

BUILDING ZONE ORDINANCE

CITY AND COUNTY OF SAN FRANCISCO

APPROVED
OCTOBER 3, 1921

CITY PLANNING COMMISSION

MATT L. SULLIVAN, President
FRANK J. TURNER, Vice-President
MRS. ABBIE E. WILKINS
PAUL SCHARRENBURG

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H. A. MASON, Secretary
R. S. WOODWARD, Engineer

ORDINANCE NO. 5464 (New Series.)

REGULATING AND ESTABLISHING THE LOCATION OF TRADES, INDUSTRIES AND BUILDINGS, AND THE LOCATIONS OF BUILDINGS DESIGNED FOR SPECIFIC USES, AND ESTABLISHING THE BOUNDARIES FOR SAID PURPOSES, AND PROVIDING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS.

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

DEFINITIONS.

Section 1. For the purpose of this ordinance certain terms herein used are herewith defined; all words used in the present tense shall include the future; all words in the singular number shall include the plural number; the word "lot" includes "plot," and the word "building" includes "structure."

Accessory—The word "accessory" means a subordinate building or portion of a main building whose use is incidental to that of the main building.

Apartment—The word "apartment" means a room or a suite of two or more rooms in a tenement house, occupied or suitable for occupation as a residence for one family doing its own cooking on the premises. One person may be construed to be a family.

Building—The word "building" means a structure for the support, shelter or enclosure of persons, animals or chattels, and when separated by division walls of masonry from the ground up, and without openings, then each portion of such building shall be deemed a separate building.

Business or Commerce—The words "business" and "commerce" mean the occupation or employment of buying, selling, bartering and exchanging goods, wares and merchandise or other personal property or real property or any interests therein for profit or livelihood, and also the ownership or management of office buildings, offices and recreational or amusement enterprises.

District—The word "district" means an entire city block, any part thereof or two or more contiguous blocks.

Dwelling—The word "dwelling" means any house or building or portion thereof which is occupied in whole or in part, as the home, residence or sleeping place either permanent or transient of one or more human beings.

Industry—The word "industry" when used in this ordinance means the storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever and including the operation of garages and stables.

Lot—The word "lot" shall mean land bounded by definite lines and occupied or to be occupied by a building or its accessory buildings together with the land, yards, courts and area spaces used in connection with such buildings.

Story—The word "story" means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it then the space between such floor and the ceiling next above it.

Street Line—The term "street line" means the boundary line between street and abutting property.

Use—The word "use" means the purpose for which a building is or may be occupied.

USE DISTRICTS.

Section 2. Use Districts—For the purpose of regulating and establishing the location of trades and industries, businesses, dwellings and the location of buildings designed for specific uses, the City and County of San Francisco is hereby divided into six classes of district: (1) First Residential District, (2) Second Residential

District, (3) Commercial District, (4) Light Industrial District, (5) Heavy Industrial District, (6) Unrestricted District; as shown on the use of property zone maps, sections 1 to 14 inclusive, which accompany this ordinance and are hereby declared to be part hereof.

The use districts designated on said maps are hereby established. The use of property zone map designations which accompany said use of property zone maps are hereby declared to be part hereof. No building or premises shall be erected or used for any purpose other than a purpose permitted in the use district in which such building or premises are located.

Section 3. First Residential District—In a First Residential District no building or premises shall be used and no building shall be constructed or altered which is arranged, intended or designed to be used for any purpose other than for:

1. Single family dwelling.
2. School.
3. Church.
4. Community club house.
5. Nurseries, farms, truck gardens and greenhouses.
6. The usual accessories located on the same lot

with these various buildings not involving the conduct of a business, but including the office of a musician, physician or dentist or other person authorized by law to practice medicine when situated in the same dwelling when used by such person as his or her place of residence; and a garage or group of garages containing space for not more than four automobiles.

7. A dwelling designed for and intended to be used for two families providing that at least five thousand (5000) square feet of open area shall remain upon the lot upon which such structure is erected.

The Board of Supervisors may issue permits for the erection within a First Residential District of a temporary building for commerce or industry incidental to the construction of a building or the development of a residential district; and they may also issue permits for the erection within such district of a stable for not more than two cows or two horses.

Section 4. Second Residential District—In a Second Residential District no building or premises shall be used and no building shall be constructed or altered which is arranged, designed or intended to be used for any purpose other than the purposes specified in Section 3, and those of a

1. Tenement house or apartment house.
2. Flat.
3. Boarding or lodging house.
4. Hotel.
5. Library.
6. Public building.
7. Hospital or sanitarium.
8. Police Station.
9. Fire Station.
10. Philanthropic and eleemosynary institution other than a correctional institution.

Section 5. Commercial District—In a Commercial District no building or premises shall be used and no building shall be constructed or altered which is arranged, intended or designed to be used for any of the following specified trades, industries and uses:

1. Automobile repair shop, unless conducted in connection with a public garage and as a part thereof.
2. Bakeries employing more than five persons.
3. Blacksmith or horseshoeing establishments.
4. Bottling works.
5. Carting, express or hauling yard or storage yard other than for fuel.

6. Contractors' plant or storage yard.
7. Cooperage.
8. Laundry employing more than ten people.
9. Lumber yard.
10. Uses excluded from the Light Industrial District.
11. Any kind of manufacturing other than manufacturing clearly incidental to a retail business conducted on the premises or light manufacturing conducted on any floor above the ground floor of a building.

PROVIDED, however, there may be maintained in a Commercial District the following:

1. Printing shops and the business of publishing a newspaper.
 2. Light Industries clearly incidental to the operation of an Amusement Park.
 3. Electric sub-stations and telephone exchanges.
 4. Public garages and gasoline service stations may be conducted in a Commercial District only under permits granted by the Board of Supervisors.
- No uses permitted by Sections 3 and 4 hereof shall be excluded from the Commercial District.

Section 6. Light Industrial District—All uses permitted in a Commercial District shall be permitted in a Light Industrial District. In a Light Industrial District no building or premises shall be used and no building shall be constructed or altered which is intended or designed to be used for any of the following specified trades, industries or uses:

1. Acetylene gas manufacture.
2. Ammonia, chlorine or bleach powder manufacture.
3. Asphalt manufacturing or refining.
4. Blast furnace.
5. Boiler works.
6. Brick, tile or terra cotta manufacture.
7. Celluloid manufacture or treatment.
8. Creosote treatment or manufacture.
9. Coke ovens.
10. Dyestuff manufacture.
11. Gas manufacturing.
12. Gunpowder manufacture or storage.
13. Lamp black manufacture.
14. Lime, cement or plaster of paris manufacture.
15. Petroleum refining.
16. Potash refining.
17. Rolling mill.
18. Ship yard.
19. Smelting of iron.
20. Stockyards.
21. Storage or baling of scraps, paper, rags or junk.
22. Sulphuric, nitric or hydrochloric acid manufacture.
23. Tar distillation or manufacture.
24. Tar roofing or tar waterproofing manufacture.
25. Wool pulling and scouring.
26. Yeast plant.
27. Those uses which constitute a nuisance or which may be noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise.
28. All uses excluded from Heavy Industrial Districts, except single dwellings, flats and tenement houses.

Iron, steel or brass foundries operating closed furnaces may be conducted in this district upon permit from the Board of Supervisors, but not otherwise.

Section 7. Heavy Industrial District—In a heavy Industrial District no building or premises shall be used and no building shall be constructed or altered, which is arranged, intended or designed to be used for any of the following specified trades, industries or uses:

1. Single dwelling, flat or tenement house.
2. Abattoir.

3. Candle factory.
4. Distillation of coal, bones or wood.
5. Fat rendering.
6. Fertilizer manufacture.
7. Glue, size or gelatin manufacture.
8. Incineration or reduction of garbage, offal, dead animals or refuse.
9. Tallow, grease or lard manufacture.

Provided, the erection and maintenance of dwelling quarters in connection with any industrial establishment for the family of a watchman may be allowed.

Section 8. Unrestricted District—In the Unrestricted District no use restrictions are placed on any of the property except as are imposed by law or municipal ordinance.

Section 9. Non-Conforming Building and Uses—Any non-conforming use existing at the time of the passage of this ordinance may be continued and any existing building, designed, arranged, intended or devoted to a non-conforming use may be reconstructed or structurally altered and the non-conforming use therein changed subject to the following regulations:

1. The cost of reconstruction or structural alteration of such a building shall in no case exceed 50 per cent of its assessed value, nor shall the building be enlarged unless the use thereof is changed to a conforming use.
2. No non-conforming use shall be enlarged at the expense of a conforming use.
3. In a residence district no building or premises devoted to a use permitted in a commercial district shall be changed into a use excluded from the commercial district.
4. In a residence or commercial district no building or premises devoted to a use permitted in a light industrial district shall be changed into a use excluded from a light industrial district.
5. In a residence, commercial or light industrial district no existing building or premises devoted to a use excluded from the light industrial district shall be structurally altered if its use shall have been changed since the passage of this ordinance to another use also excluded from a light industrial district. A change of use for the purpose of this subdivision shall be deemed to include any change from a use included in an enumerated subdivision of section 6 to a use included in another enumerated subdivision of section 6.
6. In a residence, commercial or light industrial district no building or premises devoted to a use excluded from a light industrial district shall have its use changed to another use which is also excluded from a light industrial district if the building shall have been structurally altered since the time of passage of this ordinance. A change of use for the purpose of this subdivision shall be deemed to include any change from a use included in an enumerated subdivision of section 6 to a use included in another enumerated subdivision of section 6.

