

## SEC. 836. SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT.

The Service/Arts/Light Industrial (SALI) District is largely comprised of low-scale buildings with production, distribution, and repair uses. The District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, and light manufacturing activities, with an emphasis on preserving and expanding arts activities. Nighttime Entertainment is permitted. Residential Uses, Offices, Hotels, and Adult Entertainment uses are not permitted, except that certain Affordable Housing Projects are permitted within the district pursuant to Section 803.8 of this Code, and Accessory Dwelling Units are permitted.

**Table 836**

### SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
<b>BUILDING STANDARDS</b>		

**Table 836**

### SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT ZONING CONTROL TABLE

Zoning Category	§ References	Service/Arts/Light Industrial District Controls
<b>BUILDING STANDARDS</b>		
<i>Massing and Setbacks</i>		
Height and Bulk Limits	§§ 261, 261.1, 263.21, 270, 270.1, 270.2, 271	Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in § 263.21. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.
Rear Yards	§§ 130, 134, 136	Not required.
Front Setback and Side Yards	§§ 130, 132, 133	Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.
<i>Street Frontage and Public Realm</i>		
Streetscape and Pedestrian Improvements	§ 138.1	As required by §138.1.
Street Frontage Requirements	§ 145.1	As required by §145.1. Exceptions permitted for historic buildings.
Active street-facing ground-floor uses	§ 145.4	None required.
Parking and Loading Access Restrictions	§ 155(r)	As required by §155(r). No auto ingress/egress permitted from corner lot frontage on Alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX Districts.
Usable Open Space for Non-Residential Uses	§§ 135.3, 426	As required by §§135.3 and 426; amount varies based on use; may also pay in-lieu fee.

Artworks and Recognition of Artists and Architects	§ 429	Required for new buildings and building additions of 25,000 square feet or more.
<i>Miscellaneous</i>		
Design Guidelines and Standards	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.. <sup>2</sup>
Large Project Review	§§ 329, 249.39	As required by § 329. Certain large projects in the Western SoMa SUD are subject to additional conditions.
Planned Unit Development	§ 304	NP
Awning, Canopy	§§ 136, 136.1	P
Marquee	§§ 136, 136.1	NP
Signs	§ 607.2	As permitted by Section § 607.2 . <sup>1</sup>
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP

<i>Zoning Category</i>	<i>§ References</i>	<i>Service/Arts/Light Industrial District Controls</i>
<i>RESIDENTIAL STANDARDS AND USES</i>		
<i>Zoning Category</i>	<i>§ References</i>	<i>Service/Arts/Light Industrial District Controls</i>
<i>RESIDENTIAL STANDARDS AND USES</i>		
<i>Development Standards</i>		
Usable Open Space [Per Dwelling Unit or Group Housing Room]	§§ 135, 136, 249.39	80 square feet if private, 54 square feet if publicly accessible. (8)
Off-Street Parking Requirements	§§ 150-151.1, 153 - 156, 166, 167, 204.5	No car parking required. Maximum permitted as set forth in § 151.1 . Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Off-Street Freight Loading, Residential	§§ 150, 152, 153 - 155, 204.5	None required if Occupied Floor Area is less than 100,000 square feet.
Residential Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats	§ 317	C
Dwelling Unit Mix	§ 207.6	At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.
<i>Use Characteristics</i>		
Intermediate Length Occupancy	§§ 102, 202.10	NP
Single Room Occupancy	§ 102	NP(3)

Student Housing	§ 102	NP
<i>Residential Uses</i>		
Dwelling Units	§ 102	NP(3)
Group Housing	§ 102	NP(3)
Homeless Shelters	§ 102	C(4)
Dwelling Unit and Group Housing Density, General	§ 207	Form-Based Density.
Minimum Dwelling Unit Densities, if Applicable	§ 207.9	Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.
Maximum Dwelling Unit Size	§§ 207.10, 317	P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code.

