22 A to-be-determined proximity and # of spaces criteria added to Section 157.1
- 23 A to-be-determined public art requirement
- 24 C if greater than 50,000 gross square feet
- 25 P on EITHER first or second floor, but not both.
- 26 P when primarily open to the general public on a retail basis; subject to the use size limits in **Section X (to be determined)**.