Section 10. Alterations or Changes in Districts—The owner of any property within the City and County desiring to change the classification applicable to his property as the same appears upon the official use of property zone map made a part of this ordinance, shall file an application with the Clerk of the Board of Supervisors stating the nature of the change desired. Such application shall be accompanied by a map or diagram showing the boundaries of the area sought to be reclassified, together with the names and addresses of all the owners of property therein and within a distance of 275 feet outside of the exterior boundaries of said area. Immediately upon the filing of said application the same shall be transmitted to the City Planning Commission for an investigation and report. Within sixty days after receiving said applica-

tion the City Planning Commission shall fix a time for hearing the same and shall notify the applicant and all persons whose names appear as owners of property within the distance of 275 feet of the property delineated upon the map accompanying said application. Such hearing may be continued from time to time so that all parties interested may have opportunity to be heard in relation thereto. Upon the conclusion of such hearing, or at the request of a majority of the Board of Supervisors, the City Planning Commission shall report to the Board of Supervisors its recommendations and conclusions in respect thereto. The Board of Supervisors may by resolution request the City Planning Commission to hear and consider any proposed change in the classification of any area or the City Planning Commission may of its own initiative recommend a reclassification of any area.

Section 11. Upon the receipt of the report of the City Planning Commission, the Board of Supervisors shall consider the same and may change or refuse to change the classification applied for or reported upon. If the classification of any area is changed an ordinance shall accordingly be passed and thereupon the City Planning Commission shall change the official use of property zone map in conformity therewith.

If any area is hereafter transferred to another district by a change in district boundaries by an amendment, as above provided, the provisions of this ordinance in regard to the premises or building existing at the time of the passage of this ordinance shall apply to buildings or premises at the time of passage of such amendment in such transferred area.

Section 12. Interpretation—Purpose—In interpreting and applying the provisions of this ordinance they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. It is not intended by this ordinance to repeal, abrogate, annul or in any way to impair or interfere with any existing provision of law or ordinance or any rules, regulations or permits previously adopted or issued or which shall be adopted or issued pursuant to the law relating to the use of buildings or premises; nor is it intended by this ordinance to interfere with or abrogate or annul any easement, covenant or other agreements between parties; provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises than is imposed or required by such existing provisions of law or ordinance or by such rules, regulations or permits or by such easements, covenants or agreements, the provisions of this ordinance shall control.

Section 13. Unlawful Use—Certificate of Occupancy—It shall be unlawful to use or permit the use of any building or premises or part thereof hereafter constructed, erected, changed or converted wholly or in part in its use or structure until a certificate of occupancy to the effect that the building or premises or the part thereof so constructed, erected, changed or converted and the proposed use thereof conform to the provisions of this ordinance shall have been issued by the Chief Building Inspector. In the case of such buildings or premises it shall be the duty of the Chief Building Inspector to issue a certificate of occupancy within ten days after a request for the same shall be filed in his office by any owner of a building or premises or the part thereof, so constructed, erected, changed or converted, and the proposed use thereof, conforms with all the requirements herein set forth. A temporary certificate of occupancy for a part of a building may be issued by the Chief Building Inspector. Upon written request from the owner, the Chief Building Inspector shall issue a certificate of occupancy for any building or premises existing at the time of the

passage of this ordinance certifying after inspection the use of the building or premises and whether such use conforms to the provisions of this ordinance.

Section 14. Enforcement, Legal Procedure, Penalties—It shall be the duty of the Board of Public Works, Board of Health, Police Department, Fire Department and Department of Electricity to enforce this ordinance.

Any person, firm or corporation violating any provisions of this ordinance shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than \$500 or by imprisonment for a term not exceeding six months, or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued, or permitted by such person, firm or corporation, and shall be punishable as herein provided.

Section 15. District Boundaries—District boundaries are, unless otherwise indicated, street lines, but where two or more district designations are shown within a block 200 feet or less in width the boundary of a less restricted district shall be deemed 100 feet back from its street line. Where two or more district designations are shown within a block more than 200 feet in width the bounding line shall be deemed 137½ feet back from the street line of the less restricted district, or shall be the rear lot line of the lots fronting on the less restricted district. Where uncertainty exists as to the exact boundary line, the line shall be determined by the City Planning Commission upon written application and a record thereof kept in the office of that Commission.

Section 16. Building Permits—No building permit shall be issued by the Board of Public Works for the erection or alteration of any building or structure contrary to the provisions of this ordinance.







Each application for a building permit hereafter filed with the Board of Public Works shall be accompanied by a statement as to the use of the building to be constructed or altered on blanks to be furnished by the Board of Public Works. On each application there shall be shown an accurate block plan of the location of the building on the lot drawn to a scale of 16 feet to 1 inch.

Section 17. Completion of Proposed Buildings and Restoration of Building Wholly or Partially Destroyed—Nothing herein contained shall require any change in the plans, construction or designated use of a building for which a building permit has been heretofore issued, provided, however, the work of construction must be commenced under such permit within ninety days after passage of this ordinance and must be diligently prosecuted until the completion of the building for which such permit has been granted. Nothing in this ordinance shall prevent the restoration of a building wholly or partly destroyed by fire, earthquake, explosion, act of God or act of a public enemy, or prevent the continuance of the use of such building or part thereof as such use existed at the time of such destruction of such building or part thereof, or prevent a change of such existing use under the limitations provided in section 9. Nothing in this ordinance shall prevent the restoration of a wall declared unsafe by the Board of Public Works.

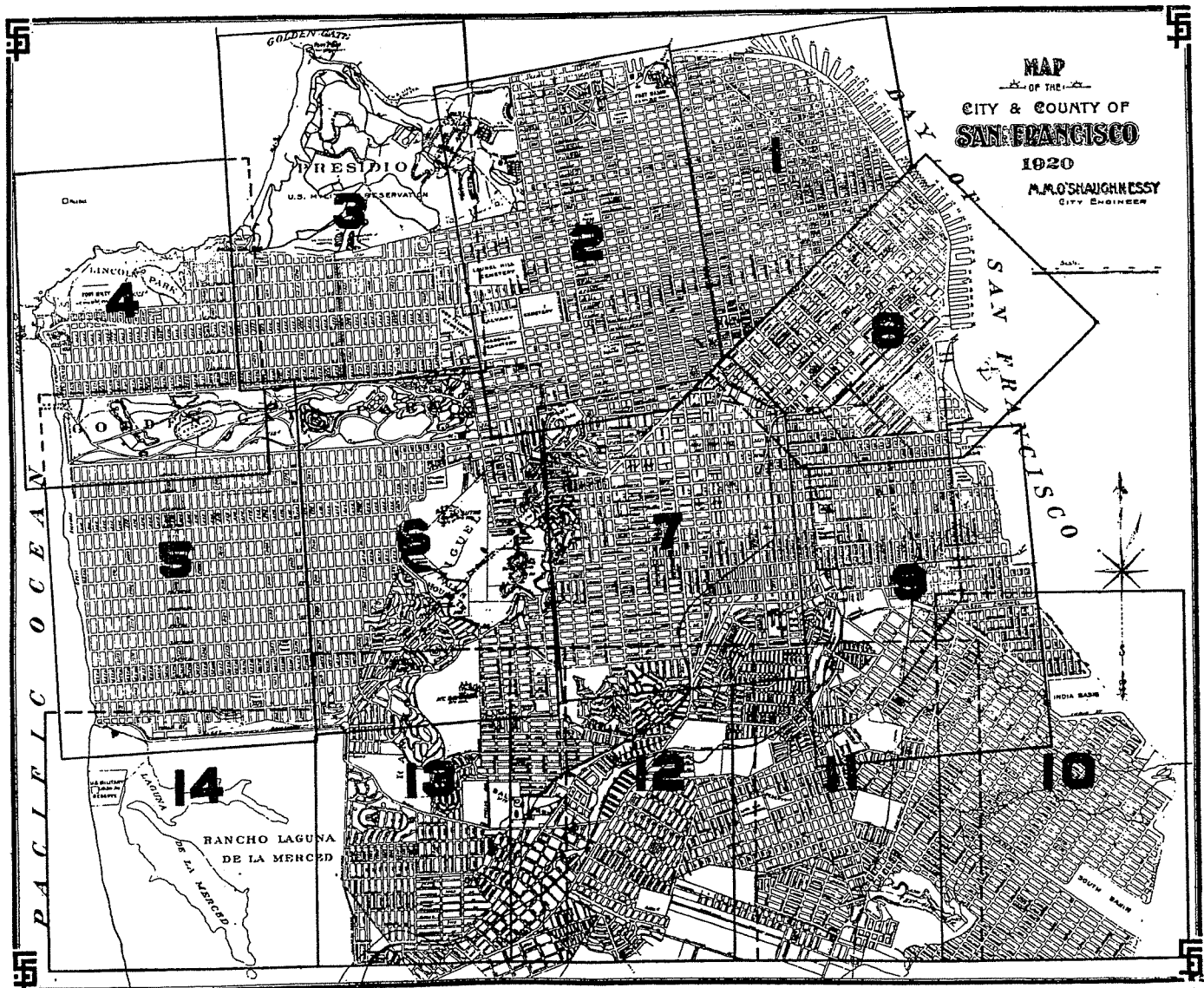
Section 18. The official and original copy of the use of property zone maps shall be kept in the office of the Clerk of the Board of Supervisors. Certified copies thereof shall be deposited with the City Planning Commission and with the Board of Public Works; also one such copy shall be filed for record in the Recorder's office.

