

**TABLE 5.2 PERMITTED, CONDITIONALLY PERMITTED, NON-PERMITTED AND ACTIVE LAND USES**

*P* : Permitted by right

- : Not Allowed

*C* : Conditional Use Permit Required

\* : Permitted when part of a Mixed-use Structure

	RFMU	NCMU	DMU	CMU	ACTIVE GROUND FLOOR USE (NO/YES)
<b>RESIDENTIAL</b>					
Single-family Dwellings	-	-	-	-	-
Flats	P*	P*	-	-	-
Duplexes	-	-	-	-	-
Triplexes	P	P	-	-	-
Multiple-Family Dwellings	P*	P*	P*	P*	-
Live/Work	P	P	P*	P*	Y
Accessory Dwelling Units and Junior ADUs	P	P	P	P	-
Boardinghouse / Roominghouse	C	C	-	-	-
Residential Care Facilities	C	C	-	-	-
<b>PUBLIC AND QUASI-PUBLIC USES</b>					
Community Centers	P	P	P	P	Y
Libraries	P	P	P	P	Y
Public Parks and Recreational Facilities	P	P	P	P	N/A
Public Parking Structures/Lots	C	C	C	C	Y
Private Stand-alone Parking Structures/Lots	C	C	-	-	Y
Public Electric Vehicle Charging Station	P	P	P	P	N/A
Conference Center	-	-	C	C	Y
Museum	C	C	C	C	Y
Theater, Performance or Movie <sup>1a</sup>	-	-	P	P	Y

<sup>1a</sup> Theaters, meeting halls, conference centers, and other places of assembly seating more than 300 people are prohibited in SFO Safety Compatibility Zone 2.

	RFMU	NCMU	DMU	CMU	ACTIVE GROUND FLOOR USE (NO/YES)
Colleges and Universities	-	-	-	C	Y
Private Schools (Pre-K and K through 12)	C	C	-	C	-
Trade and Vocational Schools	-	-	C	C	-
Community Garden	P	P	P	P	N/A
Emergency Shelters, Supportive Housing, or Transitional housing	P	P	P	P	-
Places of Worship	C	C	C	C	-
Hospitals and Medical Clinics	-	-	-	C	-
Social Services and Charitable Institutions	-	-	C	C	-
Public Safety Facilities	-	-	C	C	-
<b>EATING AND DRINKING ESTABLISHMENTS</b>					
General Restaurants	P	P	P	P	Y
Drive-In Restaurants	-	-	-	C	Y
Take-Out Only Restaurants	P**	P**	P**	P**	Y
Bars, Tap Rooms, Tastings Rooms	C	C*	C	C	Y
Nightclubs and Lounges	-	-	-	-	N/A
Live Entertainment, Ancillary to Main Restaurant or Bar Use	-	-	C	C	Y
Outdoor Dining	P	P	P	P	N/A

<sup>1b</sup> Large child day care centers, which are commercial facilities defined in accordance with Health and Safety Code, Section 1596.70, et seq., and licensed to serve 15 or more children, including noncommercial employer-sponsored centers, are prohibited in SFO Safety Compatibility Zones 2. Large child day care centers are prohibited in SFO Safety Compatibility Zones 3.

	RFMU	NCMU	DMU	CMU	ACTIVE GROUND FLOOR USE (NO/YES)
<b>COMMERCIAL SERVICES</b>					
Banks and Financial Services	P	P*	P	P	Y
Business Support Services	P	P*	P	P	Y
Dry Cleaners	-	-	C	C	Y
Carwash	-	-	-	C	-
Child Care Services <sup>1b</sup>	P	P*	P	P	Y
Health and Exercise Clubs and Fitness Establishments (maximum 3,000 sq. ft. on ground floor only; no restriction on size above the ground floor)	P*	P*	P	P	Y
Medical Offices	C	P*	C	C	-
General Offices	P*	P	P (Upper Floors Only)	P	-
Mortuary	-	-	C	C	-
Pet Daycare	-	P	P	P	Y
Pet Grooming	-	P	P	P	Y
Repair Shops – Not Automobile Related	-	-	P	P	-
Auto Sales or Rentals (New and Used)	-	-	-	C	-
Vehicle Repair and Maintenance	-	-	-	C	-
Adult Oriented Business	-	-	-	C***	-
<b>LIGHT INDUSTRIAL<sup>1c</sup></b>					
Bulk Materials, Heavy Equipment Sales and Service	-	-	-	-	-
Fleet Vehicle-Related Uses	-	-	-	-	-
General Warehousing	-	-	-	-	-

<sup>1c</sup> Light Industrial facilities in Safety Compatibility Zone 2 of ALUCP shall not include hazardous uses as defined by the SFO ALUCP, Policy SP-3 on pages IV-33 and IV-34.

