

**1124 Clement Street San Francisco, CA 94121**

**FIRST FLOOR OFFICE USAGE**

**Zoning District:** NCD-INNER CLEMENT: INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL -

**Permitted Usage:**

- Retail Professional Service
- Trade Office

**Non-permitted Usage:**

- General Office
- Non-Retail Professional Services

**Retail Professional Service:** A Retail Sales and Service Use that provides to the general public, general business, or professional services including, but not limited to, management, clerical, accounting, legal, consulting, insurance, real estate brokerage, and travel services. It may provide services to the business community, provided that it also provides services to the general public. This use does not include research service of an industrial or scientific nature in a commercial or medical laboratory, other than routine medical testing and analysis by a health-care professional or hospital

**Trade Office:** A Non-Retail Sales and Service Use that includes business offices of building, plumbing, electrical, painting, roofing, furnace, or pest control contractors, if no storage of equipment or items for wholesale use are located on site. It may also include incidental accessory storage of office supplies and samples if located entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of an R District, and if the storage of equipment and supplies does not occupy more than of the total gross floor area of the use. No processing of building materials, such as mixing of concrete or heating of asphalt shall be conducted on the premises. Parking, loading, and unloading of all vehicles used by the contractor shall be located entirely within the building containing the use.

**General Office:** A Non-Retail Sales and Service Use that includes space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location, services including, but not limited to, the following: professional, banking, insurance, management, consulting, technical, sales, and design; and the non-accessory office functions of manufacturing and warehousing businesses, multimedia, software development, web design, electronic commerce, and information technology. This use shall exclude Non-Retail Professional Services as well as Retail Uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; and design showrooms or any other space intended and primarily suitable for display of goods.

**Non-Retail Professional Service:** A Non-Retail Sales and Service Office Use that provides professional services to other businesses including, but not limited to, accounting, legal, consulting, insurance, real estate brokerage, advertising agencies, public relations agencies, computer and data processing services, employment agencies, management consultants and other similar consultants, telephone message services, and travel services. This use may also provide services to the general public but is not required to. This use shall not include research services of an industrial or scientific nature in a commercial or medical laboratory, other than routine medical testing and analysis by a health-care professional or hospital.

If your project involves changing how an existing building or piece of property is used (for instance, from a restaurant to a store), and your new business is permitted by right at your project location, you will be required to submit a Building Permit Application. We recommend you contact the Department of Building Inspection (DBI) to confirm their requirements before submitting your Building Permit Application.

They can be reached at (415) 558-6088, or at 1660 Mission Street 1st floor Public Information Counter.