Section 19. This ordinance shall take effect and be in force from and after its passage.

Map Designations for Use of Property Zone Maps

	FIRST RESIDENTIAL DIST.		LIGHT INDUSTRIAL DIST.
	SECOND " "		HEAVY INDUSTRIAL "
	COMMERCIAL "		UNRESTRICTED "

INDEX MAP



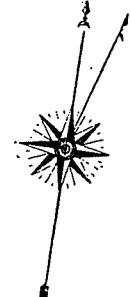
The Above Numbers Refer to the Sections of the City as Shown on the Following Maps, Marked Section 1 to Section 14, Inclusive

Join Sec. 2

Join Sec. 8

BAY OF SAN FRANCISCO

SECTION 1



CITY & COUNTY OF SAN FRANCISCO

USE OF PROPERTY ZONE MAP

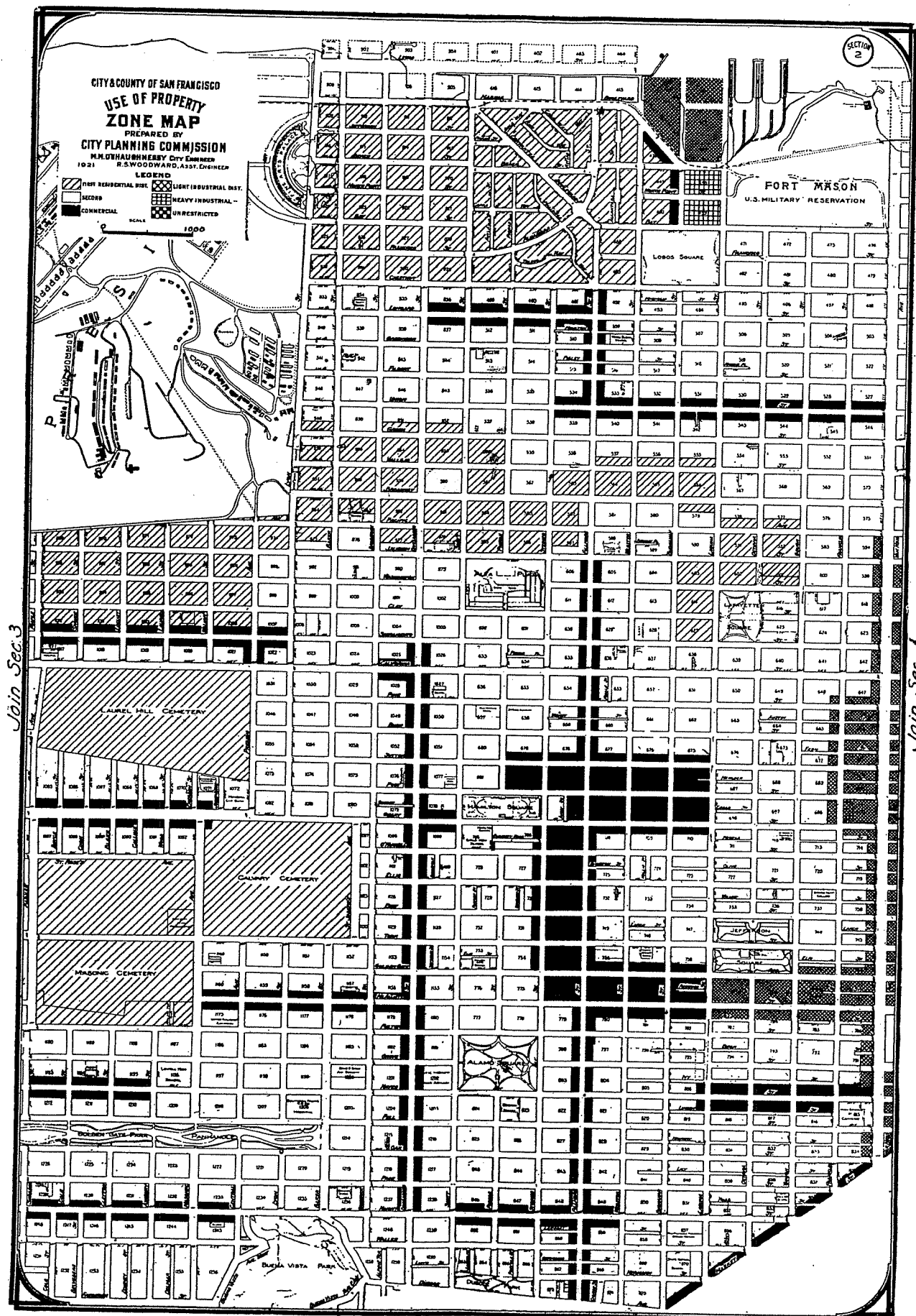
PREPARED BY
CITY PLANNING COMMISSION
H. L. OSHAUGHNESSY CITY ENGINEER
1921 R. S. WOODWARD, ASST. ENGINEER

LEGEND

- | | | | |
|-------------------|-------------------------|---------------------|------------------------|
| [Hatched Box] | FIRST RESIDENTIAL DIST. | [Cross-hatched Box] | LIGHT INDUSTRIAL DIST. |
| [Solid Black Box] | SECOND | [Dotted Box] | HEAVY INDUSTRIAL |
| [White Box] | COMMERCIAL | [Checkered Box] | UNRESTRICTED |

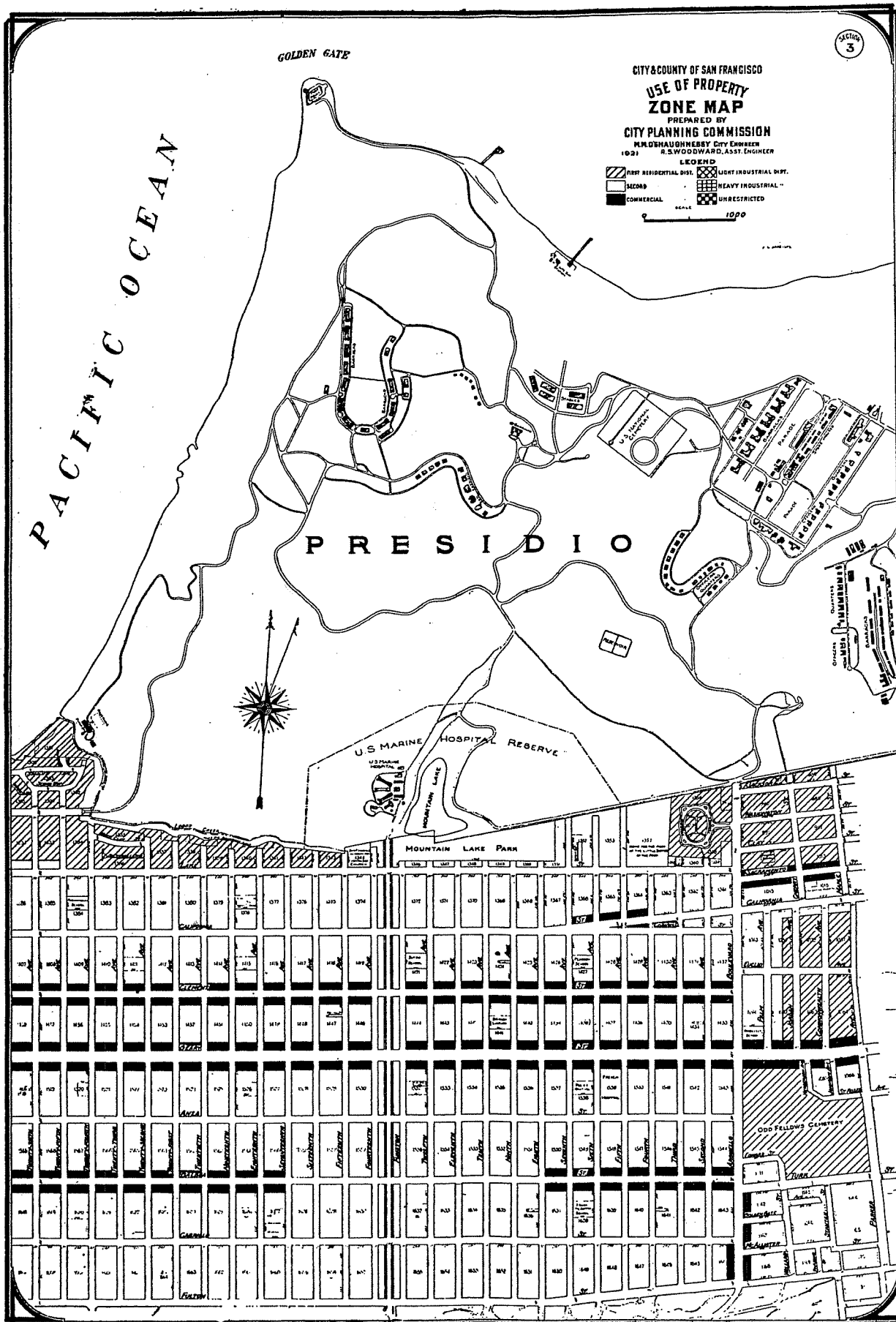
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Join Sec. 3



