

Definitions. [Note to Sponsor team: Please provide/update the following definitions, otherwise the definition in Section 102 will apply]

“**Arts Activities**” means Arts Activities as defined in Section 102.

“**Child Care Facility**” means *Child Care Facility* as defined in Section 102

“**Community Room**” means ...

“**Ground floor Uses**” means Active Uses as defined and described in Chapter X of the DSG.

“**Interim Uses**” means public and private parking lots and tree nurseries as further described in subsection 2XX.XX(X)(X) and the DSG.

“**Parcels**” is a development Block as depicted on Figure XXX

“**Public Parking Garage**” means

“**Public-Serving Uses**” means Arts Activities, A Community Facility, a Child Care Facility, and

“**Public Open Spaces**” means

“**Residential Uses**” means Residential Uses as defined in Section 102.

“**Retail Services**” means *Retail Sales and Services, General* as defined in Section 102.

“**Shared Parking Garage**” means

Table xxx

Land Uses [Note to Sponsor team: We recommend the following land use table to be included in the DSG pending discussion about retail, art activity, community room, public parking]

Comment [SYH1]: Arts Activities defined in PC Section 102 is too broad. We recommend coming up with a new definition. **Arts Activities.** A retail Entertainment, Arts and Recreation Use that includes performance, exhibition (except exhibition of films), rehearsal, production, post-production and some schools of any of the following: dance; music; dramatic art; film; video; graphic art; painting; drawing; sculpture; small-scale glassworks; ceramics; textiles; woodworking; photography; custom-made jewelry or apparel; and other visual, performance, and sound arts and craft. It shall exclude accredited Schools and Post-Secondary Educational Institutions. It shall include commercial arts and art-related business service uses including, but not limited to: recording and editing services; small-scale film and video developing and printing; titling; video and film libraries; special effects production; fashion and photo stylists; production, sale, and rental of theatrical wardrobes; and studio property production and rental companies. Arts spaces shall include studios, workshops, archives, and theaters, and other similar spaces customarily used principally for arts activities, exclusive of a Movie Theater, General Entertainment, Amusement Game Arcade, ²Adult Business, and any other establishment where liquor is customarily served during performances.

Comment [SYH2]: We need a definition for this use

Comment [SYH3]: DSG refers it as Block, Residential Block, or Building Block. Please define it.

Comment [SYH4]: The definition of Residential Use in Section 102 is very broad. Decide which definition you want to use. Also define Residential 1 and Residential 2

Comment [SYH5]: The definition of Retail services in Section 102 is very broad. We recommend coming up with a new definition

<i>Balboa Reservoir SUD Parcels (as shown in Figures XX)</i>	<u>SFPUC Open space (need parcel number)</u>	<u>Central Park (need parcel number)</u>	A	B	C	D	E	F	G	H	TH1	TH2
<i>Public Open Space</i>	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
<i>Residential Uses(8)</i>	NP	NP	P	P	P	P	P	P	P	P	P	P
<i>Child Care Facility</i>	NP	NP	NP	P(2)	NP	NP	NP	NP	NP	NP	NP	NP
<i>Community Facility</i>	NP	NP	NP	NP	NP	NP	P(2)	NP	NP	NP	NP	NP
<i>Retail Services</i>	NP (3)	NP (3)	P(2)	P(2)	P(2)	P(2)	P(2)	P(2)	NP	NP	NP	NP
<i>Arts Activities</i>	NP (3)	NP (3)	P	P	NP	NP	P	NP	NP	NP	NP	NP
<i>Public Parking Garages (4)</i>	NP	NP	P	P	NP	NP	NP	NP	P	NP	NP	NP

Notes:

- (1) All other uses not stated are not permitted
- (2) All non-residential uses are only allowed on the ground floor

- (3) Retail, sales and service, entertainment, arts, and recreation uses are allowed within a limited number of mobile carts and kiosks
- (4) Only allowed as a shared parking garage.
- (5) Accessory Parking is allowed on all residential parcels

[Note to Sponsor team: Consolidate all zoning controls listed below in DSG section 3.10]

(h) **Building Standards.**

(1) **Building Height and Bulk.**

(2) **Measurement of Height.**

(3) **Lot Coverage and Rear Yards.**

(4) **Off-Street Parking.**

(5) **Bicycle Parking.**

(6) **Setbacks.**

(7) **Dwelling Unit Density.** There shall be no density limit for any residential use.

(8) **Dwelling Unit Exposure.**

(9) **Usable Open Space for Dwelling Units.**

(a) **Usable Open Space (Common)**

(b) **Usable Open Space (Private)**

(10) **Permitted Obstructions.**

(11) **Streetscape Improvements.** The streetscape and street tree planting requirements shall be governed by the controls set forth in the DSG and not as provided in Section 138.1(c).

(12) **Off-Street Loading.**

(13) **Signage.**