

CITY AND COUNTY OF SAN FRANCISCO

ARTICLE XVIII OF THE CHARTER

BUILDING ZONE ORDINANCE

—AND—

ZONE MAPS

ARTICLE XVIII OF THE CHARTER CREATING CITY PLANNING COMMISSION APPROVED BY ELECTORS NOV. 6, 1928. RATIFIED JAN. 17, 1929.

Organization.

Section 1. A City Planning Commission is hereby created which shall consist of five members, who shall be appointed by the Mayor. Each member of the Commission shall have been an elector of the City and County for at least five years prior to the date of his appointment and no member of the Commission shall hold any other City and County office or position during his term of office as Commissioner. Original appointments shall be made within sixty days of the ratification of this amendment. The terms of members of the Commission shall be five years from and after the date of their respective appointments, provided that the persons first appointed as members of said Commission shall by lot classify their respective terms of office so that these shall expire at twelve o'clock noon on the first Monday after the first day of January in the years 1930, 1931, 1932, 1933 and 1934, respectively, and upon the expiration of the term of each of said Commissioners the Mayor shall appoint his successor to serve for the full term of five years. Vacancies occurring on the Commission from any cause shall be filled by appointment by the Mayor provided that those appointed to fill a vacancy on said Commission shall serve only for the unexpired term of the person whom they succeed. The compensation of members of said Commission shall be fifteen dollars for each meeting of the Commission actually attended by said members, provided that the aggregate amount paid all of the members shall not exceed five thousand dollars per year.

Immediately after it is first constituted and thereafter on the first Monday after the first day of January of each year, the City Planning Commission shall meet for the purpose of organization. At such meeting the Commission shall elect one of its members as president, who shall hold such office for the ensuing year and until the election of his successor. The Commission shall thereafter hold at least one regular public meeting in every two weeks at a designated time and place. The Commission shall adopt its own rules of procedure and shall keep a record of its proceedings at each meeting, which proceedings shall include a complete record of all applications for changes in zoning classification, and any action taken by the Commission on every matter, which shall be by roll-call vote. A complete copy of such record of proceedings shall be transmitted to the Board of Supervisors within one week of the date of such meeting. A majority of the Commission shall constitute a quorum for the transaction of business. The Supervisors shall provide the Commission with suitable quarters and a meeting place in the City Hall.

Staff and Finances.

Section 2. The Commission may appoint a City Planning Engineer who shall hold office at the pleasure of the Commission and, subject to the Civil Service provisions of this Charter, may also appoint a secretary and such other employees as are necessary for its work and for whose employment funds are appropriated by the Supervisors. The City Planning Engineer shall be a person of expert and technical training, with at least five years' experience in engineering.

Subject to appropriation for such purposes, the Commission may also contract with architects, city planners, engineers or consultants for such services as it may require.

The Supervisors shall make appropriations in the budget for 1929-30 and each succeeding fiscal year, in such amounts as may be deemed necessary by the Supervisors to carry on the work of the Commission.

General Powers and Duties.

Section 3. The Commission hereby created shall succeed in office the City Planning Commission now existing, and all matters pending before the existing Commission shall have the same status before the Commission herein created, and all zoning classifications in effect at the time this amendment becomes effective shall remain in force and effect unless and until changed as provided in Section 4 of this Article.

It shall be the duty of the Commission to make and maintain, including necessary changes therein, a plan of the physical development of the City and County. Said plan, including maps, plats, charts and descriptive matter, shall provide for the development of all areas within the City and County and for three miles outside of such boundaries, including, among other things, the general location, character and extent of streets, viaducts, subways, bridges, boulevards, parkways, playgrounds, squares, parks, aviation fields and other public ways, grounds and open spaces, the general location of public buildings and other public property, and the removal, relocation, widening, narrowing, vacating, abandonment or extension of any of the foregoing ways, grounds, open spaces or buildings.

In the preparation of such plans the Commission shall consult and cooperate with all other departments of the City and County which by this Charter are vested with responsibility for or control over any of the matters heretofore enumerated, and shall make such additional studies as it may deem necessary. The Commission shall also act in an advisory capacity to the Supervisors and other departments of the City and County in all matters affecting the general location and extent of public improvements, ways and structures. All departments and officials of the City and County shall, upon request, furnish to the Commission, within a reasonable time, such information as it may require for its work, and the Commission shall, whenever possible, furnish all departments and officials such information as said departments and officials may require.

The Supervisors, by ordinance, may prescribe additional powers and duties of the Commission within the purposes of this Article.

Zoning.

Section 4. The Commission from time to time shall consider and hold hearings on proposed changes in the classification of the use to which property in the City and County may be put, on its own motion, or on application filed by the owner of any property desiring a change in zoning classification, which application shall be accompanied by a diagram showing the boundaries of the area sought to be reclassified, together with the names and addresses of all owners of property therein and within a distance of 300 feet of all exterior boundaries of said area, and within the entire area of the square block within which said property sought to be reclassified is situated. Before acting upon any proposed change, the Commission shall, not less than twenty days before the date of said hearing, publish at least once in the official newspaper of the City and County, notice of public hearings thereon, and shall, in writing, not less than ten days before the hearing, notify the applicant and all persons whose names appear as owners of property within the area delineated upon the map accompanying said application, such notices to indicate the proposed change to be considered, and the place and time of public hearing thereon, which shall be not less than twenty days after completion of public notice and completion of posting herein referred to. The Commission shall cause to be conspicuously posted throughout the area delineated upon said map, notices of intention to consider the motion or petition to change the zoning classification of such property and the use to which such property may be put. Said notice shall be headed in conspicuous letters, "Notice of Proposal to Change Zoning Classification," and shall state in full the proposed change and the place, date and hour fixed for hearing thereon. The Supervisors, by ordinance, may provide that the applicant for any proposed change may be charged with the costs of posting, written notices, advertising and other costs incidental to consideration of and public hearings on such proposed change. Such persons as desire shall be heard by the Commission at the meeting or meetings designated therefor.

On the completion of the hearing on any proposed change, the Commission shall, by resolution, disapprove or approve the proposed change, which, if approved, shall not become effective for thirty days. Property owners affected may appeal from any ruling of the Commission by filing protests in writing against such ruling with the Board of Supervisors within thirty days of the date of the Commission's resolution thereon, which objections shall state the reasons therefor, the location of the property owned by the protestant and his postoffice address. Said Board shall cause such signatures to be checked, and if such protest is subscribed to by the owners of 20 per cent or more of the property delineated upon said map, the Supervisors shall fix a time and place for hearing said objections, not less than thirty days thereafter, and the Supervisors shall hear the objections urged at the time specified. Upon the filing of said protests the ruling of the Commission shall be suspended pending action by the Board of Supervisors upon said appeal.

The Clerk of the Board of Supervisors shall notify the proponents and the persons making such objections by depositing a notice thereof in the postoffice, postage prepaid, addressed to each such objector.

Upon conclusion of the hearing or hearings by the Supervisors, which shall include hearing and consideration of all data which the Commission may desire to present, the Supervisors, by resolution approved by a vote of not less than two-thirds of all members thereof, may disapprove and, by a majority of all of the members of the Board, may approve the action of the Commission; provided, however, that any change in zoning classification made by the Commission on its own motion or change diminishing the use to which property may be put, shall not become effective until ratified by a vote of two-thirds of the entire membership of the Board of Supervisors. In case of approval or disapproval by the Commission, or by the Supervisors on appeal, as herein provided, of a proposed change in classification, such proposed change may not be resubmitted to nor reconsidered by the Commission for at least one year.

No ordinance shall be considered by the Supervisors, the purpose and intent of which is the classification, regulation or control of the height, area, bulk, location or use of any building or buildings, or premise or premises, and classifying any property into any district or zone for such purpose, or establishing a set-back line or lines along any street or portion thereof in the City and County, without being first submitted to the City Planning Commission for a report and recommendation. If the Commission disapprove any such ordinance, the Supervisors may adopt the same only by an affirmative vote of at least two-thirds of its entire membership.

