




DATE: August 18, 2025

TO: Renee Barela-Gutierrez, Liquor Hearing Officer

VIA: Andrea Salazar, City Clerk

FROM: Geralyn F. Cardenas, Interim City Clerk 

ITEM & ISSUE

Request from Wolf and Mermaid Enterprises, LLC dba Wolf and Mermaid Enchanted Café, for a Request for a Restaurant A (Beer and Wine) Liquor License with On-Premises Consumption Only.

BACKGROUND AND SUMMARY

The applicant has requested a Restaurant A (Beer and Wine) Liquor License with on-premise consumption only, to be located at Wolf and Mermaid Enchanted Café, 239 Johnson Street. This location is not within 300 feet of a church or school.

Attached are staff reports regarding litter, noise and traffic. Staff does not anticipate a substantial change in litter and noise, or any unacceptable traffic impacts due to the approval of this request.

Additionally, as a condition of doing business in the city, staff is recommending that it be noted that the applicant is required to comply with all city ordinances.

ACTION REQUESTED

Consideration of the above request

Attachments: Alcoholic Beverage Control Application
 Notice of Public Hearing and Publications
 Letter to Applicant
 Staff Reports



CITY CLERK'S OFFICE
 DATE: 7/10/25 TIME: 9:14 am
 SERVED BY: mail
 RECEIVED BY: Julie Rasmussen

July 3, 2025

Certified Mail No.: 7021 2720 0001 2204 5661

City of Santa Fe

Attn: Andrea Salazar
 City Clerk and Director of Community
 PO Box 909
 Santa Fe, NM 87504-0909

Lic. No. /Appl. No.: BLA-0000006179
Name of Applicant: Wolf and Mermaid Enterprises, LLC
Doing Business As: Wolf and Mermaid Enchanted Cafe
Proposed Location: 239 Johnson Street, Santa Fe, New Mexico 87501

The Director of the Alcoholic Beverage Control Division (ABC) has reviewed the referenced Application and granted **Preliminary Approval**. It is being forwarded to you for Local Option District approval or disapproval of the Liquor License Application.

Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing twice during the 30 days prior to the hearing in a newspaper of general circulation within the territorial limits of the governing body. **The first notice must be published at least thirty (30) days before the hearing. Both publications must occur before a hearing can be conducted.** The notice shall include:

- (A) Name and address of the Applicant/Licensee;
- (B) The action proposed to be taken;
- (C) The location of the licensed premises.

In addition, if the Local Option District has a website, **the Notice shall also be published on the website.**

While the law states that “within forty-five (45) days after receipt of a Notice from the Alcoholic Beverage Control, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer”, we recognize the potential for conflict between the requirement for publication of 30 day notice and the 45 day hearing requirement.

With that in mind, when a local governing body receives a liquor license application from ABC, that governing body has a couple of options:

- 1) Hold a hearing on the license application within the statutory time frame of forty-five (45) days, as required by the Liquor Control Act, and comply with all other statutory and regulatory procedures and notify ABC of your decision within thirty (30) days of the hearing;



- 2) Request from ABC an extension of time, past the forty-five (45) days, designating how much additional time will be needed to conduct the hearing in compliance with all statutory and regulatory procedures. After the extension is granted and the hearing is held, notify ABC of your decision within thirty (30) days of the hearing;
ABC has no preference in the option you choose.

The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. **A record shall be made** of the hearing.

THE APPLICANT IS SEEKING RESTAURANT A – BEER AND WINE LIQUOR LICENSE WITH ON PREMISES CONSUMPTION ONLY

Within thirty (30) days after the Public Hearing, the governing body shall notify ABC of their decision to approve or disapprove the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. The original Page 1 of the Application must be returned together with the notices of publication. **If the Governing Body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director may issue the license.**

If the Governing Body disapproves the issuance or transfer of the license, it shall notify ABC within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to ABC with the Notice of Disapproval (*Page 1 of the Application, noting disapproval*).