<i>Zoning Category</i>	<i>§ References</i>	<i>Service/Arts/Light Industrial District Controls</i>
<b><i>NON-RESIDENTIAL STANDARDS AND USES</i></b>		
<i>Zoning Category</i>	<i>§ References</i>	<i>Service/Arts/Light Industrial District Controls</i>
<b><i>NON-RESIDENTIAL STANDARDS AND USES</i></b>		
<b><i>Development Standards</i></b>		
Basic Floor Area Ratio	§§ 102, 123, 124	Section 124 sets forth the Basic FAR, based on height.
Off-Street Parking Requirements	§§ 150-151.1, 153 - 156, 166, 204.5	No car parking required. Maximum permitted as set forth in § 151.1 . Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 units or more per § 166.
Off-Street Freight Loading, Non-Residential	§§ 150, 152, 153 - 155, 204.5	None required if Occupied Floor Area is less than 10,000 square feet.
Use Size Limits	§ 121.6	As indicated by end note (5) in this table, certain uses are allowed up to a total of 25,000 gsf per lot, and NP above.
Ground Floor Ceiling Height	§ 145.1(c)(4)	N/A
<b><i>Commercial Use Characteristics</i></b>		
Drive-up Facility	§ 102	NP
Formula Retail	§§ 102, 303.1	C(6)
Hours of Operation	§ 102	P 6 a.m.-2 a.m. C 2 a.m.-6 a.m.
Maritime Use	§ 102	NP
Open Air Sales	§ 102	P(5)

Outdoor Activity Area	§ 102, 145.2	P if in front or it complies with Section 202.2(a)(7), C if elsewhere.
Walk-up Facility	§ 102	P
<i>Agricultural Use Category</i>		
<b>Agricultural Uses</b>	§§ 102, 202.2(c)	P
<i>Automotive Use Category</i>		
<b>Automotive Uses*</b>	§ 102	P
Ambulance Service	§ 102	C(6)
Automobile Sale or Rental	§ 102	P(5)
Private Parking Garage	§ 102	C
Private Parking Lot	§ 102	NP
Public Parking Garage	§ 102	C
Public Parking Lot	§ 102	NP
Service, Parcel Delivery	§§ 102, 303(cc)	C
Vehicle Storage Garage	§ 102	C
Vehicle Storage Lot	§ 102	NP
<i>Entertainment, Arts and Recreation Use Category</i>		
<b>Entertainment, Arts and Recreation Uses*</b>	§ 102, 803.9(b)	P
Movie Theater	§ 102	P up to three screens.
Outdoor Entertainment	§ 102	NP
Sports Stadium	§ 102	NP
<i>Industrial Use Category</i>		
<b>Industrial Uses</b>	§ 102	NP
Light Manufacturing	§ 102	P
<i>Institutional Use Category</i>		
<b>Institutional Uses</b>	§§ 102, 202.2(e), 803.9(b)	P
Hospital	§ 102	NP
Medical Cannabis Dispensary	§§ 102, 202.2(e)	P(8)
Post-Secondary Educational Institution	§ 102	NP
Residential Care	§ 102	NP
School	§ 102	NP
<i>Sales and Service Category</i>		
<b>Retail Sales and Service Uses*</b>	§§ 102, 202.2(a)	P(5)(8)
Adult Business	§ 102	NP
Animal Hospital	§ 102	P

Cat Boarding	§ 102	P
Hotel	§ 102	NP
Kennel	§ 102	P
Massage Establishment	§ 102	C
Mortuary	§ 102	P
Reproductive Health Clinic	§§ 102, 202.5	P
Self Storage	§ 102	NP
Trade Shop	§ 102	P
<b>Non-Retail Sales and Service*</b>	§ 102	P
Life Science	§ 102	NP
Office Uses	§ 102	NP(9)
<i>Utility and Infrastructure Use Category</i>		
<b>Utility and Infrastructure uses*</b>	§ 102	P
Wireless Telecommunications Services Facility	§ 102	C(1)