The failure of the Commission to act within ninety days from and after the date of official submission of any proposed zoning classification by the Board of Supervisors, or from and after the date of first publication of notice of hearing, if upon application of any property owner, shall be deemed and be approval of such classification by the Commission.

Section 5. Every resolution of the City Planning Commission and every ordinance of the Board of Supervisors which shall be adopted or passed relative to the subject matter of this Article shall be presented to the Mayor for his approval. The Mayor shall return such resolution or ordinance to the City Planning Commission or Board of Supervisors, respectively, within ten days after receiving it. If he approves it he shall sign it and it shall thereupon become effective unless an appeal to the Board of Supervisors is pending. If such an appeal is pending, the approval by the Mayor shall not result in rendering such resolution or ordinance effective. If he disapproves it he shall specify his objections thereto in writing. If he does not return it with such disapproval within the time above specified it shall take effect as if he had approved it, unless an appeal to the Board of Supervisors is pending. The objections of the

Mayor shall be entered at large in the Journal or proceedings of the Commission, and the Commission or Board of Supervisors, as the case may be, shall, after five and within thirty days after such resolution or ordinance, shall have been so returned, reconsider and vote upon the same. If the same shall, upon reconsideration by the Commission, be again passed by the affirmative vote of not less than four members of the Commission, the president of the Commission shall certify that fact on the resolution or ordinance, and when so certified, the resolution or ordinance shall become effective, unless an appeal to the Board of Supervisors is pending. If the same is reconsidered by the Board of Supervisors, and shall again be passed by the affirmative vote of not less than fourteen members of the Board, the presiding officer shall certify that fact upon the resolution or ordinance, and when so certified the same shall become effective. If the same shall fail to receive the vote by the Commission or the Board, respectively, herein prescribed, it shall be deemed finally lost. The vote on reconsideration in the Commission or the Board shall be taken by Ayes and Noes, and the names of the members voting for and against the same shall be entered in the Journal.

Establishment and Change of Building Set-Back Lines.

Section 5a. All building set-back lines heretofore established by ordinances of the Board of Supervisors shall remain as so established until and unless changed in accordance with the provision of this amendment.

Building set-back lines may be established or changed by resolution of the City Planning Commission on its own motion or on the application of an interested property owner, subject to the disapproval of two-thirds of the membership of the Board of Supervisors, as hereinafter provided. Whenever the City Planning Commission proposes on its own motion to establish or change a set-back line, or when an application to establish or change such line has been filed with the Commission by an interested property owner, the Commission shall cause to be conspicuously posted three notices of intention to consider the motion or application within the distance of one block on the side of the street on which it is proposed to establish or change such set-back line. Said notice shall be headed in conspicuous letters "Notice of proposal to establish a building set-back line" or "Notice of proposal to change building set-back line," as the case may be. Said notice shall state the proposal to establish or change said set-back line and the place, date and hour fixed for the hearing thereon. A similar notice shall be published in the official newspaper for five days before the hearing. The owners of property within the block affected, whose property fronts on the side of the street where it is proposed to establish or change the set-back line, shall be heard by the Commission at the time specified in the notice, or at such subsequent time to which the hearing may be continued. Upon the hearing, the Commission shall by resolution disapprove or approve the establishment of such set-back line or change thereof, and if approved, the resolution shall not become effective for thirty days. Property owners affected by the ruling may appeal therefrom to the Board of Supervisors by filing a protest against such ruling with said Board within thirty days from the date of the Commission's ruling. Such protest shall state the reasons therefor, the location of the property owned by the protestants and their respective postoffice addresses. The Commission shall cause said signatures to be checked, and if said protest is signed by the owners of 20 per cent or more of the area of property within the block affected fronting on the street on which it is proposed to establish or change the set-back line, ruling of the Commission shall be suspended until action by the Board of Supervisors on such appeal. The Board of Supervisors shall fix the time and place of hearing such appeal within thirty days from the date of filing thereof. The Clerk of the Board of Supervisors shall notify the persons making such appeal by depositing notice of hearing in the postoffice, postage prepaid, addressed to each objector. A like notice shall be addressed to each other property owner owning property within the block affected fronting on the street where it is proposed to establish or change the set-back line. If the address of any property owner is not known to the Commission, the notice shall be posted in a conspicuous place on his property. Upon the conclusion of the hearing or hearings by the Supervisors, they shall approve or disapprove the ruling of the Commission. Any resolution by the Commission establishing or changing a set-back line shall become effective unless disapproved by a vote of two-thirds of the entire membership of the Board of Supervisors. In a case of approval or disapproval by the Commission or the Board of Supervisors of a proposal to establish or change a set-back line, no further application to establish or change a set-back line on the same side of the same street and in the same block shall be entertained by the Commission for one year after a set-back line has been finally established or changed, or within one year after a proposal to establish or change such a set-back line has been disapproved by the Commission, or in the event of appeal, within one year after the decision of the Board of Supervisors on appeal.

Plats and Subdivisions.

Section 6. All plats or re-plats of subdivisions of land laid out in building lots, and the streets, alleys or other portions of the same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent thereto, and located within the City and County limits, shall be submitted by the Board of Public Works to the City Planning Commission, which shall report its recommendations thereon in writing to the Board of Supervisors.

Reports.

Section 7. The Commission shall make a complete and detailed annual report to the Mayor and the Board of Supervisors on or before the first day of April each year, and copies of each such annual report shall be printed and made available for public use.

Repeal of Conflicting Provisions and Constitutionality.

Section 8. Subsection 42 of Section 1 of Chapter II, Article II, of this Charter is hereby repealed, and all other provisions of this Charter in conflict with the provisions of this Article are superseded by the provisions of this Article to the extent of such conflict. If any section, subsection, sentence, clause, or phrase of this Article is for any reason held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Article and the people of the City and County of San Francisco hereby declare that they would have ratified and adopted, and the Legislature hereby declares that it would have approved, this Article and each section, subsection, sentence, clause and phrase hereof as an amendment to the Charter of the City and County of San Francisco, irrespective of the fact that any one or more other sections, subsections, sentences, clauses or phrases be declared unconstitutional.

ZONING ORDINANCE

ORDINANCE NO. 5464. AN ORDINANCE 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. PASSED OCT. 3, 1921.

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 passenger automobiles for the exclusive use of the tenants in the main building on the premises.
7. A dwelling designed for and intended to be used for two families providing that at least five thousand (5,000) 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 part thereof.
2. Bakeries employing more than five persons.
3. Blacksmith or horseshoeing establishments.
4. Bottling works.
5. Carling, express or hauling yard or storage yard other than for fuel.
6. Warehouses and storagelouses.
7. Marble, granite, stone or monumental works.
8. Contractors' plant or storage yard.
9. Coopersage.
10. Laundry employing more than ten people.
11. Lumber yard.
12. Uses excluded from the Light Industrial District.
13. 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 further, 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 manufacture 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 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.** Repealed by Article XVIII of the Charter.
- Section 11.** Repealed by Article XVIII of the Charter.
- 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 agreement 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; provided, however, in no event shall the boundary line extend farther back than 137½ from the street line of 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 designed 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.

ORDINANCE NO. 5636 (NEW SERIES). AN ORDINANCE DESCRIBING THE METHOD OF PROCEDURE FOR ESTABLISHING SET-BACK LINES IN THE FIRST AND SECOND RESIDENTIAL DISTRICTS IN THE CITY AND COUNTY OF SAN FRANCISCO, AND PENALTY FOR VIOLATION OF ORDINANCE ESTABLISHING SUCH LINES.

Section 1. Proceedings for the establishment of set-back line or lines along any street or streets, or any portion of a street, in the City and County of San Francisco, may be initiated and conducted as in this ordinance provided.