	RFMU	NCMU	DMU	CMU	ACTIVE GROUND FLOOR USE (NO/YES)
Research and Development Facility (R&D)	-	-	C	P	N
Light Manufacturing	-	-	-	-	Y
Heavy Manufacturing	-	-	-	-	-
Warehouse and Storage	-	-	-	-	-
<b>RETAIL</b>					
Convenience Store	-	-	-	C	Y
Drive-Through Facilities	-	-	C	C	-
Supermarket	-	-	-	C	Y
Food and Beverage Sales	P*	P*	P	P	Y
Fuel and Service Stations	-	-	-	C	-
Liquor Stores	-	C*	C*	C	Y
Pawn Shops	-	-	-	C*	Y
Retail Sales (10,000 sq. ft. or less)	P	P	P	P	Y
Retail Sales (Greater than 10,000 sq. ft.)	-	-	P	P	Y
<b>OTHER COMMERCIAL USES</b>					
Laundromats			P	P	Y
Clubs and Lodges			C	C	-
Hotels, Motels, Bed and Breakfasts	C	C	P	P	Y
Indoor Commercial Recreation	-	-	C	C	Y
Mini Storage	-	-	-	-	-
Outdoor Commercial Recreation	-	-	C	C	N/A
Outdoor Display of Merchandise	-	-	C	C	N/A
Outdoor Storage	-	-	-	-	N/A
Sexually Oriented Business	-	-	-	C***	-
Gun Shop	-	-	-	C***	-
Smoke Shop	-	-	-	C***	-

	RFMU	NCMU	DMU	CMU	ACTIVE GROUND FLOOR USE (NO/YES)
<b>TRANSPORTATION, COMMUNICATION, AND UTILITIES USES</b>					
Off-Site Construction Staging	-	-	-	C	N/A
Wireless Communications Facilities	A/C	A/C	A/C	A/C	N/A
Micro-mobility Facilities	P	P	P	P	Y
Cogeneration Facility	-	-	-	-	-
Transit Facilities	-	-	-	-	-
Utility Services <sup>1d</sup>	P	P	P	P	-
<b>PERSONAL RELATED USES</b>					
Acupressure and reflexology	-	-	-	C***	-
Barber shops, hair salons, skincare salons (with estheticians)	-	-	P***	P***	Y
Massage establishments	-	-	-	C***	-
Nail salons	-	-	P***	P***	Y
Spas (only permitted as part of a Health and Exercise Club)	-	-	-	C***	-
Tanning salons	-	-	-	C***	-
Tattoo parlor	-	-	-	C***	Y

<sup>1d</sup> Utility services in Safety Compatibility Zones 2, or 3 of ALUCP shall not include critical public utilities that, if disabled by an aircraft accident, could lead to public safety or health emergencies. These critical public utilities include electrical power generation plants, electrical substations, wastewater treatment plants, and public water treatment facilities.

<sup>2</sup> Public Electric Vehicle Charging Stations are not permitted as a primary use, but projects may integrate them with a public parking.

#### General Notes:

- Any use that requires a Conditional Use Permit (C) shall require Planning Commission approval, subject to appeal to the City Council.
- Any use that requires an Administrative Permit (C) shall require Community Development Director approval, subject to appeal to the Planning Commission.
- An asterisk (\*) indicates that the use is allowed only when it is part of a mixed-use building.
- A double asterisk (\*\*) indicates that the use is allowed only when it is on the ground floor of a mixed-use building.
- A triple asterisk (\*\*\*) indicates the use is only permitted within 1000 feet from another establishment of the same use listed.
- Projects within SFO Safety Compatibility Zones 2, and 3 must comply with the ALUCP policies and criteria as described in Policy SP-2, Safety Compatibility Land Use Criteria; Table IV-2, Safety Compatibility Criteria; and Policy SP-3, Hazardous Uses (see pages IV-27 through IV-34 of the SFO ALUCP, November 2012, or the latest adopted ALUCP).
- All permitted and conditionally permitted land uses shall be compatible with the policies of the SFO ALUCP, as detailed in Appendix D.