EXPLANATION OF TERMS USED IN REPORT OF RESIDENTIAL RECORDS (3R REPORT)

Residential Building: A residential building is a building or a portion thereof containing one or more dwelling units but not including hotels containing 30 or more quest rooms, or motels.

- 1A. Present Authorized Occupancy or Use: Number of units presently found to be legal based on the building permits on file. If the Department is unable to establish the authorized occupancy of the building based on permits on file "UNKNOWN" will be indicated.
- 1B. Condominiums: Refers to the type of ownership of the building.
- 1C. Residential Hotel Guest Rooms: Certain hotels are regulated as to use and occupancy if they contain Residential Guest Rooms. Call Housing Inspection Services at (628) 652-3700 for information.
- 2. Zoning District: The main uses of property permitted by the Planning Code in each zoning district are as follows:

(Public Use) district RH-1(D) (House, One-Family, Detached Dwellings) district RH-1 (House, One-Family) district (House, One-Family with Minor Second Unit) district RH-1(S) (House, Two-Family) district RH-2 RH-3 (House, Three-Family) district

(Mixed Residential, Low Density) district RM-1 RM-2 (Mixed Residential, Moderate Density) district (Mixed Residential, Medium Density) district RM-3

RM-4 (Mixed Residential, High Density) district (Residential-Commercial Combined, Low Density) district RC-1 (Residential-Commercial Combined, Moderate Density) district RC-2 RC-3 (Residential-Commercial Combined, Medium Density) district

(Residential-Commercial Combined, High Density) district

(Neighborhood Shopping) district C-1 C-2 (Community Business) district (Downtown Office) district C-3-0 C-3-R (Downtown Retail) district

RC-4

C-3-G (Downtown General Commercial) district

C-3-S (Downtown Support) district (Heavy-Commercial) district C-M M-1 (Light Industrial) district (Heavy Industrial) district M-2

NC-1 (Neighborhood Commercial Cluster) district (Small-Scale Neighborhood Commercial) district NC-2 NC-3 (Moderate-Scale Neighborhood Commercial) district NC-5 (Neighborhood Commercial Shopping Center) district

Chinatown Mixed Used Districts

(Chinatown Community Business) district CCB

(CR/NC (Chinatown Residential/Neighborhood Commercial) district

(Chinatown Visitor Retail) district ĊRV South of Market Mixed Use Districts

MUR Mixed Use Residential district RED (Residential Enclave) district SPD (South Park) district

(Residential Service) district **RSD**

SLR (Service/Light Industrial/Residential) district

(Service/Light Industrial) district SLI SSO (Service/Secondary Office) district

Mission Bay Districts

MB-R-1 (Mission Bay Lower Density Residential) district (Mission Bay moderate Density Residential) district MB-R-2 (Mission Bay High Density Residential) district MB-R-3

MB-NC-2 (Mission Bay Small Scale Neighborhood Commercial) district (Mission Bay Moderate Scale Neighborhood Commercial) district MB-NC-3 (Mission Bay Neighborhood Commercial Shopping Center) district MB-NC-S

MB-O (Mission Bay Office) district MB-CI

(Mission Bay Commercial-Industrial) district (Mission Bay Hotel) district MB-H

MB-CF (Mission Bay Community Facilities) district

MB-OS (Mission Bay Open Space) district

All buildings are subject to certain standards concerning dwelling unit density, lot coverage, off street parking, building height and bulk, etc., which vary according to zoning district. Call the Planning Department at (415) 558-6377 or go to their website at http://www.sf-planning.org/ for additional information.

Building Code Occupancy Classification: Present classification of building in accordance with Building Code reference.

Class I Institutional Class B **Business**

Class R-1 Residential - Transient Hotels & Motels

Class R-2 Residential - Apartments and Condominiums with 3 or more units, Residential Hotels

Class R-3 1 or 2 family dwellings, including housekeeping rooms

- Non-conforming Use: When a use is located in a district preceding the one for which the use is first listed above, this may indicate illegal status or legal non-conforming status. Any date at which legal non-conforming status is scheduled to expire will be stated on the face of this report. You are advised to inquire in these cases and in any other questionable cases at the Zoning Division of the Planning Department at (415) 558-6377.
- 5. Building Construction Date: The year the building was constructed.
- Original Occupancy or Use: The number of residential unit(s) when the building was constructed.
- Permit Application: Shows all issued building permit applications for this property, the date issued and the description of work.

Status: It indicates the status of the permit application:

C = COMPLETEDThe work has been completed X = EXPIREDThe permit has expired (work not

started or not completed)

I = ISSUED Permit has been issued

N = NO INFONo information available at DBI R = REINSTATED The permit has been reinstated S = SUSPENDED The permit has been suspended **CFC** Certificate of Final Completion

FD Family Dwelling LIV/WK Live-Work HK Housekeeping

- Franchise Tax Board Referral: The City will advise the State Franchise Tax Board to deny all deductions being claimed on income property by an owner, when that owner fails to comply in a timely manner with a notice(s) of violation issued by the Department of Building Inspection. For additional information please call Housing Inspection Services at (628) 652-3700
- 8B. Abatement Proceedings: The legal action taken to have a property brought into code compliance. This includes holding hearings, recording orders of abatement against the property, and City Attorney action. The City may also perform the work and place a lien against the property. Call Housing Inspection Services at (628) 652-3700 or Code Enforcement at (628) 652-3730 for additional information.
- 9. Number of residential structures on property: The number of legal residential structures on one lot.
- **Energy Conservation Ordinance**: Compliance with this ordinance is required before an owner sells a property. Questions should be directed to Housing Inspection Services at (628) 652-3700.

Additional Terms

BBI Bureau of Building Inspection

Bureau of Fire Prevention **RFP**

Division of Apartment and Hotel Inspections **DAHI**

DCP Department of City Planning Emergency Work Only **EWO**

FACE Federal Assisted Code Enforcement **Property Conservation Division** PCD

RAP Rapid Assistance Program **SFFD** San Francisco Fire Department

UR Urban Renewal

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