A petition signed by the owners of the majority of frontage on one or both sides of the street or streets, or any portion of a street along which such set-back line or lines are sought to be established may be filed with the City Planning Commission, proposing the establishment of such set-back line or lines. Said petition shall designate the street or streets or portion of street along which such set-back line or lines are proposed, and shall be accompanied by a map or sketch showing said street or streets or portion of street and lot lines and the proposed set-back line or lines and the distance thereof from the street line.

Section 2. Repealed by Article XVIII of the Charter.

Section 3. Repealed by Article XVIII of the Charter.

Section 4. Repealed by Article XVIII of the Charter.

Section 5. Repealed by Article XVIII of the Charter.

Section 6. From and after the taking effect of such ordinance establishing any set-back line or lines, it shall be unlawful for any person, firm or corporation to construct or place any building, wall, fence or other structure; provided, however, a bay window not more than fifteen feet wide and projecting not more than two feet over said set-back line may be erected, within the space between a street line and the set-back line so established, and the Board of Public Works shall refuse to issue any permit for any building or structure to be erected or placed on such space.


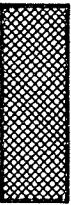

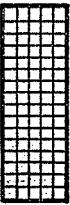


Section 6a. Where the average slope of the area between the street line and the established set-back line ascends from the street line and exceeds 50 per cent, a garage may be erected in such area, provided that the top of such garage does not extend above the level of the first floor of the building erected on the lot.

Section 7. Whenever the word "street" occurs herein it shall be held to include all streets, avenues, boulevards, highways or other public ways in the City and County of San Francisco, which have been or may hereafter be dedicated and open to public use. The word "structure," as used herein, shall not be deemed to include any coping, a fence not higher than three feet, retaining wall, walk or stairway leading to a building.

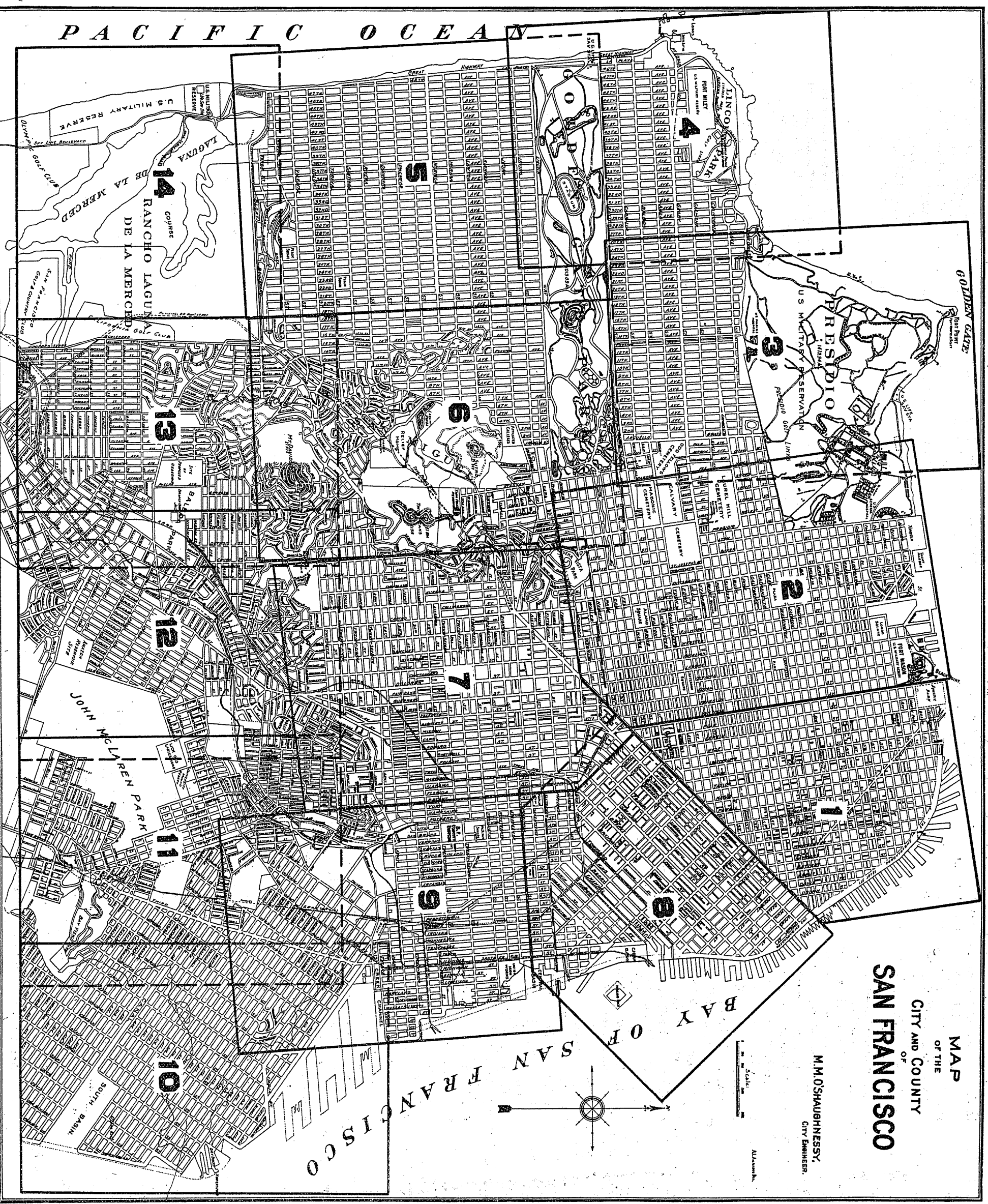
Section 8. Any person, firm or corporation violating any of the provisions of any ordinance establishing any set-back line or lines, pursuant to this ordinance, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punished by fine of not more than \$500, or by imprisonment in the County Jail for a period not more than six months, or by both said fine and imprisonment.

Each person, firm or corporation shall be deemed guilty of a separate offense for each day during any portion of which any violation of such ordinance is permitted, continued or committed by such person, firm or corporation, and shall be punished therefor as provided in this ordinance.