Respectfully,



Charmaine Martinez
Admin Law Judge | Hearing Officer
NM Regulation & Licensing Department
Alcoholic Beverage Control Division
Phone: (505) 476-4804 Fax: (505) 476-4595
Email: Charmaine.Martinez2@rld.nm.gov

Enclosures:

1. Page 1 (Business Information Page) (*must be signed and returned w/notices of publication*)
2. Page 2 (Premises Information Page)
3. Copy of the Zoning Statement
4. Copy of Floor Plan





Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000006179



Premises Information

Premises DBA

Premises Doing Business As (DBA): WOLF AND MERMAIND ENCHANTED CAFE

Proposed Premises Physical Address

Physical Street: 239 Johnson St

Physical Zip Code: 87501

Physical County: Santa Fe

Local Option District: Santa Fe City

"Local Option District" means a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality that falls within a county that has voted to approve the sale, serving or public consumption of alcoholic beverages, OR an incorporated municipality of over five thousand population that has independently voted to approve the sale, serving or public consumption of alcoholic beverages under the terms of the Liquor Control Act or any former act.

Physical City: Santa Fe

Physical State: New Mexico

Ownership

The land and building which is proposed to be the licensed premises is: Leased by Applicant

The following information is required to ensure the issuance of a license to this location will not result in the violation of a county or municipal ordinance.

Specify Owner(s) of the land and building: Conroad Associates, LP

Specify Date and Terms of Lease/Operating Agreement: Lease entered into May 2023 until October 2027 with 5 year renewal option

Zoning

Is the proposed premises location zoned? Yes

You will be required to upload "Copy of Zoning Statement" issued by the local municipality or county. If not applicable, you will be required to upload "Copy of Zoning Statement" or Letter from local government to indicate that there is no zoning for the proposed location.

Specify the zone for proposed premises location (example C-1): BCD- Business Capitol District

Distance from nearest School

Name of School: Carlos Gilbert Elementary School

School City: Santa Fe

School Zip Code: 87501

School Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the school.

School Street: 300 Griffin St

School State: New Mexico

School Country: United States

Distance from nearest Church

Name of Church: First Presbyterian Church of Santa Fe

Church City: Santa Fe

Church Zip Code: 87501

Church Distance (in feet): More than 1000

Specify the shortest direct line distance from the nearest point of the proposed premises to the nearest point of the property line of the church.

Church Street: 208 Grant Street

Church State: New Mexico

Church Country: United States



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-000006179



Premises Information 2

Please specify the appropriate option for the premises that you have specified in the application?

- A license has never been issued to the location of the proposed premises.
- A license was once issued to the location of the proposed premises but is no longer being operated at the location.
- Alcohol operations are currently being performed at the proposed premises by the applicant business.
- Alcohol operations are currently being performed at the proposed premises by a business other than the applicant business.

Questions

Has the applicant business ever had a liquor license denied, suspended, revoked, surrendered, or had any other form of discipline or disciplinary action by a licensing agency in another state or jurisdiction?	No
Has the structure and/or ownership disclosure for the applicant business changed since last reported to the department?	No
Does the applicant business own any (direct/indirect) interest in a liquor license?	No



Alcoholic Beverage Control Division
Restaurant A Intake Application
Application Number: BLA-0000006179



Payment

Fee Name	Fee Amount
Application Fee	200.00
Resident Agent Fee	50.00
Total Fee Amount:	250.00

Attestation/Oath

Under penalty of perjury, I hereby depose and state that I am the person identified in this application and the information given by me is true and complete to the best of my knowledge and belief. I understand that any information contained in this application may be investigated and any false or dishonest answer to any question in this application may be grounds for denial or revocation of my license.

Attestation Signature: Scott Baird

Date: 03/02/2025



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1

Alma G. Castro, District 1

Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

February 27, 2025

Scott Baird
Wolf and Mermaid Enchanted Cafe
239 Johnson Street
Santa Fe, NN 87501

RE: Zoning Verification for 239 Johnson Street, Santa Fe, NM

Dear Mr. Baird,

This letter provides zoning verification on the above referenced property. According to the Official Zoning Map, this property is zoned BCD Business-Capitol District and is within the McKenzie Street Sub-district and lies within the Downtown and Eastside Historic Overlay District.