Join Sec. 1

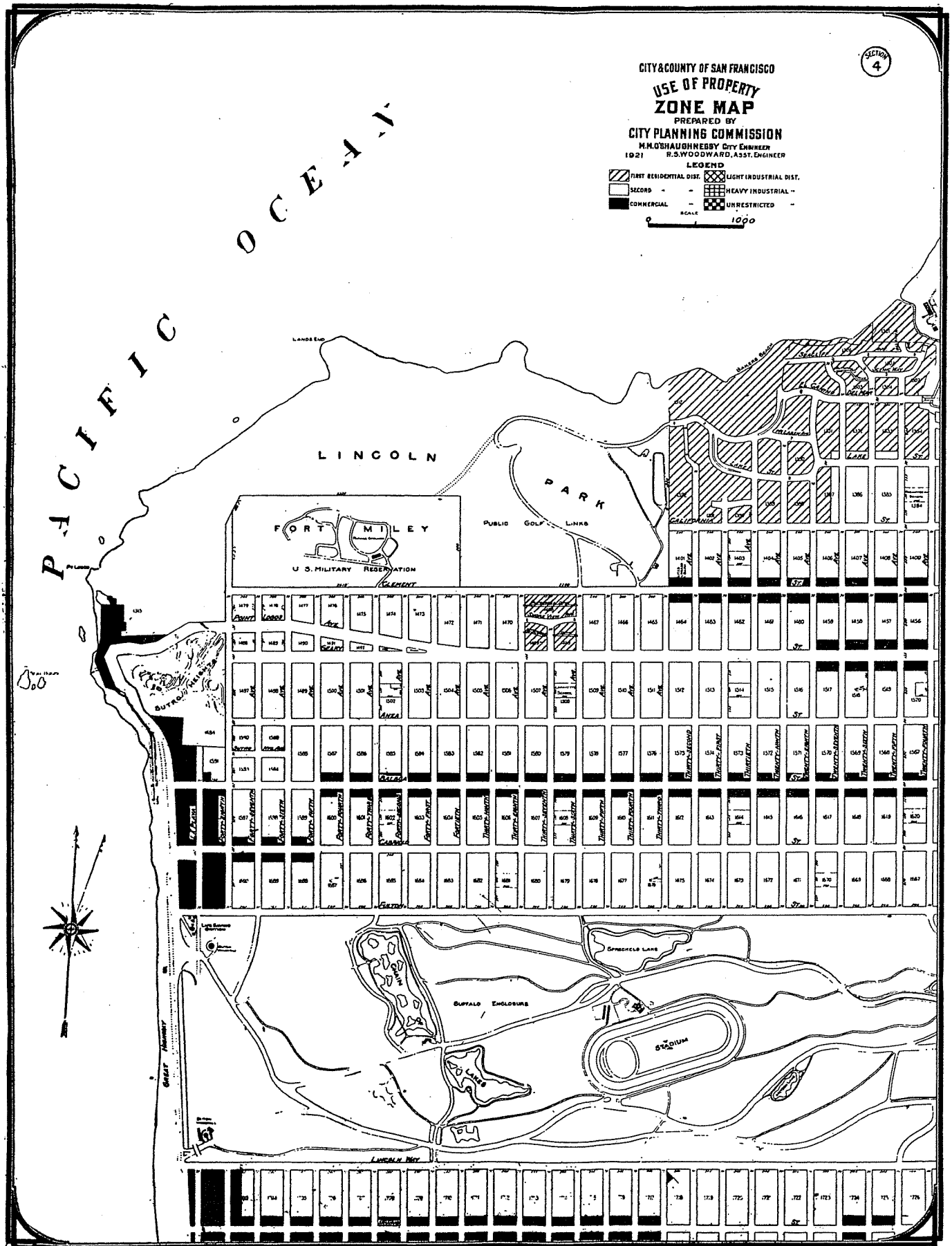
Join Sec 7



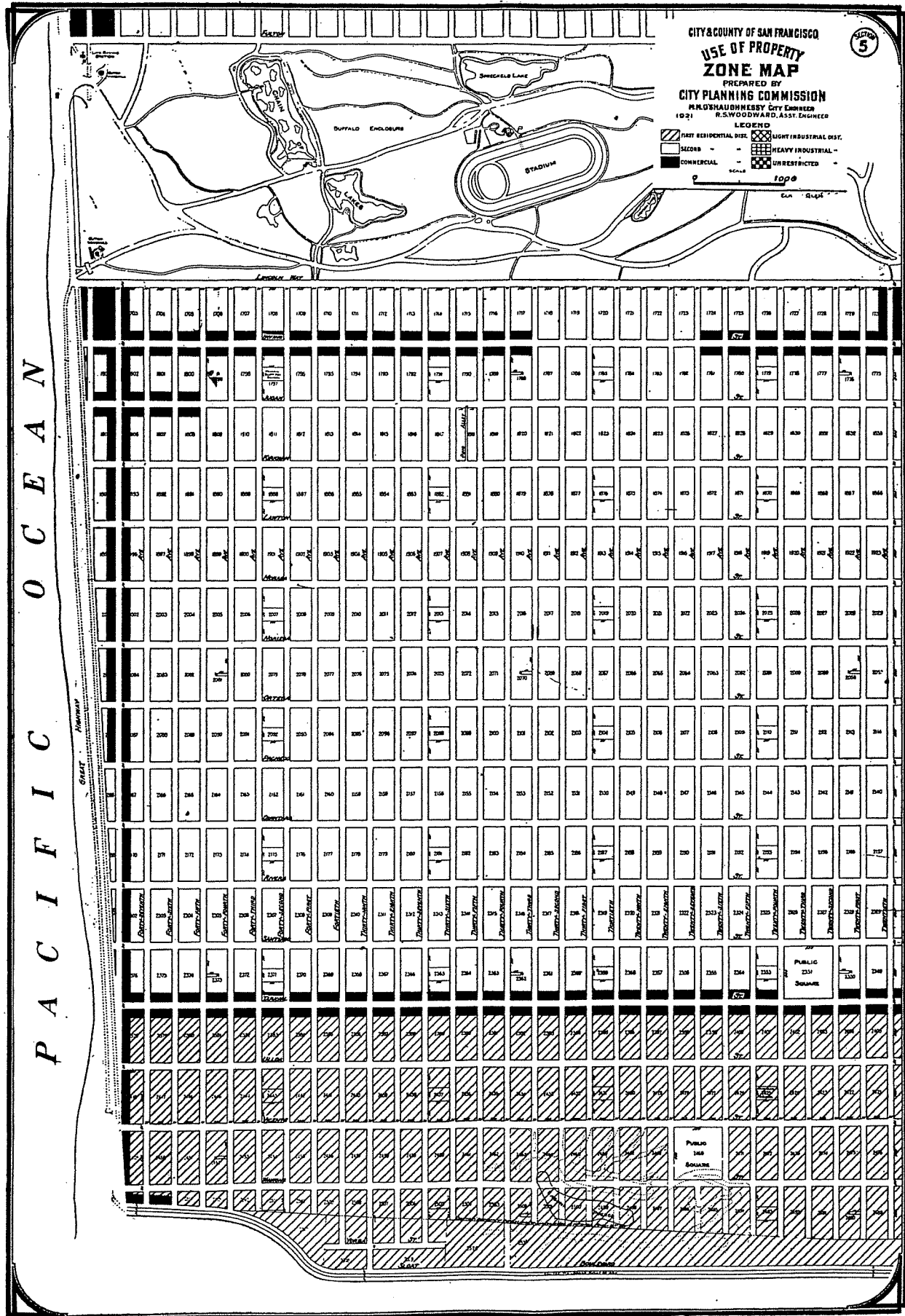
Join Sec. 4

Join Sec. 2

Join Sec. 6



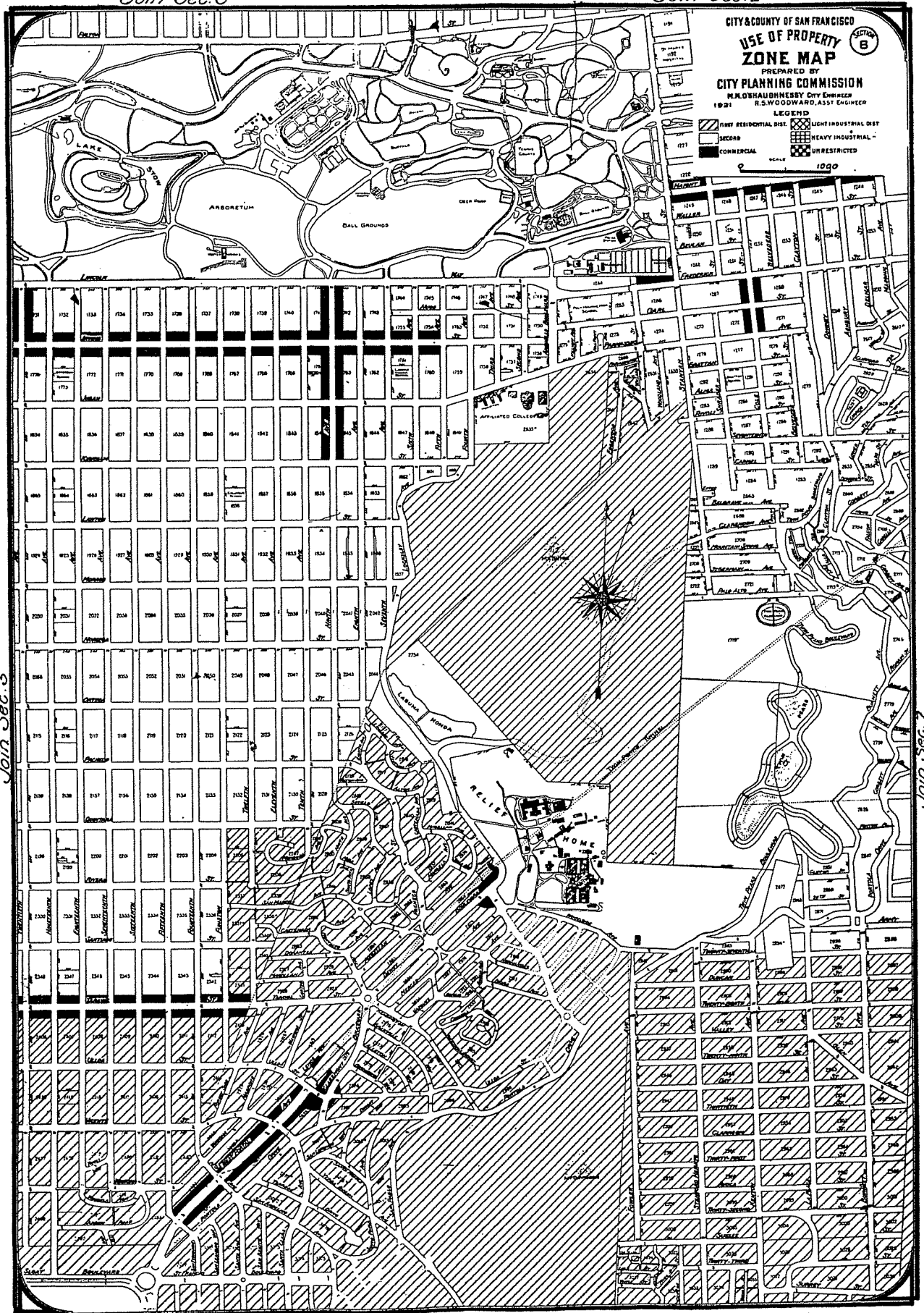
Join Sec. 4



Join Sec. 14

Join Sec. 3

Join Sec. 2



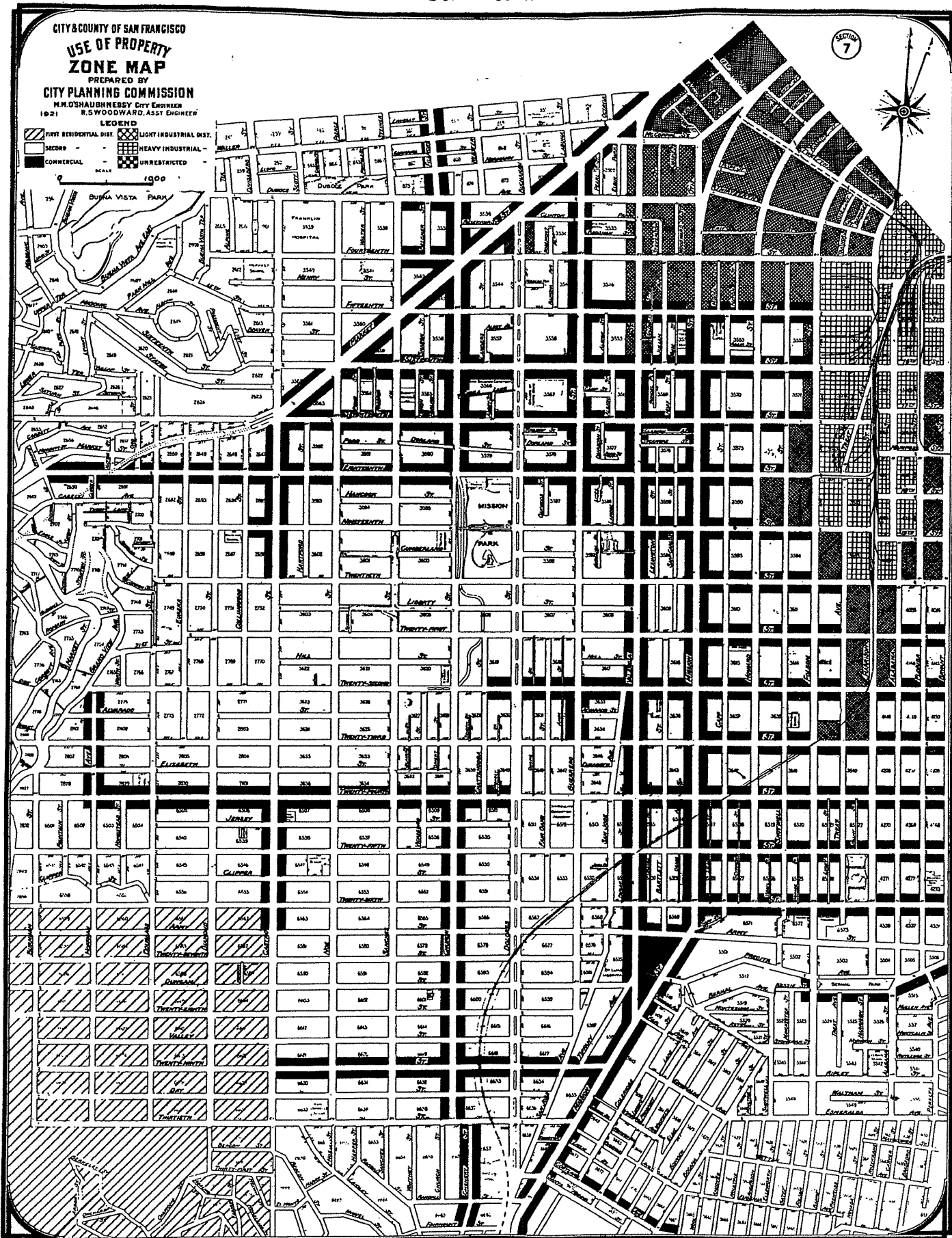
Join Sec. 5

Join Sec. 12

Join Sec. 13

Join Sec. 12

Join Sec. 2.



Join Sec. 6

Join Sec. 12

Join Sec. 9

CITY & COUNTY OF SAN FRANCISCO

USE OF PROPERTY ZONE MAP

PREPARED BY

CITY PLANNING COMMISSION

M.M. O'BRAUGHNESSY CITY ENGINEER
1921 **B.S. WOODWARD, ASST. ENGINEER**

1921 B.S. WOODWARD, ASST. ENGINEER

B.S. WOODWARD, ASST. ENGINEER

LEGEND

 FIRST RESIDENTIAL DIST.