MAP DESIGNATIONS FOR USE OF PROPERTY MAPS

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

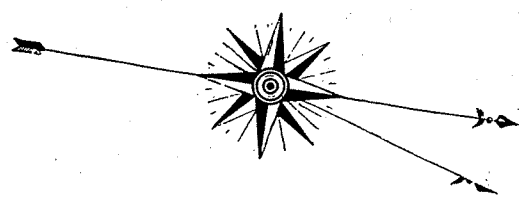
INDEX MAP



Join Sec. 2

BAY OF SAN FRANCISCO

SECTION 1

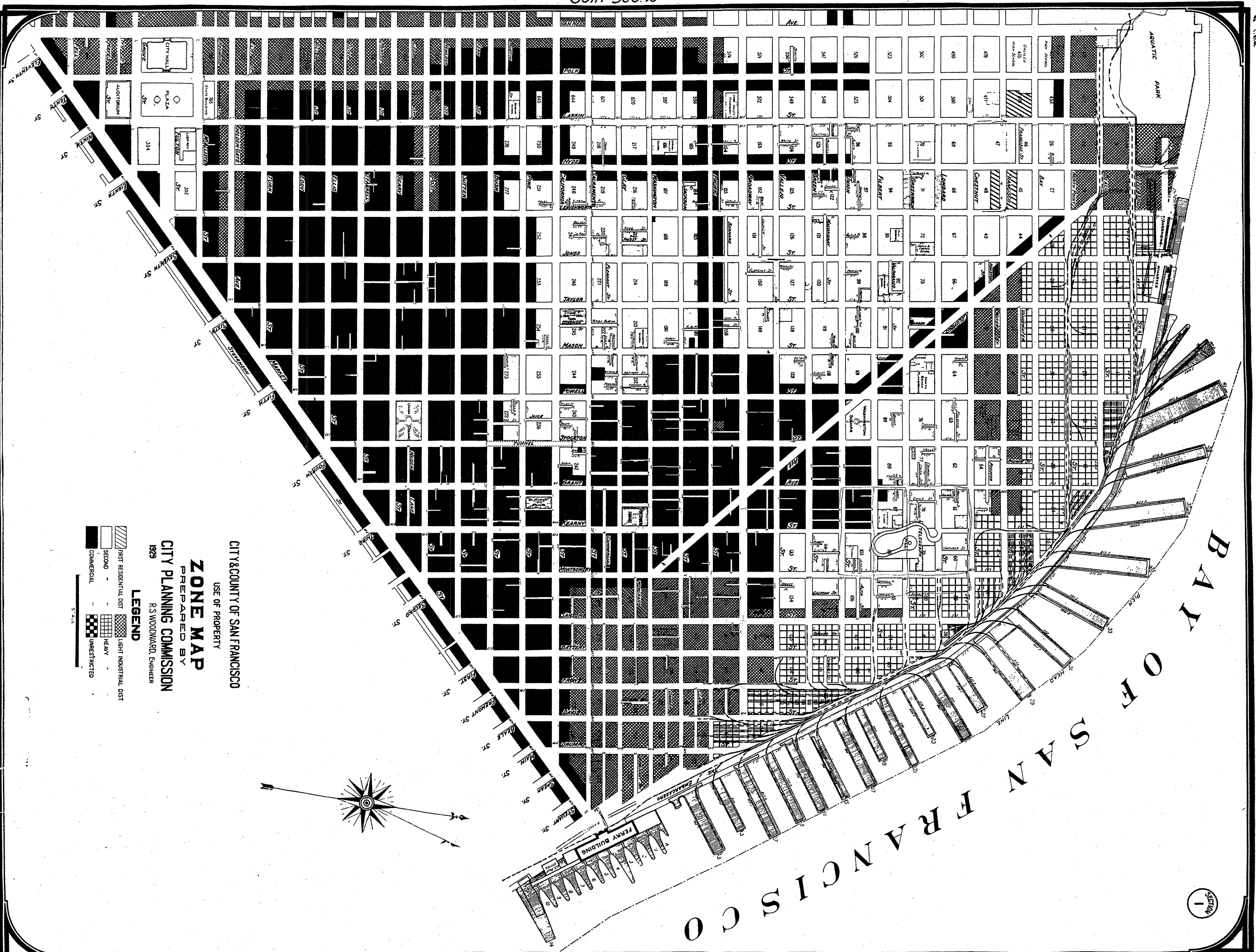


CITY & COUNTY OF SAN FRANCISCO
USE OF PROPERTY
ZONE MAP
PREPARED BY
CITY PLANNING COMMISSION
1929
R. S. WOODWARD, ENGINEER