14-4.3 (E) BCD BUSINESS-CAPITOL DISTRICT

(1) Purpose In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic wellbeing while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

(3) Townscape Subdistricts

(a) The existing townscape subdistricts include: Alameda Street, Barrio de Analco, Cerrillos Road, Don Gaspar, East Marcy/East Palace, Loretto, Marcy, McKenzie Street, Old Santa Fe Trail, Plaza/San Francisco, Rosario Boulevard/NW Paseo de Peralta, Sandoval/Montezuma, State Capitol and Westside.

(b) The townscape subdistricts are intended to: (i) preserve the overall aesthetic quality of the BCD;

(ii) maintain diversity among the various subdistricts; and

(iii) protect the unique features, recognizable historic character and other common identifying characteristics of each subdistrict.

(c) Property is eligible for rezoning to a townscape subdistrict if the land is located within or adjacent to the BCD and meets all other requirements of Chapter 14.

14-7.4 - BUSINESS-CAPITOL DISTRICT

(3) Design Objectives for Individual Townscape Subdistricts The best existing qualities of the individual townscape subdistricts should be preserved, while encouraging diversity of design in

the individual townscape subdistricts. New development should be harmonious with the specific physical characteristics and development and design objectives listed below:

(h) McKenzie Street Subdistrict:

- (i) maintain the residential scale;
- (ii) maintain yards , with or without fences; and
- (iii) maintain separation of individual structures.

Development standards for the Townscape Subdistricts may be found within Santa Fe City Code, Chapter 14, Table 14-7.4(A)-1, and development standards for the Historic Districts may be found within Santa Fe City Code, Chapter 14-5.2.

Full service restaurants which may or may not have patio services, with incidental alcohol service for on-site consumption are permitted uses in the Business Capitol District.

For additional information, please reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses and Chapter 14-5.2 Historic Districts)

https://library.municode.com/nm/santa_fe/codes. All uses are subject to compliance with applicable development standards such as parking, lot coverage, etc.

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. This letter intends to provide advice regarding zoning regulations. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annul any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any further questions, please contact me at sjperea@santafenm.gov.

Stephanie Perea

Stephanie Perea
Land Use Planner
City of Santa Fe, New Mexico

CITY OF SANTA FE

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Santa Fe Liquor Hearing Officer will hold a public hearing at 4:00 p.m. on Thursday, August 21, 2025.

The purpose of this hearing is to discuss a request from Wolf & Mermaid Enterprises, LLC for a Restaurant A (Beer and Wine) Liquor License with on Premises Consumption Only, to be located at 239 Johnson Street.

Virtual meeting information will be posted on the City of Santa Fe's Weekly Meeting List at least seventy-two (72) hours before the meeting at santafe.primegov.com/public/portal.


ANDREA SALAZAR | Jul 20 2025 14:48 MDT

Andrea Salazar
City Clerk and Director of Community
Engagement

Received by The Santa Fe New Mexican
Date: _____

To Be Published: 07/22/2025
AND
07/29/2025

By _____
The Santa Fe New Mexican (Signature)



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

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Alan Webber, Mayor

Councilors:

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Michael J. Garcia, District 2

Carol Romero-Wirth, District 2

Lee Garcia, District 3

Pilar F.H. Faulkner, District 3

Jamie Cassutt, District 4

Amanda Chavez, District 4

VIA EMAIL: wolfmermaidlife@gmail.com

0811/2025

Wolf and Mermaid Enterprises, LLC
6 Vista Grande Drive
Santa Fe, New Mexico 87508

RE: Request from Wolf and Mermaid Enterprises, LLC dba Wolf and Mermaid Enchanted Cafe, for a Restaurant A Beer and Wine Liquor License with On-Premises Consumption Only to be Located at 239 Johnson Street, Santa Fe, NM 87501.