SECTION

COMMERCIAL

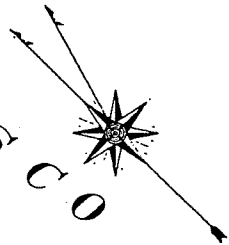
 LIGHT INDUSTRIAL DIST.

HEAVY INDUSTRIAL™

UNRESTRICTED

SCALE

1996



Join Sec. 7



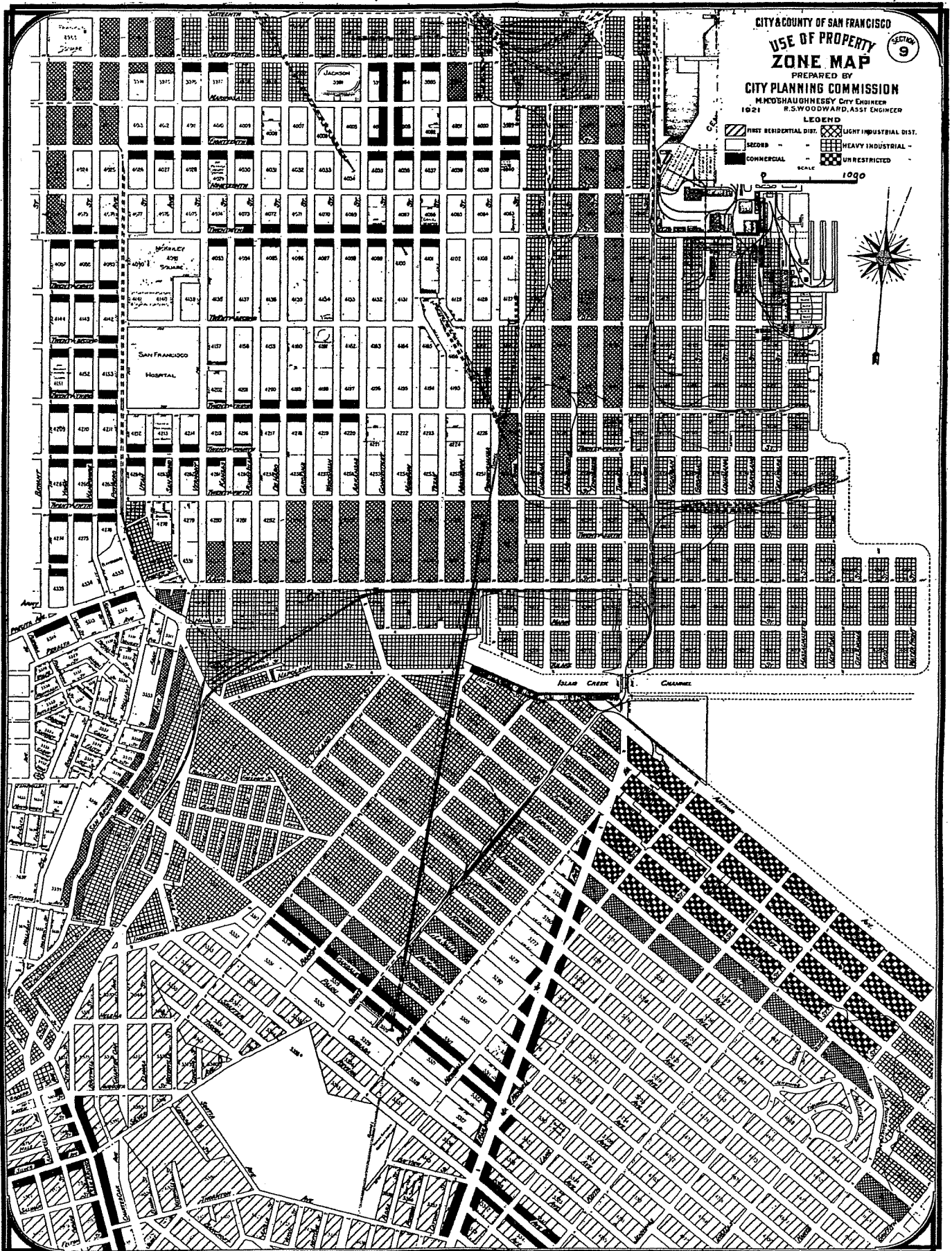
Join Sec.9

Join Sec. 7

Join Sec. 8

Join Sec. 7

Join Sec. 11



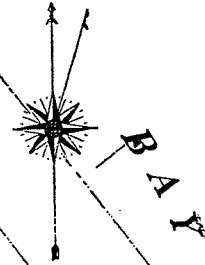
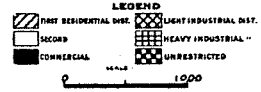
Join Sec. 11