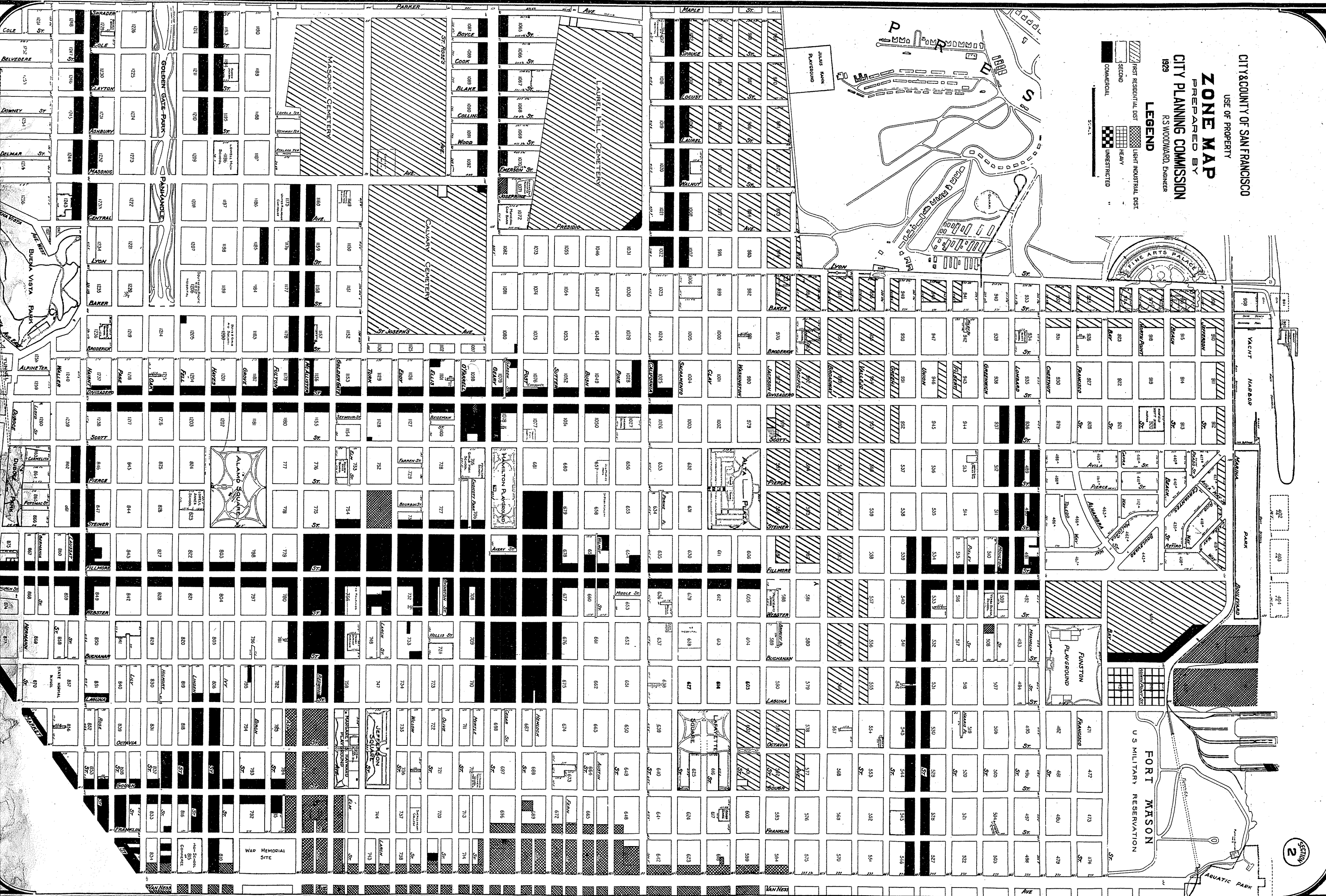
LEGEND

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

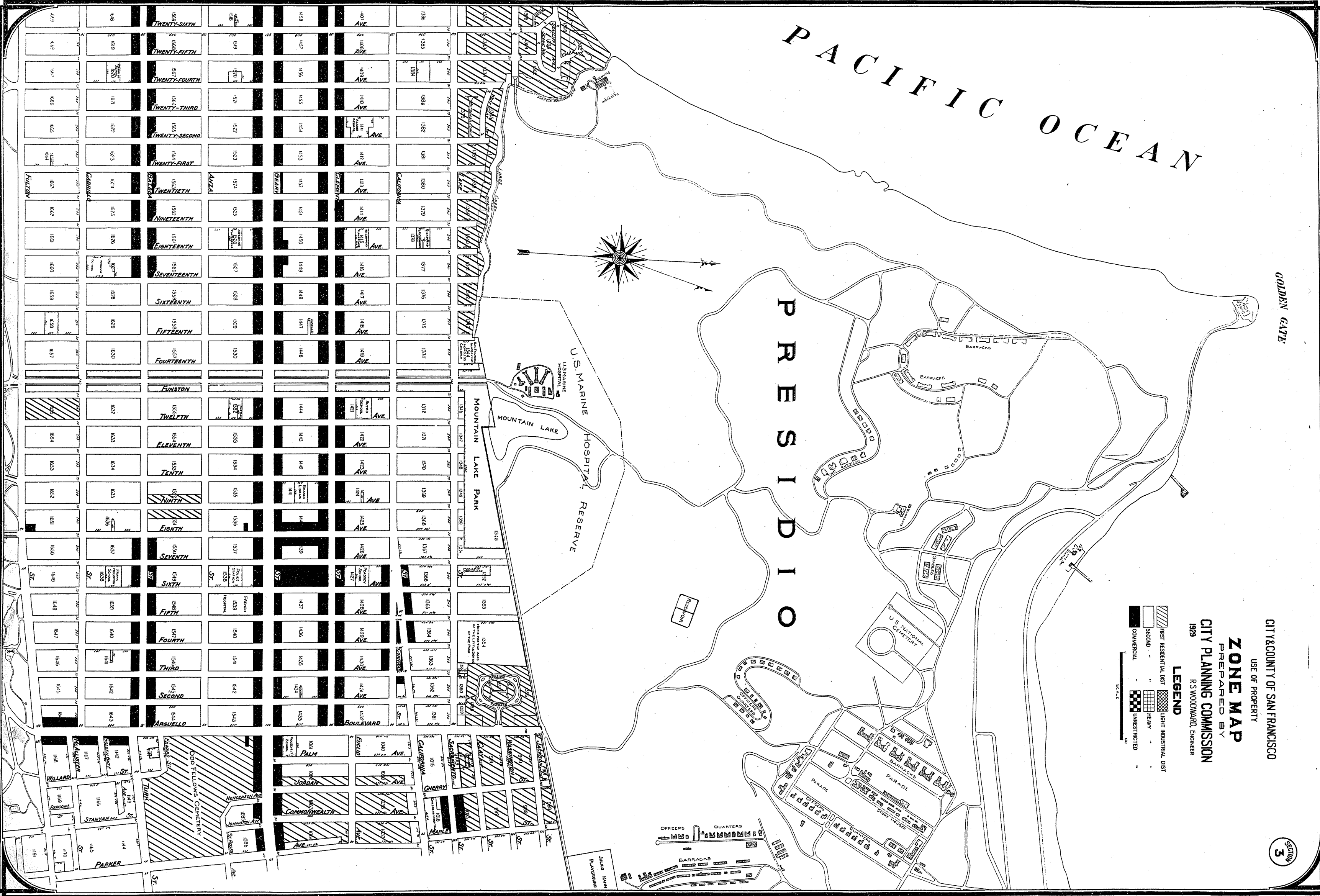
5" = 1/2" L.



Join Sec. 3



Join Sec 4

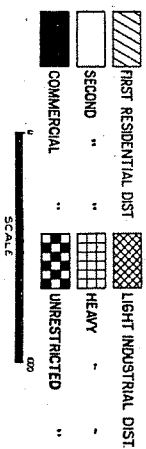


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1929

RS WOODWARD, ENGINEER

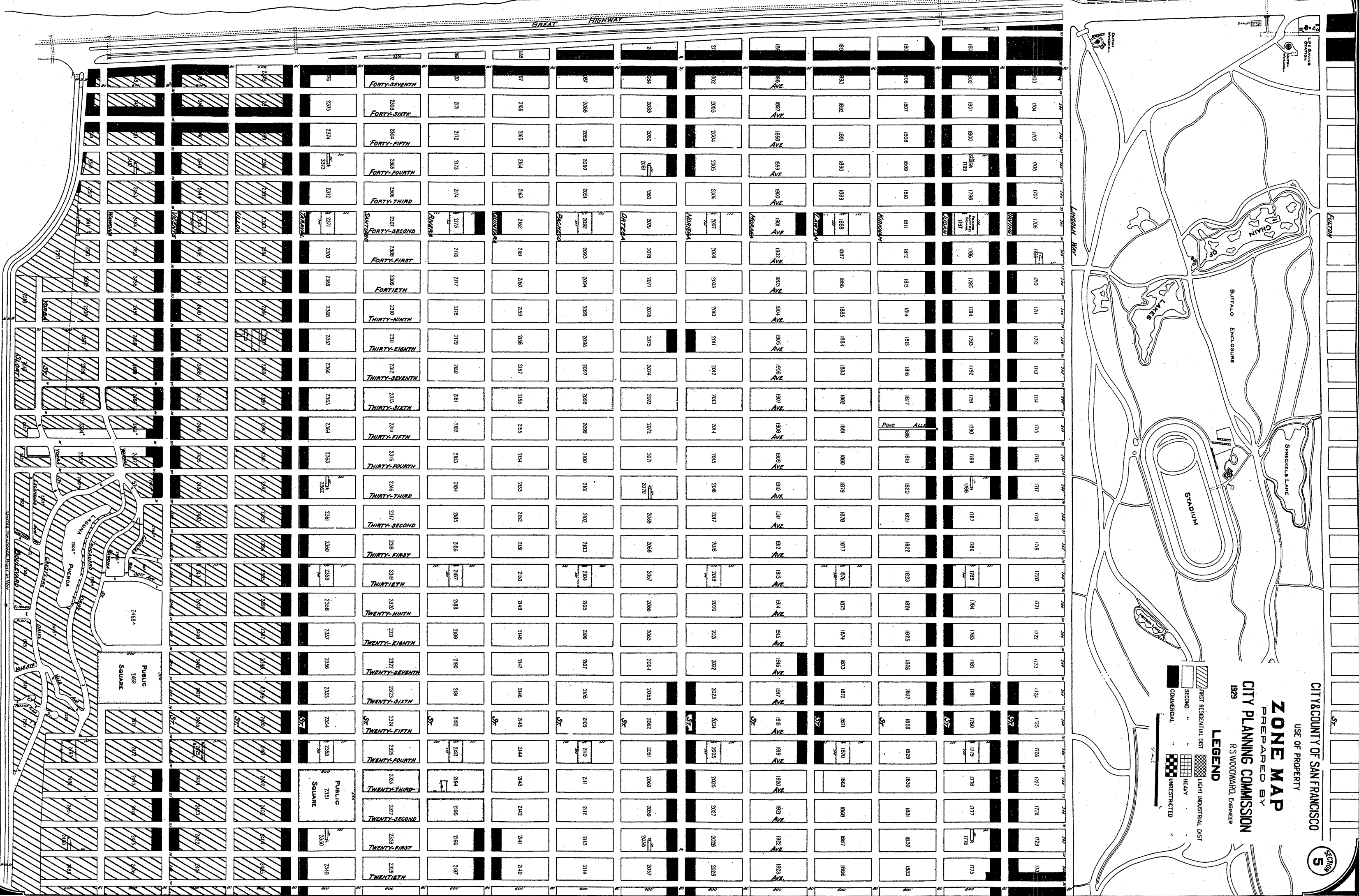
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SCALE

