

## REGULATIONS APPLYING IN INDIVIDUAL COMMERCIAL ZONES

### C-10 LOCAL RETAIL COMMERCIAL ZONE REGULATIONS

**SECTION 4250 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4250 through Section 4274, inclusive, shall be known as the C-10 LOCAL RETAIL COMMERCIAL ZONE REGULATIONS. The C-10 Zone is intended to create, preserve, and enhance areas of small-scale retail establishments serving frequently recurring needs in convenient locations, and is typically appropriate to small shopping clusters located within residential communities. These regulations shall apply in the C-10 Zone.

**SECTION 4253 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural
- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Retail Sales
  - General Personal Service
  - Consultative and Financial Service

**SECTION 4254 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Civic Activities:
  - Administrative
  - Health Care
  - Utility and Vehicular
  - Extensive Impact
- (b) Commercial Activities:
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Automotive Servicing
  - Automotive Fee Parking
- (c) Agricultural and Extractive Activities:
  - Plant Nursery
- (d) Off-street parking serving activities other than those listed above or in Section 4253, subject to the conditions set forth in Section 7011.

(e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4255 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
- (b) Nonresidential Facilities:
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business

**SECTION 4256 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4257 RESTRICTION ON ACCESSORY PARKING AND LOADING WITHIN 75 FEET OF FRONT LOT LINE.** Accessory off-street parking and loading activities, areas, and driveways shall not be located within 75 feet from the front lot line of the lot on which they are located, except upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

**SECTION 4258 MAXIMUM SIZE OF COMMERCIAL ESTABLISHMENTS.** The maximum floor area devoted to Commercial Activities by any single establishment shall be 5,000 square feet.

**SECTION 4263 LIMITATIONS ON SIGNS.**

- (a) *General Limitations.* All signs shall be subject to the applicable limitations set forth in Section 7041.
- (b) *Business, Civic, and Residential Signs.* No single Business, Civic, or Residential Sign shall have a display surface greater than 50 square feet on any one face, unless it is flat against the wall of a building and does not extend outward therefrom more than 18 inches nor at all above the roof or parapet wall of the building. All Business, Civic, and Residential Signs shall be nonmoving.

Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window and except for Civic or Residential Signs with a display surface not greater than one square foot on any one face, include any pennants, streamers, propellers, or similar devices.

(c) *Development Signs.* All Development Signs shall be located on the lot or tract referred to thereon and shall be permitted only for a one-year period, except that an off-site location or a longer time period may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200. No Development Sign which is attached to a building shall extend above the roof or parapet wall thereof. No Realty Sign which is not attached to a building shall extend more than six feet above finished grade. All Realty Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except when attached to a building, include any pennants, streamers, propellers, or similar devices.

**SECTION 4264 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4265 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3665 for the R-50 Zone.

**SECTION 4269 MAXIMUM HEIGHT.** Except as a greater height is allowed by Sections 7071 and 7075, the maximum height of buildings and other facilities shall be three stories and not exceeding 45 feet. See Section 4263 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4270 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 15 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.
2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4271 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3671 for the R-50 Zone.

**SECTION 4272 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4257.

**SECTION 4273 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-10 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4274 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-10 Zone.

C-20 SHOPPING CENTER  
COMMERCIAL ZONE REGULATIONS

**SECTION 4300 TITLE, PURPOSE AND APPLICABILITY.** The provisions of Section 4300 (hereinafter referred to as the "C-20 Zone") shall be known as the C-20 Shopping Center Commercial Zone Regulations. The C-20 Zone is intended to create, protect, and enhance integrated areas devoted primarily to retail shopping within urban areas, and is typically typified by locations having a concentration of retail and service activities, usually in newly developed portions of the city. The regulations shall apply to the C-20 Zone.

**SECTION 4301 DESIGN REVIEW FOR CONSTRUCTION OR ALTERATION.** No building, sign, or other structure shall be constructed or established, or shall be altered, or shall be used in such a manner as to change its appearance, unless plans for such proposed project are approved pursuant to the Design Review Process in Section 9207.

**SECTION 4302 PERMITTED ACTIVITIES.** The activities permitted are described in the Use Classifications in Section 2200.

**SECTION 4303 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS of Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE of Section 9206.