Dear Mr. Baird,

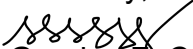
The public hearing before the City of Santa Fe Liquor Hearing Officer for the above referenced request has been set for **Thursday, August 21, 2025, at 4:00 pm**. This will be a virtual hearing via Zoom. We will email you the meeting invite on the morning of the hearing.

The City of Santa Fe's Governing Body will consider the Liquor Hearing Officer's recommendation at their August 27, 2025, meeting.

Attached is a copy of the Notice of Public Hearing.

Should you have *any* questions, or require anything further from our office, please do not hesitate to call me at 505-955-6520.

Sincerely,


Geraldyn F. Cardenas
Deputy City Clerk

Applicant Supplemental Information Form

1. Name of Applicant: WOLF AND MERMAID ENTERPRISES LLC
D/B/A Name to be used: WOLF AND MERMAID ENCHANTED CAFE
Proposed License Location: 239 JOHNSON ST.
Telephone number: 845-821-4850
Email: WOLFMERMAIDLIFE@GMAIL.COM

2. Type of liquor license request:

- New License (indicate type: RESTAURANT A)
- Transfer of location (indicate type: _____)
- Transfer of ownership (indicate type: _____)
- Transfer of ownership and location (indicate type: _____)

3. Are alcoholic beverages currently being dispensed at the proposed location?

- Yes (If yes, License # and Type: _____)
- No

4. Were alcoholic beverages previously dispensed by the requesting business?

- Yes (If yes, License # and address where alcohol was being dispensed: _____)
- No

5. Does this business have any record of violation?

- Yes (If yes, please explain: _____)
- No

6. What are the current/previous and proposed hours of operation of this business?

Current/Previous Hours of Operation: 7AM - 5PM ALL DAYS
Proposed Hours of Operation: 7AM - 8PM

7. Is an outdoor seating/patio area included in the licenses premise?

- Yes (If yes, is the area fully enclosed? Yes No)
- No

8. What, if any, are the anticipated peak days and times at the proposed business location?

What days? THURSDAY - SUNDAY

What times? 7AM - 2PM

9. Do you have a business license with the City of Santa Fe?

Yes (If yes, what is your License #? 239244)

No (Please contact the Business Licensing Department at 505-955-6551 to obtain a business license.)

10. Do you have a posted occupant load issued by the City of Santa Fe Fire Department?

Yes (If yes, what is your occupant load issued for your business? 49)

No (Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection)

11. Have you been issued a Certificate of Compliance from the City of Santa Fe Fire Department?

Yes (If yes, what is the date the Certificate was issued? 1/27/25)

No (Please contact the City of Santa Fe Fire Department - 505-955-3310 to schedule your inspection)

12. Please indicate the anticipated daily occupant load due to the sale of alcohol at this location:

~~150~~ 250 PER PAT MAX

13. Please indicate the anticipated change in business volume due to the sale of alcohol and explain:

Business is expected to increase (additional number of customers per day: 80).

Business is expected to decrease (loss of customers per day: _____).

Business is expected to remain the same.

* Please explain your answer: STORE IS A CAFE AND COFFEE RESTAURANT - ALCOHOL MAY INCREASE AFTERNOON TRAFFIC

14. Indicate which of the following statements best reflects your opinion regarding traffic impacts if this request is approved and explain:

Traffic can be expected to increase on adjacent streets.

Traffic will not increase on adjacent streets.

* Please explain your answer: MAJORITY OF TRAFFIC IS WALKERS

Name of person completing this form: SCOTT DAIRD

Telephone number: 848-821-4850

Date: 7/17/25

(FOR CITY USE ONLY)

Based on the information provided and review of City Reports, staff has found the following in accordance with Ordinance (4-4.3):

Geographic Information System Mapping (GIS) Department

- Yes, this business is located within three hundred (300) feet of a church and/or school. *A waiver of the 300 foot location restriction will be requested.*
- No, this business is not located within three hundred (300) feet of a church and/or school.