\* Not listed below

- (1) P if the facility is a Micro WTS Facility.
- (2) [Note Deleted]
- (3) NP, Except Affordable Housing Projects meeting the requirements of Section 803.8.
- (4) **Homeless Shelters permitted in SALI Districts.**
  - (a) **Principally-Permitted Homeless Shelters.** During a declared shelter crisis, Homeless Shelters that satisfy the provisions of California Government Code Section 8698.4(a) shall be P, principally permitted and may be permanent.
  - (b) **Conditionally-Permitted Homeless Shelters.** Homeless Shelter uses are permitted only with Conditional Use authorization and only if each such use (i) would operate for no more than four years, and (ii) would be owned or leased by, operated by, or under the management or day-to-day control of the City and County of San Francisco. If such a use is to be located within a building or structure, the building or structure must be either (i) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (ii) temporary. Other than qualifying Homeless Shelters constructed during a declared shelter crisis, construction of a permanent structure or building to be used as a Homeless Shelter is not permitted.
- (5) P up to a total of 10,000 gsf per lot; C up to a total of 25,000 gsf per lot; NP above.
- (6) C up to a total of 25,000 gsf per lot; NP above.
- (7) C up to 10,000 gsf per lot; NP above.
- (8) Within the Central SoMa SUD, see Planning Code Section 249.78 for specific controls.
- (9) Office Uses related to the Hall of Justice are P in Special Use District, pursuant to § 803.9(e).

(Added as Sec. 846 by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [62-13](#), File No. 121162, App. 4/10/2013, Eff. 5/10/2013; Ord. [71-14](#), File No. 131205, App. 5/23/2014, Eff. 6/22/2014; Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [188-15](#), File No. 150871, App. 11/4/2015, Eff. 12/4/2015; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [213-16](#), File No. 160960, App. 11/4/2016, Eff. 12/4/2016; Ord. [99-17](#), File No. 170206, App. 5/19/2017, Eff. 6/18/2017; Ord. [189-17](#), File No. 170693, App. 9/15/2017, Eff. 10/15/2017; Ord. [229-17](#), File No. 171041, App. 12/6/2017, Eff. 1/5/2018; Ord. [202-18](#), File No. 180557, App. 8/10/2018, Eff. 9/10/2018; Ord. [224-18](#), File No. 180364, App. 10/5/2018, Eff. 11/5/2018; Ord. [275-18](#), File No. 180910, App. 11/20/2018, Eff. 12/21/2018; Ord. [296-18](#), File No. 180184, App. 12/12/2018, Eff. 1/12/2019; Ord. [61-19](#), File No. 190047, App. 4/4/2019, Eff. 5/5/2019; Ord. [63-20](#), File No. 200077, App. 4/24/2020, Eff. 5/25/2020; Ord. [75-22](#), File No. 220264, App. 5/13/2022, Eff. 6/13/2022; Ord. [190-22](#), File No. 220036, App. 9/16/2022, Eff.

10/17/2022; Ord. [22-23](#), File No. 221104, App. 2/23/2023, Eff. 3/26/2023; redesignated and amended by Ord. [70-23](#), File No. 220340, App. 5/3/2023, Eff. 6/3/2023; Ord. [47-24](#), File No. 231223, App. 3/15/2024, Eff. 4/15/2024; Ord. [54-24](#), File No. 240169, App. 3/22/2024, Eff. 4/22/2024, Retro. 3/30/2024; Ord. [62-24](#), File No. 230310, App. 3/28/2024, Eff. 4/28/2024; Ord. [113-24](#), File No. 240193, App. 6/13/2024, Eff. 7/14/2024, Retro. 3/30/2024; Ord. [297-24](#), File No. 241055, App. 12/19/2024, Eff. 1/19/2025; Ord. [64-25](#), File No. 241208, App. 5/9/2025, Eff. 6/9/2025; Ord. [245-25](#), File No. 250701, App. 12/12/2025, Eff. 1/12/2026, Oper. 1/12/2026; Ord. [1-26](#), File No. 250385, App. 1/8/2026, Eff. 2/8/2026)