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities
  - Nursing Home
  - Health Care
  - Utility and Vehicular
  - Extensive Impact
- (c) Commercial Activities
  - Consumer Laundry and Repair Service
  - Administrative
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fuel Parking
  - Animal Care
- (d) Agricultural and Extractive Activities
  - Plant Nursery
- (e) Off-Street Parking Serving Activities other than those listed above or in Section 4303, subject to the conditions set forth in Section 7011.
- (f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

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- (g) Agricultural and Extractive Activities
  - Plant Nursery
- (h) Off-street parking serving activities other than those listed above or in Section 4303, subject to the conditions set forth in Section 7011.
- (i) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4304 PERMITTED FACILITIES.** The following facilities, as described in the Use Classifications of Section 2200, are permitted:

- (a) Nonresidential Facilities
  - Shed
- (b) Signs
  - Sign

**SECTION 4305 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the Use Classifications of Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the Conditional Use Permit Procedure of Section 9206.

- (a) Nonresidential Facilities
  - Shed
- (b) Signs
  - Sign

**SECTION 4310 LIMITATIONS ON SIGNS.**

- (a) General Limitations. All signs shall be subject to the applicable limitations set forth in Section 7011.
- (b) Business, Civic, or Residential Signs. No single Business, Civic, or Residential Sign shall have a display surface greater than 50 square feet on any one face unless it is the entire the wall of a building and does not extend outward horizontally more than 20 inches nor sit above the roof or parapet wall of the building. However, one Business Sign for each shopping street area, regardless of location with respect to a building, have a display surface less than 50 square feet on any one face if it serves as a clearly an integrated shopping center building at least 100 feet existing in Commercial zone. All Business, Civic, and Residential Signs shall be non-flashing, illuminated, or use of all such signs shall be non-flashing.

AMENDMENT JANUARY 2, 1969  
CITY COUNCIL ORD. 7928 CMS

## REGULATIONS APPLYING IN INDIVIDUAL COMMERCIAL ZONES

### C-10 LOCAL RETAIL COMMERCIAL ZONE REGULATIONS

**SECTION 4250 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4250 through Section 4274, inclusive, shall be known as the C-10 LOCAL RETAIL COMMERCIAL ZONE REGULATIONS. The C-10 Zone is intended to create, preserve, and enhance areas of small-scale retail establishments serving frequently recurring needs in convenient locations, and is typically appropriate to small shopping clusters located within residential communities. These regulations shall apply in the C-10 Zone.

**SECTION 4253 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural
- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Retail Sales
  - General Personal Service
  - Consultative and Financial Service

**SECTION 4254 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Civic Activities:
  - Administrative
  - Health Care
  - Utility and Vehicular
  - Extensive Impact
- (b) Commercial Activities:
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Automotive Servicing
  - Automotive Fee Parking
- (c) Agricultural and Extractive Activities:
  - Plant Nursery
- (d) Off-street parking serving activities other than those listed above or in Section 4253, subject to the conditions set forth in Section 7011.

(e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4255 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
- (b) Nonresidential Facilities:
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business

**SECTION 4256 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4257 RESTRICTION ON ACCESSORY PARKING AND LOADING WITHIN 75 FEET OF FRONT LOT LINE.** Accessory off-street parking and loading activities, areas, and driveways shall not be located within 75 feet from the front lot line of the lot on which they are located, except upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

**SECTION 4258 MAXIMUM SIZE OF COMMERCIAL ESTABLISHMENTS.** The maximum floor area devoted to Commercial Activities by any single establishment shall be 5,000 square feet.

### SECTION 4263 LIMITATIONS ON SIGNS.

(a) *General Limitations.* All signs shall be subject to the applicable limitations set forth in Section 7041.

(b) *Business, Civic, and Residential Signs.* No single Business, Civic, or Residential Sign shall have a display surface greater than 50 square feet on any one face, unless it is flat against the wall of a building and does not extend outward therefrom more than 18 inches nor at all above the roof or parapet wall of the building. All Business, Civic, and Residential Signs shall be nonmoving.

Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window and except for Civic or Residential Signs with a display surface not greater than one square foot on any one face, include any pennants, streamers, propellers, or similar devices.

(c) *Development Signs.* All Development Signs shall be located on the lot or tract referred to thereon and shall be permitted only for a one-year period, except that an off-site location or a longer time period may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200. No Development Sign which is attached to a building shall extend above the roof or parapet wall thereof. No Realty Sign which is not attached to a building shall extend more than six feet above finished grade. All Realty Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except when attached to a building, include any pennants, streamers, propellers, or similar devices.

**SECTION 4264 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4265 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3665 for the R-50 Zone.