(Please see attached map indicating whether the proposed licensed premise is within three hundred (300) feet of a church and/or school.)

Business Licensing Department

- Yes, the requesting business has a business license issued by the City of Santa Fe. License # _____.
- No, the requesting business does not have a business license issued by the City of Santa Fe.

Code Enforcement Department

- Yes, the applicant is in compliance with all Land Use Codes.
- No, the applicant is not in compliance with Land Use Code(s).

*Note: _____

**(Please also provide a Code Enforcement Report related to Litter and Noise of the requesting business location.)*

Verification Completed By: Jason D. Sena

Title: Enforcement Manager

Date: Aug 5, 2025

Traffic Engineering Department

- Yes, it appears that the approval of this request will create unacceptable traffic impacts.
- No, it does not appear that this request will create any unacceptable traffic impacts.

*Note: _____

Verification Completed By: Regina Wheeler
Regina Wheeler (Aug 12, 2025 11:12:06 MDT)

Title: Acting Complete Street Director

Date: Aug 12, 2025

City of Santa Fe Fire Department

- Yes, the applicant is in compliance with all Fire Codes.
- No, the applicant is not in compliance with Fire Code(s).

*Note: Annual inspection and occupant load performed by FP 5 in July 2025. Approved for cafe/ coffee shop.

Verification Completed By: Gernoino Griego
Gernoino Griego (Aug 15, 2025 12:55:41 MDT)

Title: Fire Marshal

Date: Aug 15, 2025



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:

Signe I. Lindell, Mayor Pro Tem, District 1
Alma G. Castro, District 1
Michael J. Garcia, District 2
Carol Romero-Wirth, District 2
Lee Garcia, District 3
Pilar F.H. Faulkner, District 3
Jamie Cassutt, District 4
Amanda Chavez, District 4

DATE: August 15, 2025

TO: *Maggie Moore*
Maggie R. Moore, Assistant Planning & Land
Use Department Director

VIA: *Jason D. Sena*

FROM: Jason D. Sena, Enforcement Division Manager

ITEM & ISSUE : Litter and noise impact assessment, due to a request from Wolf & Mermaid Enterprises, LLC, for the following:

- a) The purpose of this hearing is to discuss a request from Wolf & Mermaid Enterprises, LLC for a Restaurant A (Beer and Wine) Liquor License with on Premises Consumption Only, to be located at 239 Johnson Street

BACKGROUND AND SUMMARY

It is not anticipated that there will be a substantial change in litter and noise because of this request.



239 Johnson ST
BCD

Article 14-6: PERMITTED USES AND USE REGULATIONS
 14-6.1 LAND USE CATEGORIES; TABLE OF PERMITTED USES
 (C) Table of Permitted Uses

Abbreviations	Districts Described	District Designations
RAC	14-4.2I	Residential Arts and Crafts
A-C	14-5.4	Arts and Crafts Overlay
C-1	14-4.3A	Office and Related Commercial
C-2	14-4.3B	General Commercial
C-4	14-4.3C	Limited Office and Arts and Crafts
HZ	14-4.3D	Hospital Zone
BCD	14-4.3E	Business-Capitol
I-1	14-4.3F	Light Industrial
I-2	14-4.3G	General Industrial
BIP	14-4.3H	Business and Industrial Park
SC-1, SC-2, SC-3	14-4.3K	Planned Shopping Center (Neighborhood, Community, Regional)
MU	14-4.3L	Mixed Use