Join Sec. 9

SECTION
10

CITY & COUNTY OF SAN FRANCISCO
**USE OF PROPERTY
ZONE MAP**

PREPARED BY
CITY PLANNING COMMISSION
MILTON HAUGHNESS, CITY ENGINEER
1921
R. S. WOODWARD, ASST. ENGINEER



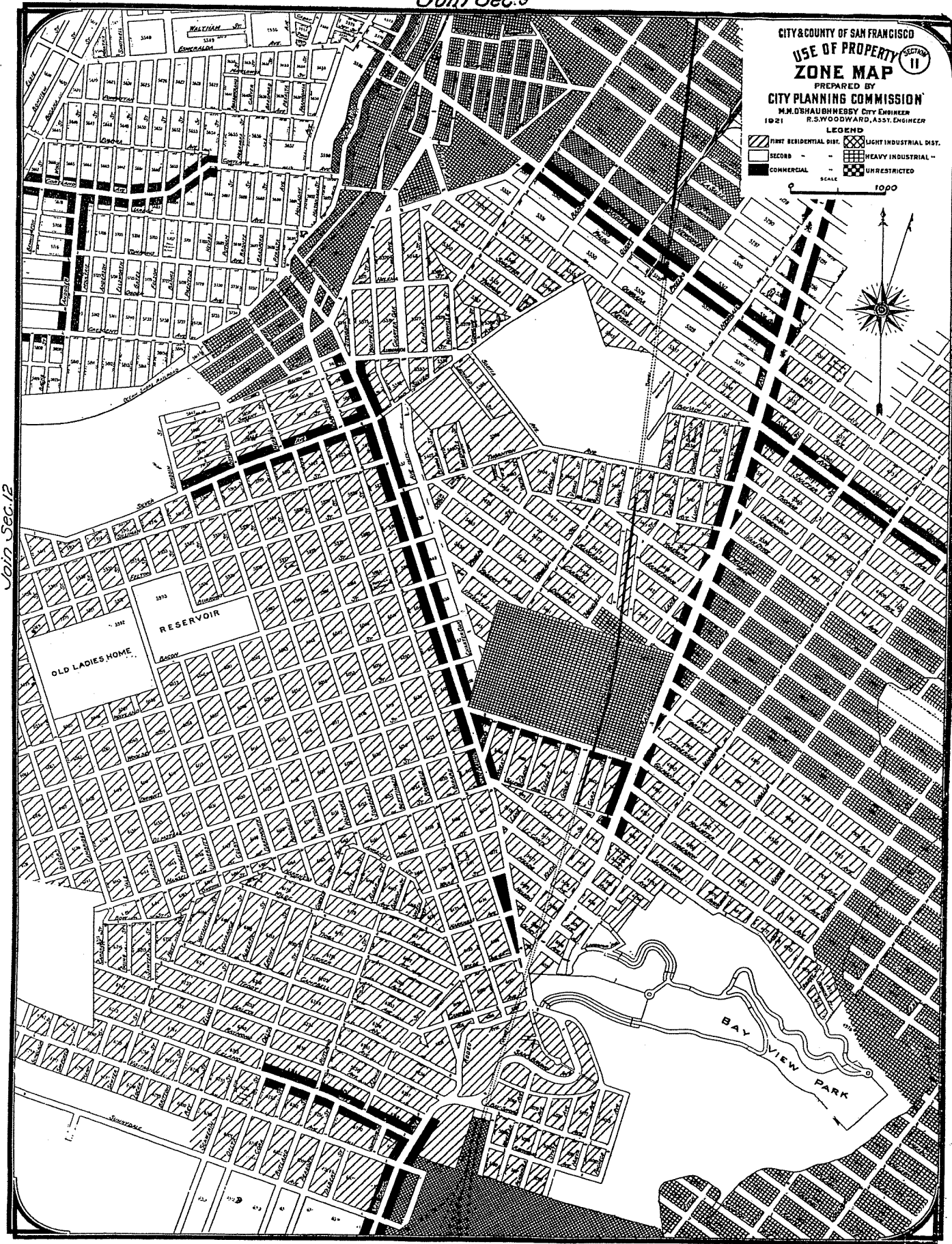
O F
S A N F R A N C I S C O
B A Y

SOUTH
BASIN

DAY VIEW PARK

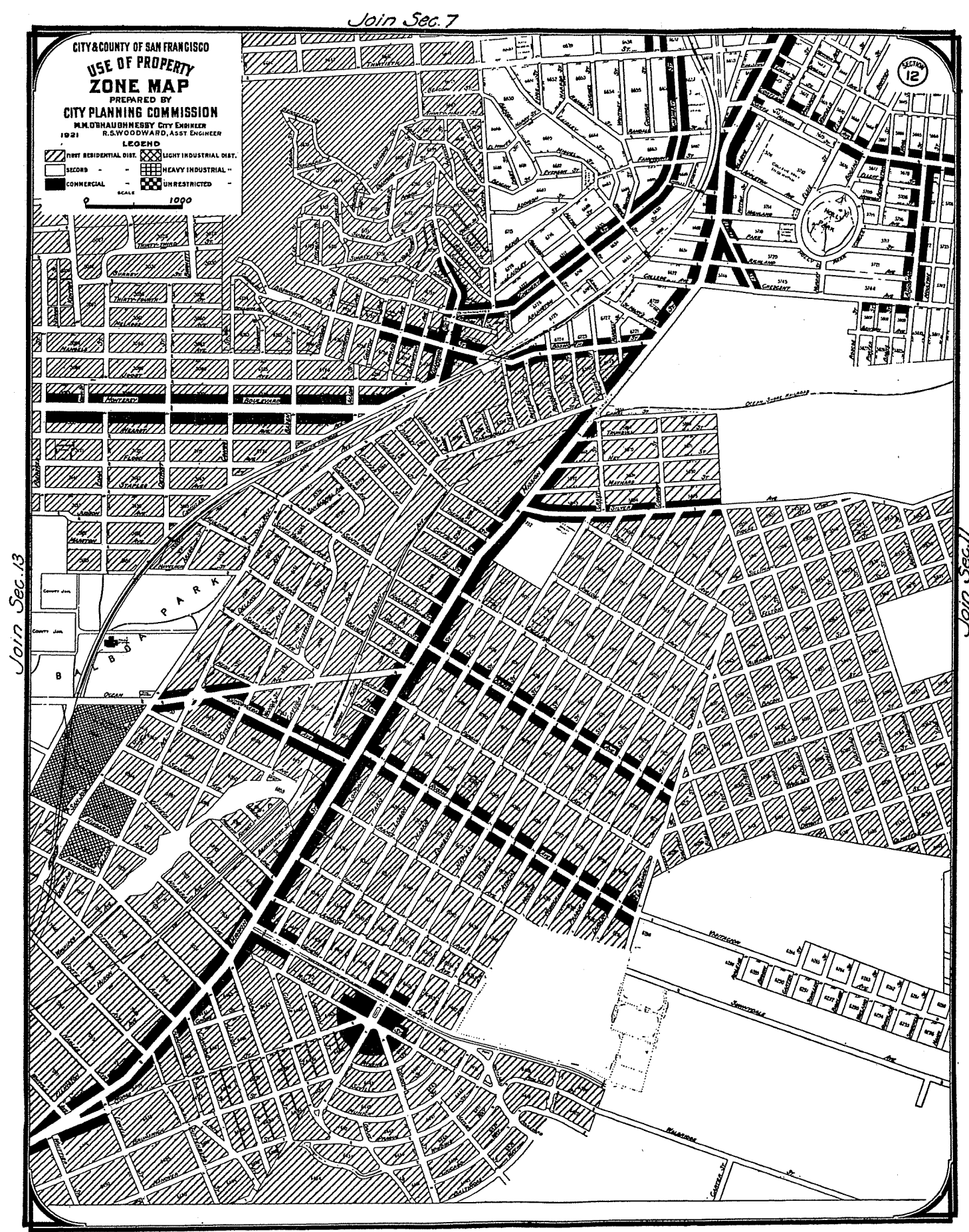
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Join Sec. 9