**SECTION 4269 MAXIMUM HEIGHT.** Except as a greater height is allowed by Sections 7071 and 7075, the maximum height of buildings and other facilities shall be three stories and not exceeding 45 feet. See Section 4263 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4270 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 15 feet shall be provided for all Residential Facilities except as a lesser depth is allowed by Section 7086.
2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4271 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3671 for the R-50 Zone.

**SECTION 4272 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4257.

**SECTION 4273 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-10 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4274 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-10 Zone.



## C-20 SHOPPING CENTER COMMERCIAL ZONE REGULATIONS

**SECTION 4300 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4300 through Section 4324, inclusive, shall be known as the C-20 SHOPPING CENTER COMMERCIAL ZONE REGULATIONS. The C-20 Zone is intended to create, preserve, and enhance integrated centers devoted primarily to retail shopping within attractive surroundings, and is typically appropriate to locations near major thoroughfares within or near residential communities, especially in newly developed portions of the City. These regulations shall apply in the C-20 Zone.

**SECTION 4302 DESIGN REVIEW FOR CONSTRUCTION OR ALTERATION.** No building, Sign, or other facility shall be constructed or established, or altered or painted a new color in such a manner as to affect exterior appearance, unless plans for such proposal shall have been approved pursuant to the DESIGN REVIEW PROCEDURE at Section 9300.

**SECTION 4303 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Nursing Home
  - Health Care
  - Utility and Vehicular
  - Extensive Impact
- (c) Commercial Activities:
  - Consumer Laundry and Repair Service
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Animal Care
- (d) Agricultural and Extractive Activities:
  - Plant Nursery
- (e) Off-street parking serving activities other than those listed above or in Section 4303, subject to the conditions set forth in Section 7011.
- (f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4304 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Nursing Home
  - Health Care
  - Utility and Vehicular
  - Extensive Impact

- (c) Commercial Activities:
  - Consumer Laundry and Repair Service
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Animal Care

- (d) Agricultural and Extractive Activities:
  - Plant Nursery

(e) Off-street parking serving activities other than those listed above or in Section 4303, subject to the conditions set forth in Section 7011.

(f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4305 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Nonresidential Facilities:
  - Enclosed
- (b) Signs:
  - Special
  - Development
  - Realty
  - Civic
  - Business

**SECTION 4306 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
- (b) Nonresidential Facilities:
  - Open
  - Drive-In
- (c) Signs:
  - Residential

**SECTION 4313 LIMITATIONS ON SIGNS.**

(a) *General Limitations.* All Signs shall be subject to the applicable limitations set forth in Section 7041.

(b) *Business, Civic, and Residential Signs.* No single Business, Civic, or Residential Sign shall have a display surface greater than 50 square feet on any one face, unless it is flat against the wall of a building and does not extend outward therefrom more than 18 inches nor at all above the roof or parapet wall of the building. However, one Business Sign for each abutting street may, regardless of location with respect to a building, have a display surface of not more than 300 square feet on any one face if it serves to identify an integrated shopping center including at least five firms engaging in Commercial Activities. All Business, Civic, and Residential Signs shall be non-moving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window and except for Civic or

Residential Signs with a display surface not greater than one square foot on any one face, include any pennants, streamers, propellers, or similar devices.

(c) *Development Signs.* All Development Signs shall be located on the lot or tract referred to thereon and shall be permitted only for a one-year period, except that an off-site location or a longer time period may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200. No Development Sign which is attached to a building shall extend above the roof or parapet wall thereof. No Development Sign which is not attached to a building shall extend more than 24 feet above finished grade. All Development Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except when attached to a building, include any pennants, streamers, propellers, or similar devices.

(d) *Realty Signs.* All Realty Signs shall be located on the same lot as the facilities advertised thereon, and shall be removed within seven days after occupancy, or change of occupancy, of the facilities. No Realty Sign which is attached to a building shall extend above the roof or parapet wall thereof. No Realty Sign which is not attached to a building shall extend more than six feet above finished grade. All Realty Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except when attached to a building, include any pennants, streamers, propellers, or similar devices.

**SECTION 4314 MINIMUM LOT AREA, WIDTH AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4315 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3665 for the R-50 Zone, except that no Residential living units are permitted unless a conditional use permit therefor is granted pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200.

**SECTION 4319 MAXIMUM HEIGHT.** Except as a greater height is allowed by Sections 7071 and 7075, the maximum height of buildings and other facilities shall be three stories and not exceeding 45 feet. See Section 4313 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4320 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where

part of the frontage on the same side of a block is in residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.* A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4321 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3671 for the R-50 Zone.