Italicized words defined in Article 14-12

Table 14-6.1-1

CATEGORY Specific Use	RR	R-1 -	R-6 R-9	R-7 -	R-7 -I	RC- 5, RC- 8	R- 10 -R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC- 1	SC- 2	SC- 3	MU ***	Use- Specific Regs 14-6.2
RESIDENTIAL																							
Group Living																							
Continuing care community	S	S	S	S	S	S	S		S		P	S	P	P	P			S				P	(A)(1)
Group Residential Care Facility	S	S	S	S	S	S	S		S		P	S	P	P	P			S				P	
Group Residential Care Facility, Limited	P	P	P	P	P	P	P		P		P	S	P	P	P			S				P	
Group Residential Care Facility, Correctional						S	S		S		P*	P*	P*	P*	S			S				S	
Boarding, dormitory, monastery	S	S	S	S	S	S	P		P		P	S	P	S	P			S				S	
Household Living																							
Dwelling, multiple-family	P ¹	P	P	P		P	P	P	P		P	P ⁶	P	P	P				P ⁶	P ⁶	P ⁶	P	(A)(5), (A)(6)
Dwelling, single-family	P	P	P	P	P	P	P		P		P	P ⁶	P	P	P							P	(A)(5)
Manufactured homes	P	P	P	P	P	P	P		P		P	P ⁶	P	P	P							P	(A)(4)
Mobile home, permanent installation	S	S	S	S	S	S	S		S		S		S	S									(A)(2)
Mobile home park																							(A)(3); See 14-6.4(B)

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - R-9 - I	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2	
Short Term Rental Unit										P	P	P	P	P							P	P	(A)(5), (A)(6)
PUBLIC, INSTITUTIONAL AND CIVIC (Ord. No. 2014-31 § 11)																							
Emergency Services																							
Police and fire stations	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	
Police substations (6 or fewer staff)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Preschool, Daycare for Infants or Children																							
Small (6 or fewer)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Large (More than 6)	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S			P	P	P	P	S	
Electrical Facilities (See 14-6.2(F) for Planning Commission Review Requirements)																							
Distribution facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F), (G)
Substation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Switching station	P	P								P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Transmission lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(F)
Educational																							
Elementary and secondary schools, public and private	S	S	S		S	S		S		P*	P*	P*	S	P*	S			P*	S	S	S	P*	
Colleges and universities, residential	S	S	S		S	S		S		S	S	S	S	P				S				S	(B)(2)
Colleges and universities, nonresidential										P	P	P	P	P	P			P	P	P	P	P	
Museums	S	S	S		S	S		P ¹⁰		P	P	P	P	P	P			P	P	P	P	P	
Vocational or trade schools, nonindustrial								P ¹⁰		P	P	P	P	P	P			P	P	P	P	P	
Vocational or trade schools, light industrial														P*	P	P							

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Community Centers and Institutions																				
Neighborhood and community centers, including youth and senior centers	S	S	S	S		S		P	P	P	P	P			P	P	P	P	P	
Religious, educational and charitable institutions (does not include schools or assembly uses)				S		S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P*	
Hospitals and Extended Care Facilities																				
Extended care, convalescent, nursing, recovery care facilities	S	S	S	S		S		P	P	P	P	P			P				P	
Hospitals								S	S		P/S ⁶	P			P					(B)(3)
Hospital heliport											P									(B)(3)(b)
Human Services																				
Adult day care	S	S	S	S		S		P	P	P	P	P			P	P	P	P	P	
Foster homes licensed by the appropriate state agencies	P	P	P	P		P		P	P	P	P	P							P	
Human service establishments									P*			P*	P*						P*	(B)(4)
Sheltered care facilities																				

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 -	R-6 -	R-7 -	R-7 -I	RC- 5, RC- 8	R- 10 -R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC- 1	SC- 2	SC- 3	MU ***	Use- Specific Regs 14-6.2
Parks and Open Space																							
Cemeteries, mausoleums and columbariums	S	S	S	S							S	S		S	P								(B)(1)
Public parks, playgrounds, playfields	P	P	P			P	P		P		P	P	P	P	P	P	P		P	P	P	P	
Religious Assembly																							
All	S	S	S			S	S		S		P	P	P	P	P	P		P	P	P	P	P	
Utilities																							
All (includes natural gas regulator station, telephone exchange, water or sewage pumping station or water storage facility)	S	S	S			S	S		S		S	P	S	S	P	P	P					S	(B)(6)
COMMERCIAL (Ord. No. 2014-31 § 11)																							
Animal Sales and Service																							
Veterinary establishments, pet grooming	S										P*	P*	P*		P	P	P		P*	P*	P*	P* ²	
Kennel	S										P*	P*	P*		P	P	P						
Arts Activities																							
Arts and crafts studios, galleries and shops; gift shops for the sale of arts and crafts									P ¹⁰	P	P	P	P		P	P			P	P	P	P ²	