Join Sec. 12

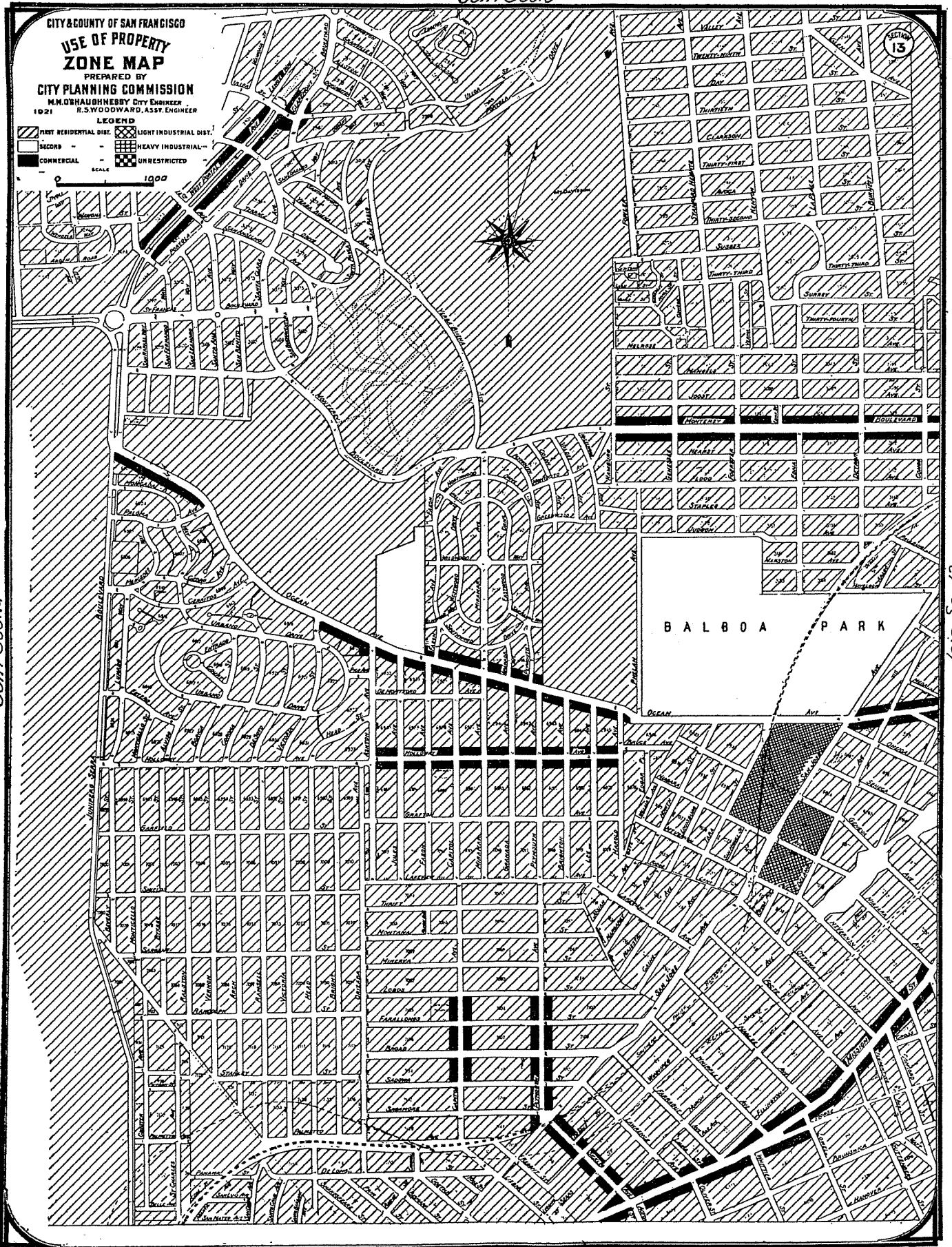
Join Sec. 10



Join Sec. 6

Join Sec. 14

Join Sec. 12



PACIFIC OCEAN

UNITED STATES MILITARY RESERVATION

L A G U N A

D E L A M E R C E D

POND

S.F. GOLF & COUNTRY CLUB

SAN FRANCISCO COUNTY
SAN MATEO COUNTY

SETTLING POND

Loma Prieta Golf Club

CITY & COUNTY OF SAN FRANCISCO
USE OF PROPERTY
ZONE MAP
PREPARED BY
CITY PLANNING COMMISSION

W.L. O'NEAL, CHIEF CITY ENGINEER
R.S. WOODWARD, ASST. ENGINEER
1932

LEGEND
FIRST RESIDENTIAL DISTRICT
SECOND
COMMERCIAL
LIGHT INDUSTRIAL DISTRICT
HEAVY INDUSTRIAL
UNRESTRICTED

SCALE
0 1000



Join Sec. 3

Join Sec. 13






Join Sec. 7

CITY & COUNTY OF SAN FRANCISCO

USE OF PROPERTY ZONE MAP

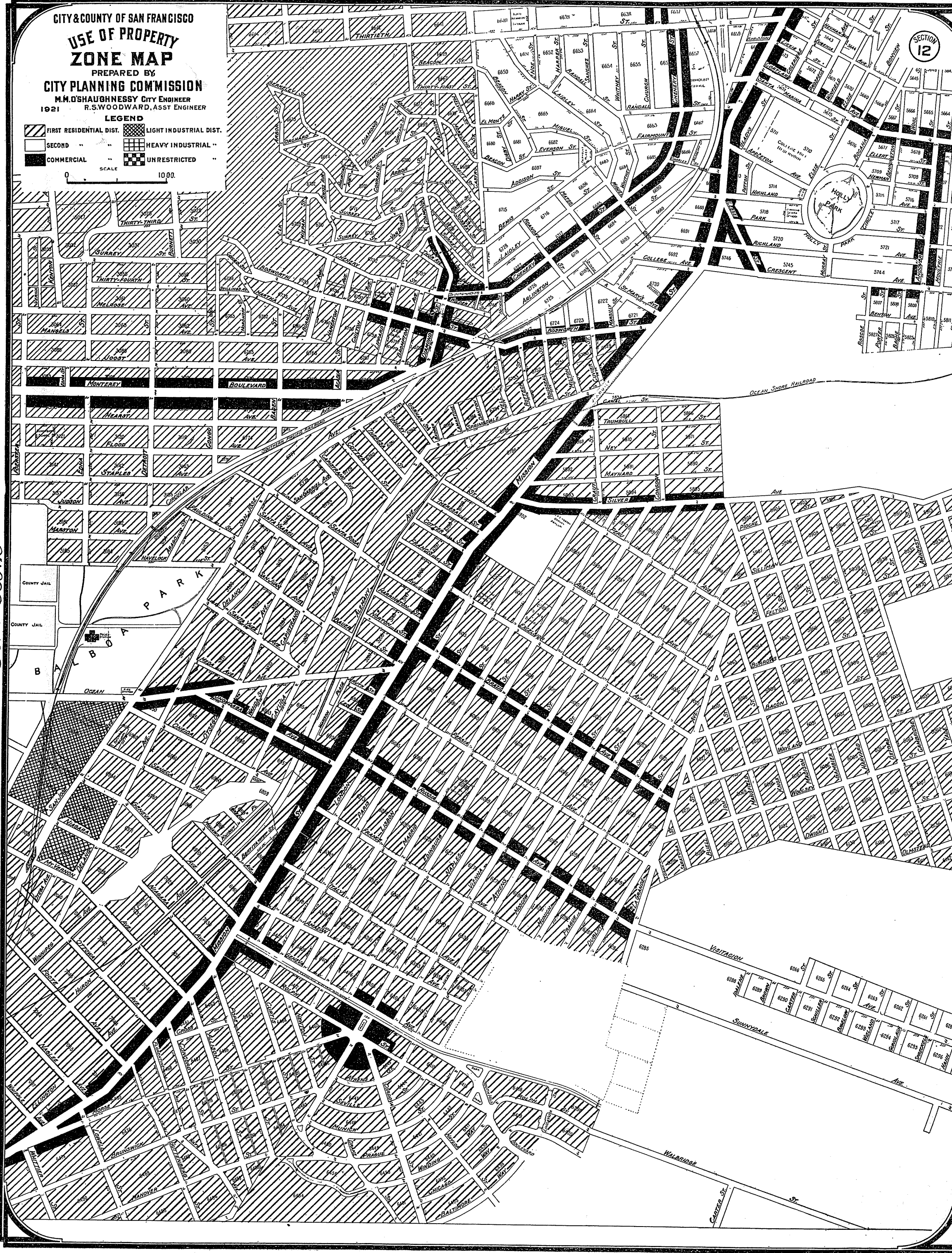
PREPARED BY
M.M. O'SHAUGHNESSY CITY ENGINEER
R.S. WOODWARD, ASST. ENGINEER
1921

LEGEND

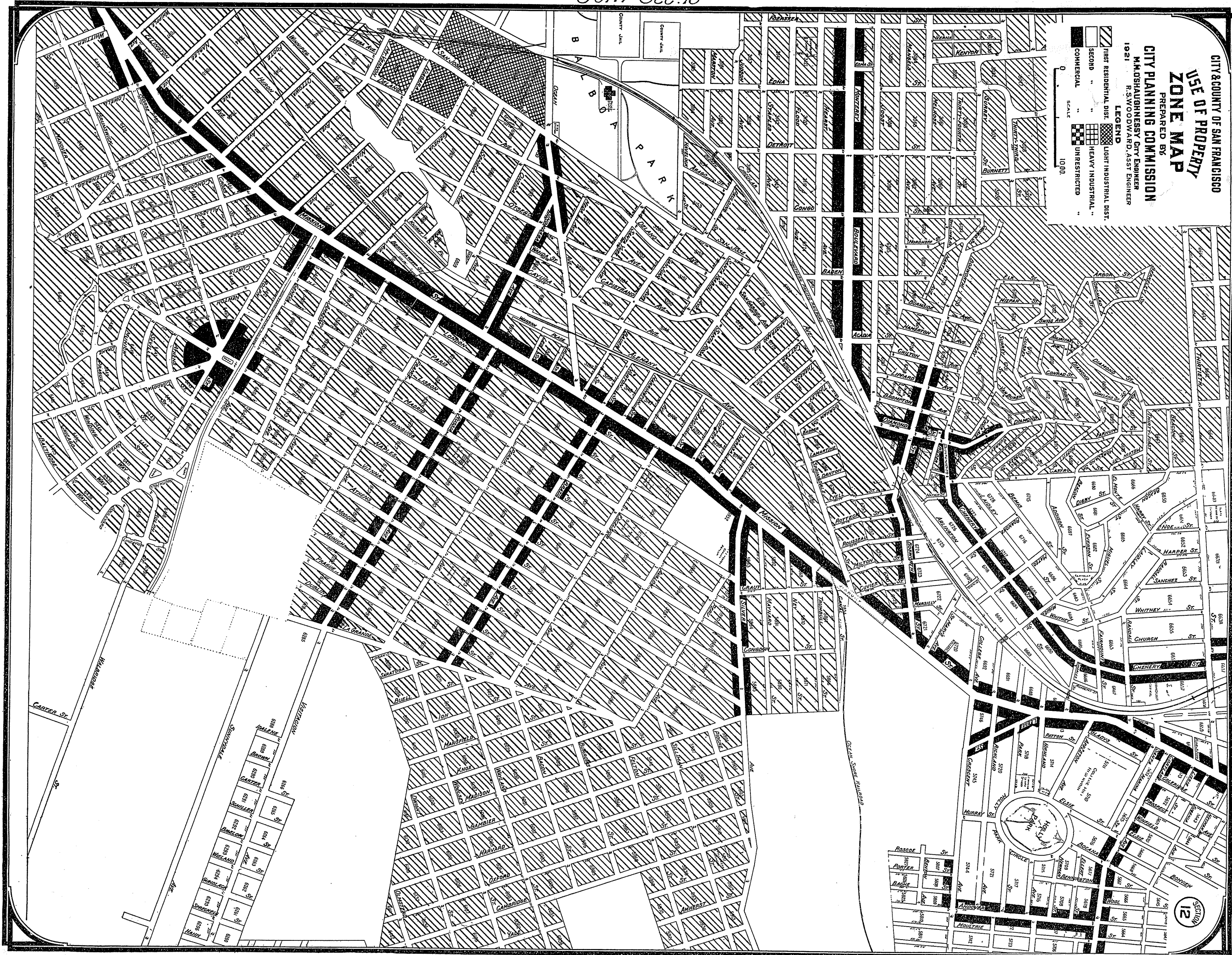
- | | |
|---|--|
|  FIRST RESIDENTIAL DIST. |  LIGHT INDUSTRIAL DIST. |
|  SECOND " |  HEAVY INDUSTRIAL " |
|  COMMERCIAL |  UNRESTRICTED " |

SCALE 1000.

SECTION
12



Join Sec.13



CITY & COUNTY OF SAN FRANCISCO
**USE OF PROPERTY
ZONE MAP**
PREPARED BY
CITY PLANNING COMMISSION
M. OSHAUBENESSY, CITY ENGINEER
1921 R. S. WOODWARD, ASST. ENGINEER

LEGEND

FIRST RESIDENTIAL DIST. LIGHT INDUSTRIAL DIST.
SECOND " HEAVY INDUSTRIAL " UNRESTRICTED
COMMERCIAL

SCALE 10,000

Join Sec.7

Join Sec.11