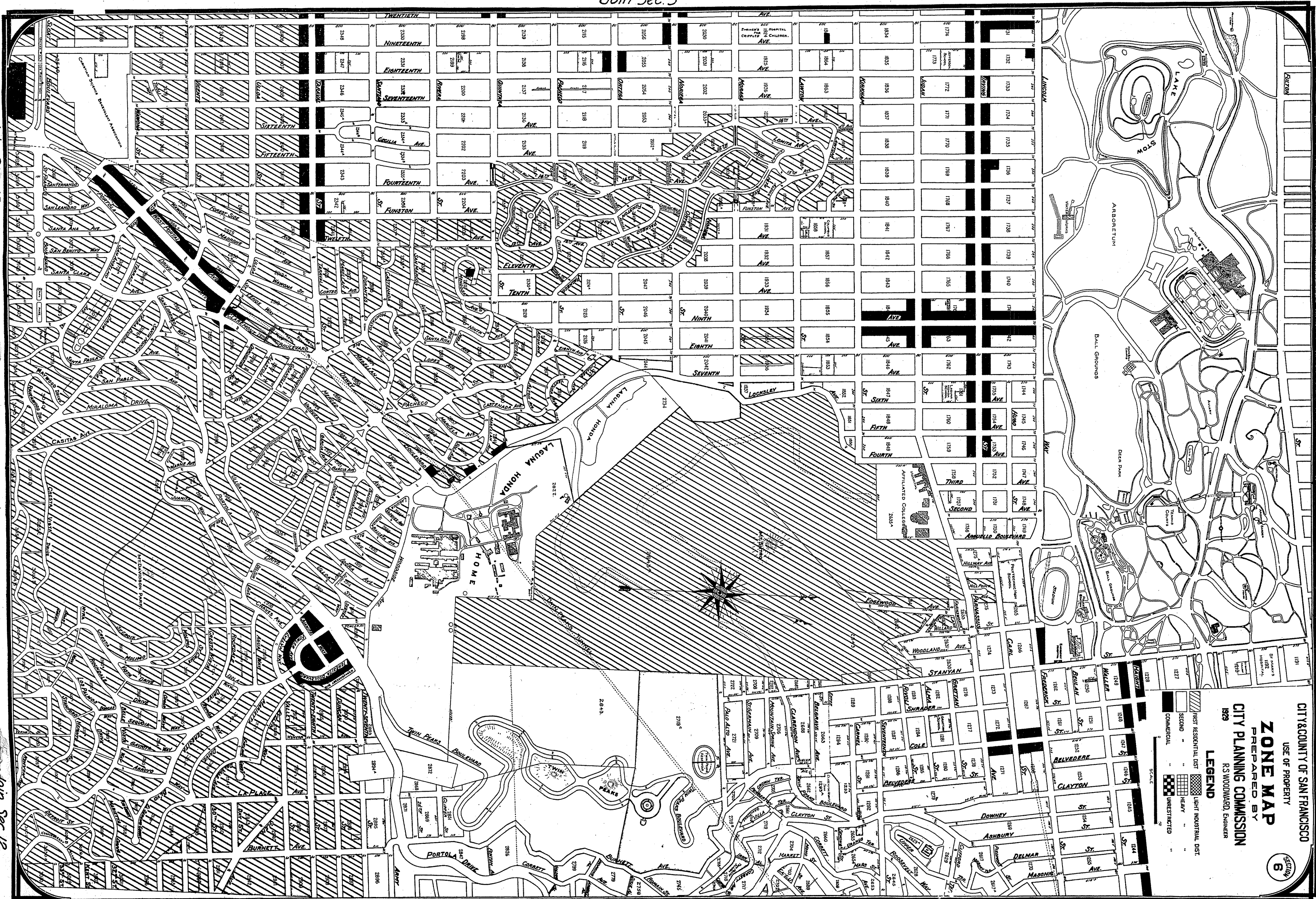


PACIFIC OCEAN



Join Sec. 5

Join Sec. 3



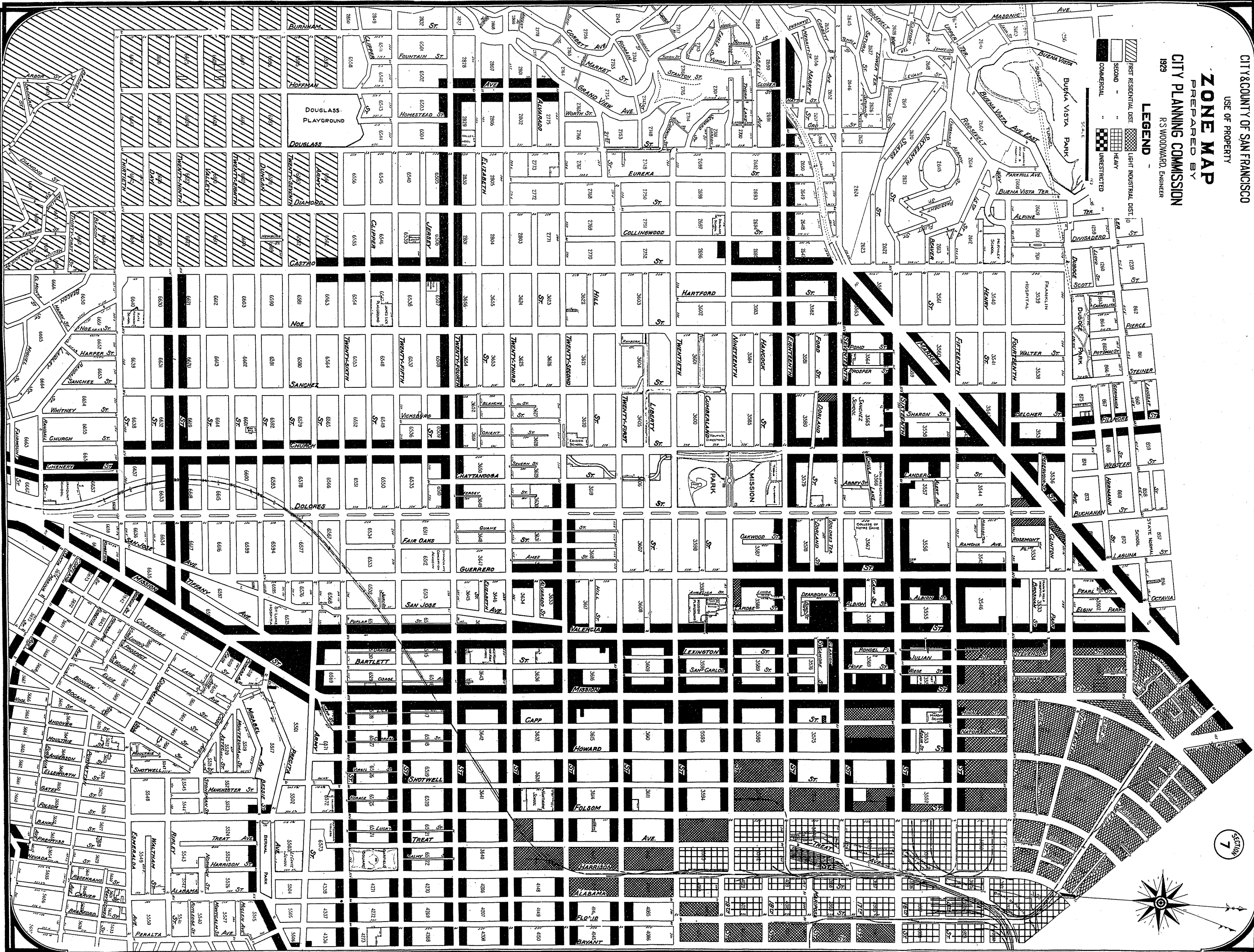
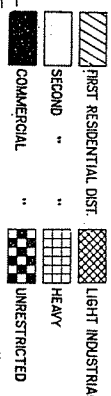
Join Sec. 7

Join Sec. 2

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LEGEND



Join Sec. 1

BAY OF

SAN

FRANCISCO

CITY & COUNTY OF SAN FRANCISCO

USE OF PROPERTY

ZONE MAP

PREPARED BY

CITY PLANNING COMMISSION

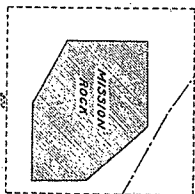
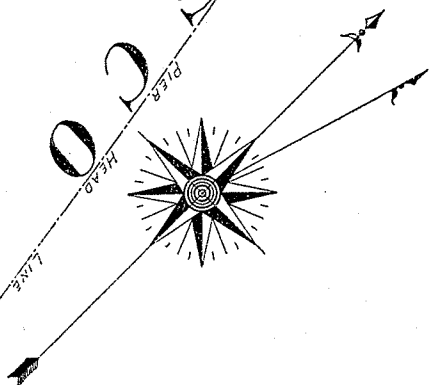
1929

R.S. WOODWARD, ENGINEER

LEGEND

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

SCALE 1" = 100'