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - R-9	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Arts and crafts schools								P ¹⁰	P	P	P	P		P	P		P	P	P	P	P ²	
Dance studios								P ¹⁰	P	P	P			P	P		P	P	P	P	P ²	
Photographers' studios								P ¹⁰	P	P	P			P	P		P	P	P	P	P ²	
Assembly																						
Private clubs and lodges	S	S	S		S	S		S	S	P*	P*	P*	P*	P*	P*		P*	P*	P*	P*	P* ²	
Financial Services																						
Banks, credit unions (without drive-through)										P	P			P	P		P	P	P	P	P ²	
Banks, credit unions (with drive-through)										P*	P*			P	P*		P*	P*	P*	P*	P ²	
Food and Beverages																						
Bar, cocktail lounge, nightclub, no outdoor entertainment								S ^{3,10}	S ³		P*			P	P			P*	P*	P*	P ²	
Bar, cocktail lounge, nightclub, with outdoor entertainment								S ^{3,10}	S ³		P*			P*	P*			P*	P*	P*	P* ²	
Restaurant - full service, with or without incidental alcohol service								S ^{3,10}	S ³		P			P	P			S	P	P	P	

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.						S ^{3,10}	S ^{*3}		P*			P*	P			P*	P*	P*	P* ²	
Restaurant - Fast service/take-out, no drive-through/drive-up						S ^{3,10}	P ⁴	P ⁴	P	P ⁴		P	P	P	S	P	P	P	P	
Restaurant - with drive-through/drive-up									P*			P*	P*	P*	S	P*	P*	P*	P* ²	
Medical																				
Apothecary shops or pharmacies								P	P		P	P	P			P	P	P	P ²	
Medical and dental offices or clinics						S ¹⁰	S	P	P	P	P	P	P		P	P	P	P	P ²	
Offices, Business and Professional																				
Business and professional offices excluding medical and dental and financial services						S ¹⁰	S	P	P	P	P	P	P	P	P	P	P	P	P ²	
Public Accommodation																				
Bed and breakfast houses and inns									P			P	P		P			P		
Conference and extended stay lodging facilities									P			P	P		P					

Italicized words defined in Article 14-12

CATEGORY	RR	R-1 -	R-7 -	R-7 R-9	R-7 -I	RC-5, RC-8	R-10 -R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Reqs 14-6.2
Hotels, motels, residential suite hotels												P			P						P		
Vacation time share projects											P					P							
Public Transportation																							
Transit transfer facilities											S			S	P	P	P	S	S	P	P	S	
Recreation and Entertainment																							
Commercial recreational uses and structures; theaters, bowling alleys, pool-rooms, driving ranges, etc.											P				P	P	P		P	P	P	S ²	
Exercise, spas or gym facilities											P				P	P	P		P	P	P	P ²	
Nonprofit theaters for production of live shows															P	P	P		P	P	P	P ²	
Retail Sales and Services																							
Antique stores															P	P			P	P	P	P ²	
Art supply stores											P				P	P			P	P	P	P ²	
Bookshops											P				P	P			P	P	P	P ²	
Cabinet shops, custom											P				P	P			P				
Department and discount stores											P				P	P				P	P	P ²	
Flea markets											P				P	P							(C)(3)

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 -	R-6 R-9	R-7 -	R-9 -	R-7 -J	RC-5, RC-8	RC-10 -R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use- Specific Regs 14-6.2
Florist shops										P ¹⁰	P				P	P	P			P	P	P	P ²	
Funeral homes or mortuaries												P				P	P							
Furniture stores													P			P	P					P	P ²	
Neighborhood grocery stores and laundromats	S	S	S				S	S		S		S	P	S	S								P ²	(C)(4)
Office equipment sales and service; retail sale of office supplies													P				P	P				P	P ²	
Retail establishments not listed elsewhere													P				P	P				P	P ²	
Retail and service uses that are intended to serve the primary uses and that do not exceed 5,000 square feet																	P	P				P	P ²	