#### AMENDMENT HISTORY

Zoning Control Table: 846.26 reference corrected; Ord. [62-13](#), Eff. 5/10/2013. Zoning Control Table: former category 846.88 deleted; Ord. [71-14](#), Eff. 6/22/2014. Zoning Control Table: 846.46 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 844.23b added; Ord. [14-15](#), Eff. 3/15/2015. Introductory material amended; Ord. [188-15](#), Eff. 12/4/2015. Introductory material amended; Zoning Control Table: 846.24 amended; Specific Provisions: 846.24 added; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 846.92 amended; former category 846.93 deleted; 846.99 added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table, former category 844.23b renumbered as 846.23b and amended; Specific Provisions: 846.23b, 890.88(d) added; Ord. [213-16](#), Eff. 12/4/2016. Zoning Control Table: 846.10, 846.40, 846.41, and 846.71 amended; Ord. [99-17](#), Eff. 6/18/2017. Zoning Control Table: 846.35 amended; Ord. [189-17](#), Eff. 10/15/2017. Zoning Control Table: 846.87 amended; Ord. [229-17](#), Eff. 1/5/2018. Zoning Control Table: 846.97b and 846.97c amended; Ord. [202-18](#), Eff. 9/10/2018. Introductory material amended; Zoning Control Table: 846.20, 846.21, and 846.22 amended; former category 846.26 deleted; former categories 846.24 and 846.25 renumbered as 846.25 and 846.26; new category 846.24 added; Specific Provisions: 803.8, 846.24 added; former 846.24 renumbered as 846.25; Ord. [224-18](#), Eff. 11/5/2018. Amendments made by Ord. [224-18](#) restated; Specific Provisions: 803.8, 846.24 amended; Ord. [275-18](#), Eff. 12/21/2018. Zoning Control Table: 846.09, 846.36, 846.65b, 846.96, and 846.98 amended; category 846.52 added; Ord. [296-18](#), Eff. 1/12/2019. Specific Provisions: 846.23b, 890.88(d) amended; Ord. [61-19](#), Eff. 5/5/2019. Introductory material amended; Ord. [63-20](#), Eff. 5/25/2020. Zoning Control Table: 846.53 added; Ord. [75-22](#), Eff. 6/13/2022. Zoning Control Table: 846.76 and 846.77 added; Ord. [190-22](#), Eff. 10/17/2022. Zoning Control Table: 846.56 amended; Note (1) added; Ord. [22-23](#), Eff. 3/26/2023. Section redesignated as Sec. 836; Zoning Control Table 846 and Specific Provisions deleted; Table 836 and Notes \* and (1)-(10) added; Ord. [70-23](#), Eff. 6/3/2023. Table 836 amended; Ord. [47-24](#), Eff. 4/15/2024; and Ord. [54-24](#), Retro. 3/30/2024. Introductory material amended; Ord. [62-24](#), Eff. 4/28/2024. Table 836 amended; Ord. [113-24](#), Eff. 7/14/2024, Retro. 3/30/2024. Table 836 and Note (10) amended; Note (2) deleted; Ord. [297-24](#), Eff. 1/19/2025. Introductory material and Table 836 amended; Note (10) deleted; Ord. [64-25](#), Eff. 6/9/2025. Introductory material and Table 836 amended; Ord. [245-25](#), Eff. 1/12/2026. Table 836 amended; Ord. [1-26](#), Eff. 2/8/2026.

#### CODIFICATION NOTES

1. So in Ord. [70-23](#).
2. So in Ord. [245-25](#).