Join Sec. 9

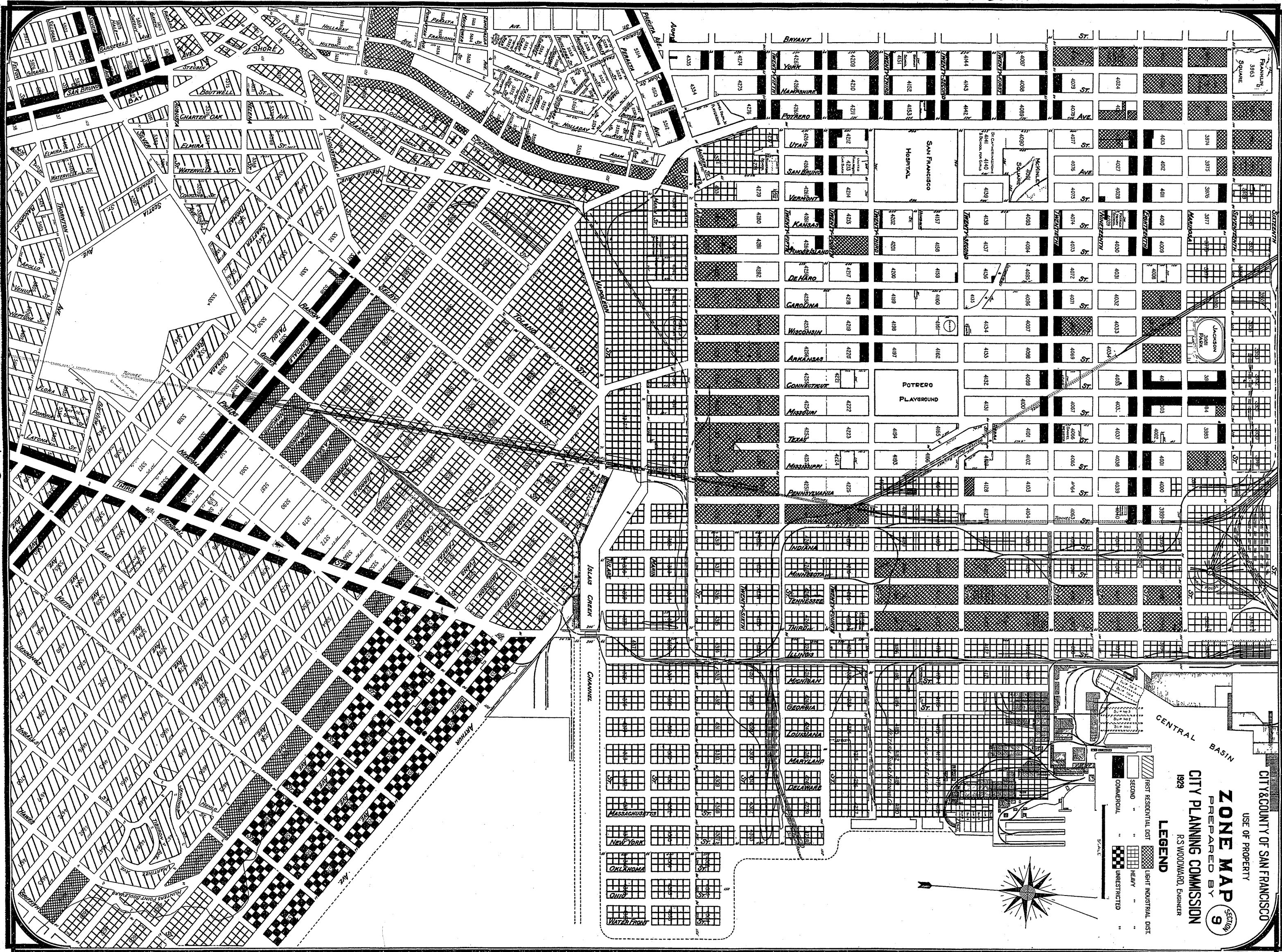
Join Sec. 7

Join Sec. 11

Join Sec. 7

Join Sec. 11

Join Sec. 8

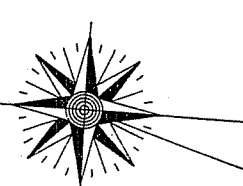


CENTRAL BASIN

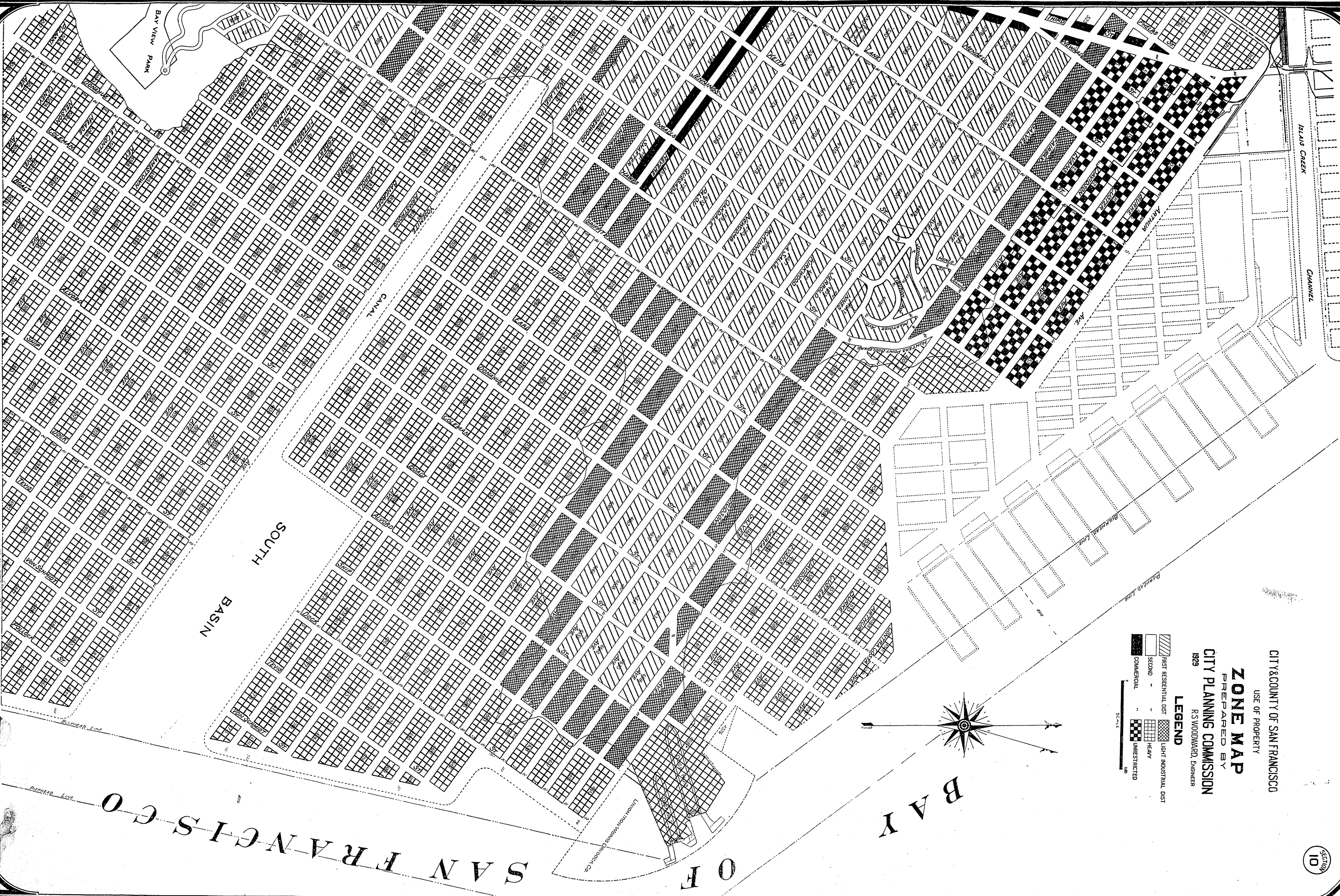
CITY & COUNTY OF SAN FRANCISCO
USE OF PROPERTY
ZONE MAP 9
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LEGEND