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 R-6	R-7 R-9	R-7 -R-9	R-7 -R-9	RC-5, RC-8	R-10 -R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use- Specific Regs 14-6.2	
Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than ten percent of the total floor area of all buildings occupied by the principal use																								
Sign shops																								
Service Establishments																								
Barber shops and beauty salons																								
Personal care facilities for the elderly							S																	(C)(7)
Personal service establishments including cleaning and laundry, appliance repair and similar services																								
Tailoring and dressmaking shops																								
Sexually Oriented Businesses																								
All																								(C)(1)

Italicized words defined in Article 14-12

CATEGORY	RR	R-1 -	R-7 -	R-9 -	R-7 -1	RC-5, RC-8	R-10 -R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Storage																							
Individual storage areas within a completely enclosed building												S			P	P	P	P	P	P	P		(D)(2)
Mini-storage units												S			P	P	P	P	P	P	P		(D)(3)
Telecommunication																							
Telecommunications Facilities																							
Permitted as set forth in Section 14-6.2(E) (for facilities in public rights of way see Article 27-2 SFCC 1987)																							
Vehicles and equipment																							
Commercial parking lots and garages												P		P	P	P	P	A	P	P	P		See 14-8.6(B)(6)
Service and repair establishments including filling stations and repair garages												P			P	P	P			S	S		
Tire recapping and retreading												P			P	P	P						

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 -	R-7 -	R-9 -	R-7 -I	RC- 5, RC- 8	R- 10 -R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC- 1	SC- 2	SC- 3	MU ***	Use- Specific Regs 14-6.2
Industrial																							
Automobile salvage and wrecking yards, junkyards or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automobiles or second hand automobile parts																	P						
Research, experimental and testing laboratories											P												(D)(4)
Manufacturing and Production																							
Light assembly and manufacturing											P												

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 - R-6	R-7 - R-9	R-7 - R-10	RC-5, RC-8	R-10 - R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
AGRICULTURAL USES (Ord. No. 2016-41 § 3)																						
Animal production																						(H)
Commercial stable	S																					(H)
Urban Farm Ground Level, less than 10,000 sq ft.	A	A	A	A	A	A				P	P	P			P	P		P	P	P		(I)
Urban Farm Ground Level, 10,000 sq ft. - 1 acre	S	S	S	S	S	S				P	P	P			P	P		P	P	P		(I)
Urban Farm Ground Level, greater than 1 acre	S	S	S	S	S	S				S	S	S			S	S		S	S	S		(I)
Urban Farm Roof Level, Open Air, 1000 sq ft. or less	S	S	S	S	S	S				S	S	S			S	S		S	S	S		(I)
Urban Farm Roof Level, Open Air, greater than 1000 sq ft., less than 5000 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaculture, less than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaponics, less than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Aquaponics, greater than 750 sq ft.										S	S	S			S	S		S	S	S		(I)
Hydroponics, any size										S	S	S			S	S		S	S	S		(I)
Composting										S	S	S			S	S						

Italicized words defined in Article 14-12

CATEGORY	RR	R-1 -	R-7 -	R-9 R-6	R-7 -R-7	R-10 RC-8	R-29 -R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2	
ACCESSORY USES																								
Accessory structures of a permanent, temporary or portable nature such as coverings not constructed of solid building materials, including inflatable covers over swimming pools and tennis courts and such other accessory structures which exceed 30 inches in height from the average ground elevation.	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Children's play areas and play equipment	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Accessory dwelling units	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	14-6.3 (C)(1)	
Greenhouses, noncommercial	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Home occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	14-6.3 (C)(2)	
Hospital heliport														A8										

Italicized words defined in Article 14-12

