

Chapter 17.13 C-1 COMMERCIAL MIXED-USE DISTRICT

17.13.010 Purpose.

A. To provide a suitable environment for the development of tax revenue-producing commercial enterprise and to encourage the orderly development of the area so that opportunities are present to establish a mix of uses that support, enhance and otherwise encourage the success of the district. There shall be no fabrication, manufacture, processing or treatment of materials in this district other than that which is clearly incidental to a business where all products therefrom are sold on the premises;

B. To establish procedures to integrate commercial mixed-uses and structures that produce an attractive and safe environment which are superior to those which would result from standard district regulations. (Ord. 365 §1 (part), 1991).

17.13.020 Permitted uses.

The following uses are permitted in the C-1 district:

A. No uses are permitted without first obtaining a conditional use permit. (Ord. 365 §1(part), 1991).

17.13.030 Conditional uses.

Conditional uses allowed in the C-1 district, subject to obtaining a use permit as set forth in Chapter 17.40, are as follows:

- A. Retail sales;
- B. Offices;
- C. Residential uses¹;
- D. Bulk sales;
- E. Open space²;
- F. Recreational facilities;
- G. Statuary;
- H. Public and quasi-public facilities, service and utility uses;
- I. Commercial services;
- J. Hotels;
- K. Research and development³;
- L. Educational institutions. (Ord. 365 §1(part), 1991).

17.13.035 Expressly prohibited use.

Commercial parking lots, as defined in Chapter 17.02, are declared to be expressly prohibited in the C-1 district. (Ord. 428 §2, 1998).

17.13.040 Development regulations.

No building, structure or land shall be used and no building or structure shall be erected, enlarged or structurally altered except for the uses established in Section 17.13.030, and then only after a specific plan has been prepared. Development and design standards and regulations for the C-1 district shall be established in a specific plan adopted by resolution of the city council for the parcels proposed for development. The specific plan shall meet the requirements of the California Government Code Sections 65451 and 65452. To the extent standards in the specific plan are inconsistent with other zoning regulations, the standards in the specific plan shall prevail. (Ord. 365 §1(part), 1991).

*Refer to the 1994 General Plan for current land use policies and programs, particularly Policy 330.i.

¹Such uses shall be subject to the city's expressed intent that uses allowed in the C-1 district be primarily nonresidential.

²Such uses shall retain sufficient acreage for a golf course, preferably in the general area designated in the 1980 general plan.

³Such uses shall be subject to the city's expressed concern with and right to exclude facilities which involve high use or generation of hazardous materials.