- RESIDENTIAL DIST.
- COMMERCIAL
- HEAVY
- UNRESTRICTED



Join Sec. 11



CITY & COUNTY OF SAN FRANCISCO

USE OF PROPERTY

ZONE MAP

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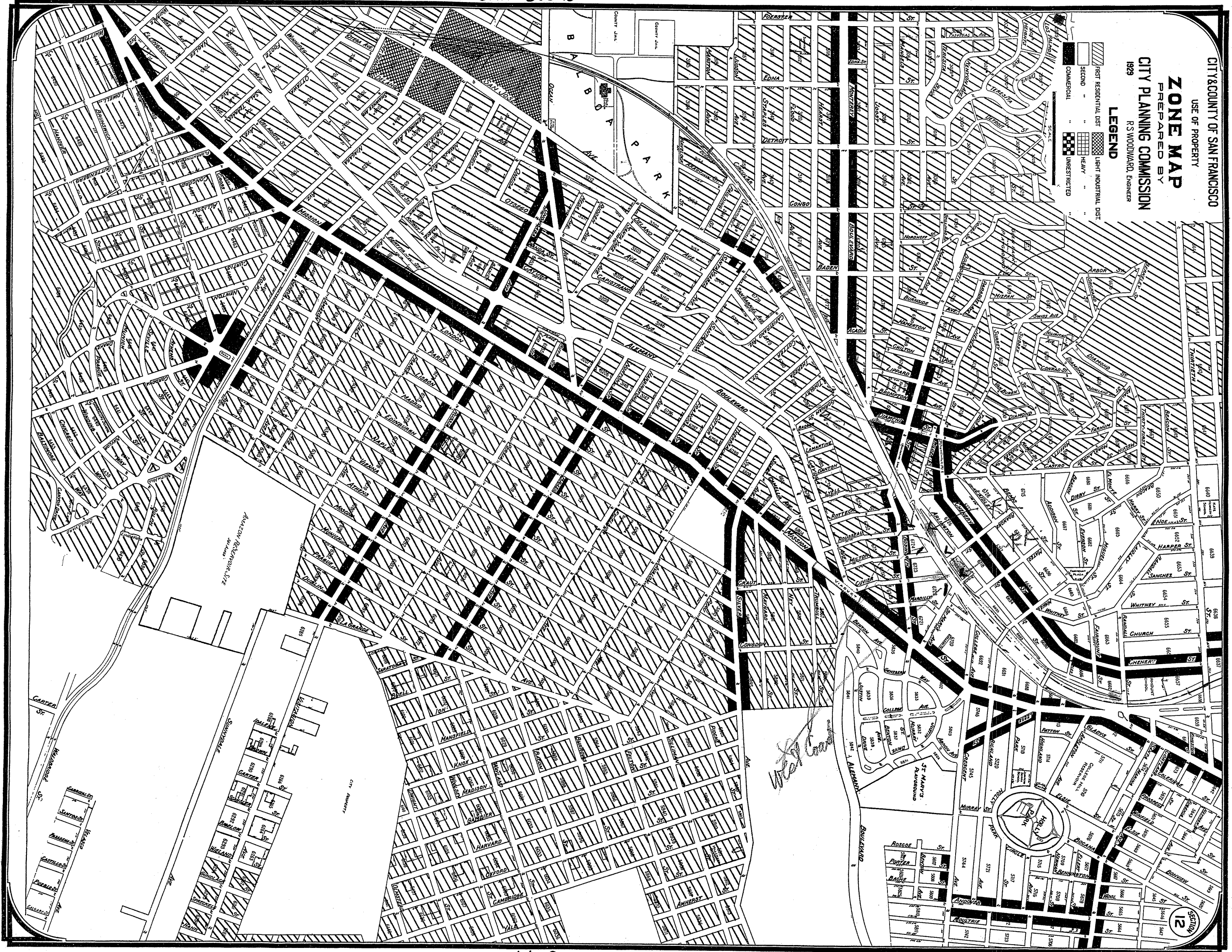
R. S. WOODWARD, ENGINEER

LEGEND

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

SCALE 1/8" = 100'

Join Sec. 13



Join Sec. 7

Join Sec. 11

SECTION 12

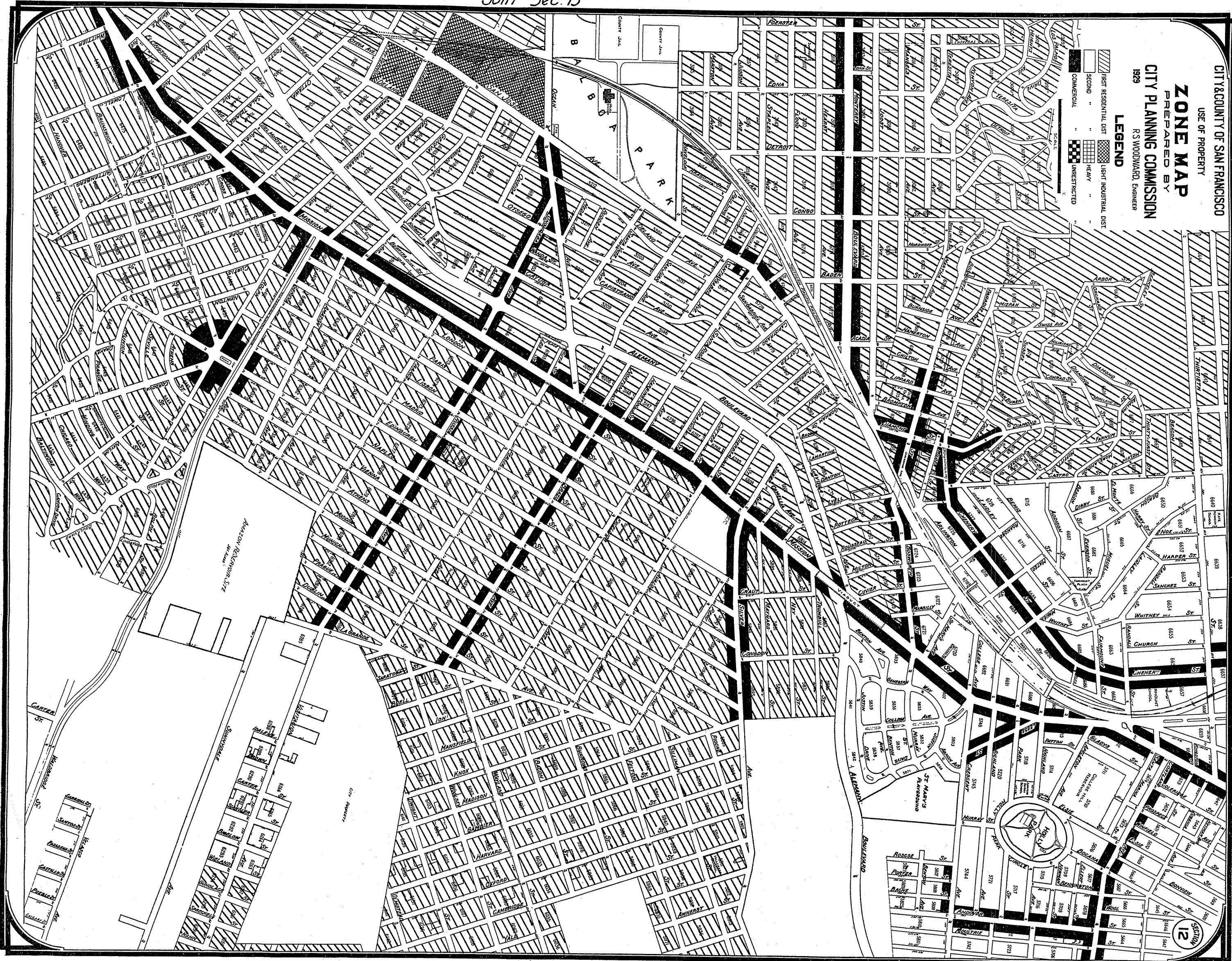
Join Sec. 7

CITY & COUNTY OF SAN FRANCISCO

USE OF PROPERTY
ZONE MAP
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R. S. WOODWARD, ENGINEER

LEGEND

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



Join Sec. 11