

PROPOSED PRECISE PLAN AMENDMENTS

AREA H. HISTORIC RETAIL DISTRICT

[...]

B. USES

[...]

Table H.1: List of Permitted and Provisional Uses in Area H.

Use	Fronting on Castro & Cross Streets**		Other locations	
	Ground Level	Upper Levels	Ground Level	Upper Levels
Retail, not including drive-up or drive-in services	P	P	P	P
Art galleries	P	P	P	P
Personal services	P	P	P	P
Restaurants, including counter service, fast food, table service, and/or take out; including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services	P PUP	PUP	P PUP	PUP
Business support services	PUP	P	P	P
Banks and financial institutions	PUP	P	P	P
Medical services	PUP	P	P	P
Hotels	PUP	PUP	PUP	PUP
Theaters	PUP			
Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service	PUP			
Lodges, clubs, social, or fraternal organizations	PUP	P	P	P
Indoor recreation and fitness centers; with or without the serving of beer and wine clearly ancillary to recreation uses	P PUP	P PUP	P PUP	P PUP
Indoor recreation and fitness centers; serving liquor clearly ancillary to recreation uses	PUP	PUP	PUP	PUP
Offices, not including administrative offices	PUP	P	P	P
Administrative offices	*	PUP	PUP	PUP
Residential, up to 50 units per acre	*	PUP	*	PUP
Other businesses or service establishments which are determined by Zoning Administrator to be of a similar character as listed in this table	PUP	PUP	PUP	PUP

P– Permitted Use; PUP – Provisional Use Permit

* Lobbies and access to upper floors are allowed (See Ground Level Treatment & Façade Articulation, S5).

** Does not apply to the frontage along West Evelyn Avenue between Bryant Street and Castro Street.

[...]

AREA D. CASTRO CENTRAL WEST

[...]

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Principally Permitted Uses

- a. Retail, not including drive-up or drive-in services;
- b. Offices on the upper floors (second to eighth floors); ~~and~~
- c. Restaurants on the ground level, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services; ~~and~~
- d. **Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.**

[...]

AREA E. CASTRO CENTRAL EAST

[...]

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Castro Street Half-Block Permitted Uses

- a. Retail, not including drive-up or drive-in services;
- b. Personal services;
- c. Art galleries; ~~and~~
- d. Offices on the upper levels (second to fifth floors); ~~and~~

- e. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services; and
- f. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

Castro Street Half-Block Provisional Uses

The following provisional uses will be allowed if they can sufficiently demonstrate that they will generate pedestrian activity and streetside interest compatible with the goal of maintaining continuous storefronts and the vital retail district on Castro Street. The criterion of generating pedestrian traffic is most critical for establishments fronting Castro Street.

- a. Business services on the ground floor;
- ~~b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;~~
- eb. Office on the ground floor;
- ec. Banks and financial institutions;
- ~~e. Indoor recreation use;~~
- fd. Theaters;
- ge. Hotels;
- hf. Child-care centers;
- ig. Residential uses on the upper levels (second to fifth floors) at densities of up to 50 units per acre;
- jh. Bars, nightclubs, establishments providing entertainment or permitting dancing, and/or establishments serving alcoholic beverages not ancillary to food services; and
- ki. Any other business or service establishments that are determined by the Zoning Administrator to be of the same general character as listed above.

AREA I. CIVIC CENTER/EAGLE SQUARE/GATEWAY BLOCK

[...]

B. DEVELOPMENT REQUIREMENTS

1. Permitted and Provisional Uses

[...]

Permitted Uses (Castro Street Frontage of Eagle Square Block)

- a. Retail;
- b. Business support services;
- c. Personal services;
- d. Offices, including banks and financial institutions and administrative offices, on upper floors;
- e. Residential at up to 50 units per acre; ~~and~~
- f. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up or drive-in services; ~~and~~
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

[...]

Permitted Uses (Gateway Block)

- a. Offices, including banks and financial institutions and administrative offices;
- b. Retail;
- c. Personal services;
- d. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up and drive-in services;
- e. Art galleries; ~~and~~

- f. Theaters; and
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

Provisional Uses (Gateway Block)

- a. Business support services;
- b. Medical services;
- c. Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service; and
- ~~d. Indoor recreation uses; and~~
- ed. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

[...]

AREA J. EAST OF CASTRO STREET FRONTAGE

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Permitted Uses (Castro Street Frontage)

- a. Retail, not including drive-up or drive-in services;
- b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;
- c. Art galleries;
- d. Theaters;
- e. Business support and personal services; and
- f. Medical services; and
- g. Indoor recreation and fitness centers, with or without the serving of beer and wine clearly ancillary to recreation use.

Provisional Uses (Castro Street Frontage)

a. Bars, nightclubs, establishments providing entertainment or permitting dancing, and/or establishments serving alcoholic beverages not ancillary to food service;

~~b. Indoor recreation uses;~~

~~eb.~~ Offices;

~~ec.~~ Hotels;

~~ed.~~ Residential on upper levels only at up to 50 units per acre; and

~~fe.~~ Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.