§ 65451. Matters required to be included

(a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

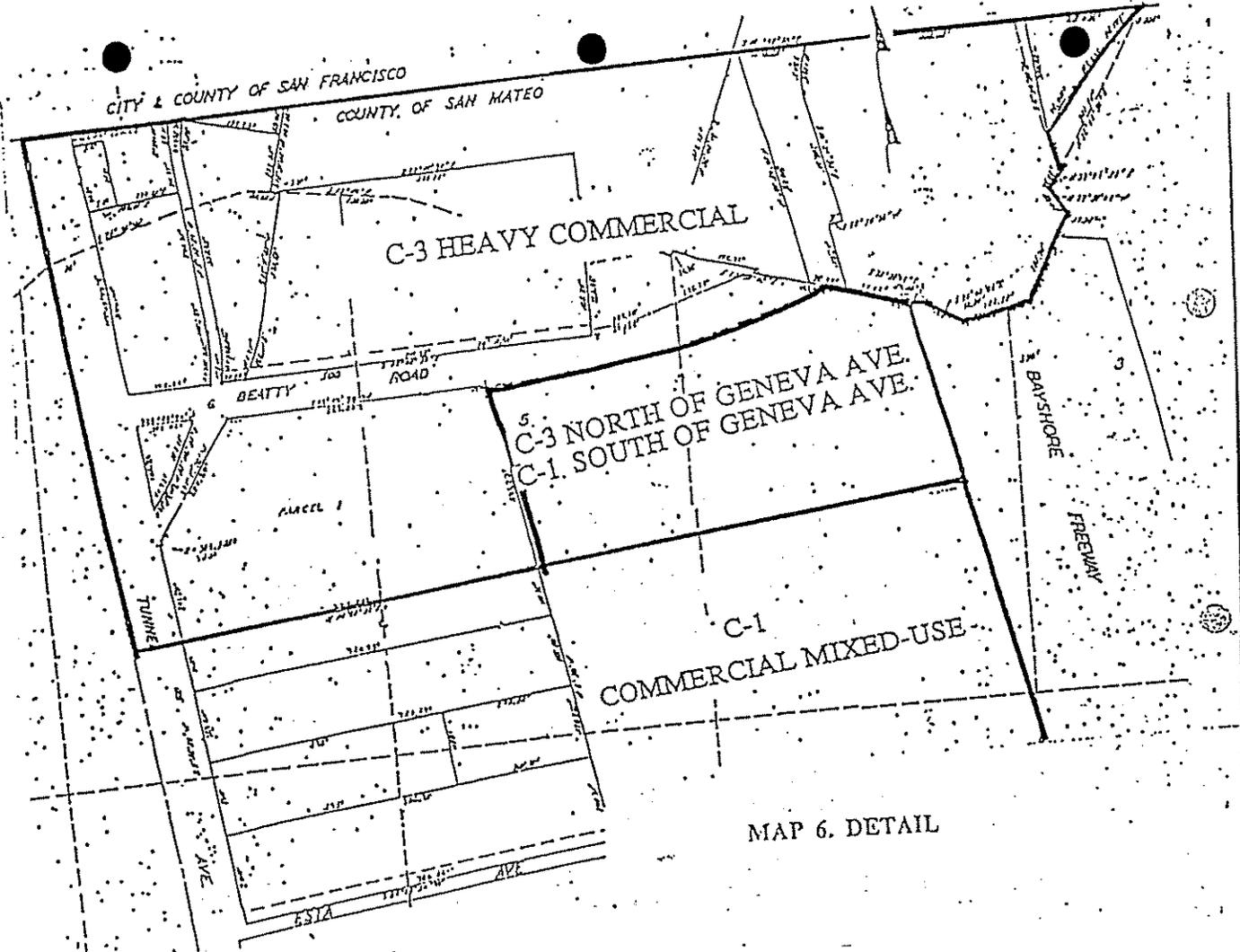
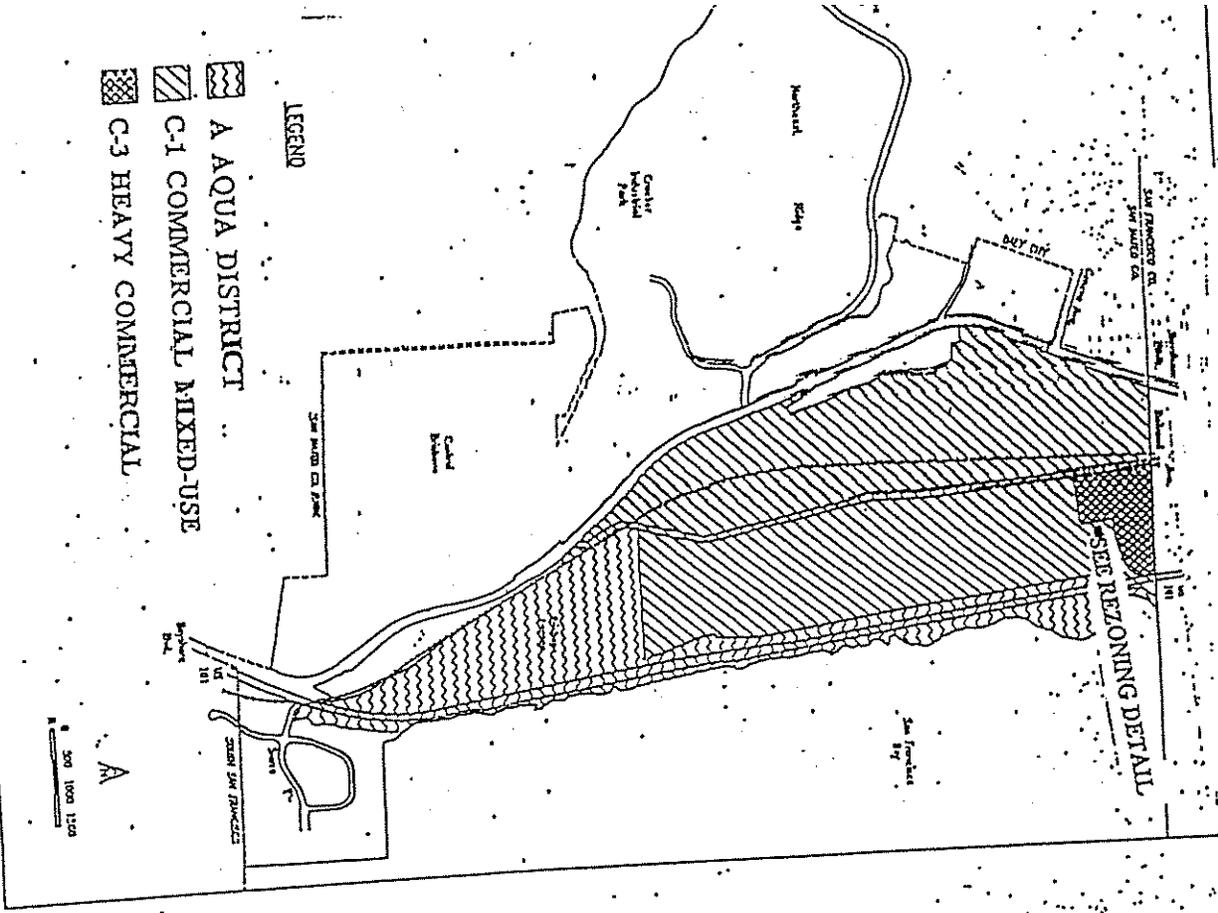
(b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

§ 65452. Matters permitted to be included

The specific plan may address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan.

MAP 6. REZONING PER ORDINANCE 366.

Source: City of S.F. Ordinance 31/1911.



MAP 6. DETAIL