**SECTION 4322 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

**SECTION 4323 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-20 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4324 OTHER ZONE PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-20 Zone.

## **C-25 OFFICE COMMERCIAL ZONE REGULATIONS**

**SECTION 4350 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4350 through Section 4374, inclusive, shall be known as the **C-25 OFFICE COMMERCIAL ZONE REGULATIONS**. The C-25 Zone is intended to create, preserve, and enhance areas containing a mixture of professional and administrative offices and high-density residences within attractive settings, and a

SECTION 4353  
SECTION 4354

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**SECTION 4353 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural
  - Administrative
- (b) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - Consultative and Financial Service
  - Administrative

**SECTION 4354 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Health Care
  - Utility and Vehicular
  - Extensive Impact
- (c) Commercial Activities:
  - General Personal Service
  - Business and Communication Service
  - Automotive Fee Parking
- (d) Off-street parking serving activities other than those listed above or in Section 4353, subject to the conditions set forth in Section 7011.
- (e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

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SECTION 4357

any appropriate along major thoroughfares running along residential communities. These regulations shall apply to the R-2B Zone.

SECTION 4354 PERMITTED ACTIVITIES The following activities, as described in the Use Classification Code of Section 2200, are permitted:

- (A) Residential Activities
  - Playground
- (B) Civic Activities
  - Essential Service
  - Essential Child Care
  - Meeting House
  - Community Assembly
  - Community Education
  - Non-Profit Cultural
  - Recreation
- (C) Commercial Activities
  - Food Sales and Service
  - Convenience Retail and Service
  - Medical Service
  - Consultative and Financial Service
  - Salon/Spa

SECTION 4355 CONDITIONALLY PERMITTED ACTIVITIES The following activities, as described in the Use Classification Code of Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the Comprehensive Use Permit Procedures of Section 2200:

- (A) Civic Activities
  - Public Club
  - Religious and Yacht
  - Community Project
- (B) Commercial Activities
  - General Personal Service
  - Business and Communication Service
  - Automotive Tire Parking

(C) Other parking service activities other than those listed in Section 4355, subject to the provisions of Section 7041.

(D) Activities which are permitted in one Use Classification Code but are not permitted in another Use Classification Code, subject to the conditions of Section 7041.

SECTION 4356 PERMITTED FACILITIES The following facilities, as described in the Use Classification Code of Section 2200, are permitted:

- (A) Residential Facilities
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Meeting House
- (B) Commercial Facilities
  - Essential
- (C) Civic
  - Religious
  - Spa
  - Development
  - Yacht

**SECTION 4357 RESTRICTIONS ON ACCESSORY PARKING AND LOADING WITHIN 10 FEET OF STREET LINE. No accessory off-street parking spaces or loading berths shall be located within 10 feet from any street line of the lot on which they are located.**

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**SECTION 4358 ZONING REGULATIONS, PERMITTED FACILITIES, OAKLAND PLANNING CODE**

SECTION 4358 SPECIAL REGULATIONS APPLYING TO CERTAIN COMMERCIAL ACTIVITIES. All Food Sales and Service, Convenience Retail and Service, and General Personal Service Commercial Activities shall comply with accessory off-street parking and loading and maintenance of accessory landscaping and screening, as indicated on the site plan, with existing buildings which are partially occupied by other permitted activities, with one larger access way through the lobby of such a building. The minimum floor area devoted to such purposes by any such establishment shall be 2,000 square feet.

**SECTION 4359 LIMITATIONS ON SIGNS**

(A) General Limitations. All signs shall be subject to the applicable provisions set forth in Section 7041.  
(B) Business, Civic, and Residential Signs. The maximum aggregate area of display surface of all Business, Civic, and Residential Signs on any lot shall be either 20 square feet, or, in the case of an interior lot, one square foot for every 100 square feet of lot area, whichever is applicable, and results in the lesser aggregate area. In any lot containing more than one sign, any such sign located behind a display window and any such sign with a display surface and greater than one square foot in any face shall be exempt from such maximum aggregate area. No single Business, Civic, or Residential Sign which is attached to a building shall have a display surface greater than six square feet on any one face, unless it is set against a wall of the building and does not extend outward therefrom more than 18 inches. No Business, Civic, or Residential Sign which is attached to a building shall extend above the roof or parapet wall thereof. No single Business or Residential Sign which is not attached to a building shall have a display surface greater than 12 square feet on any one face, nor extend more than six feet above finished grade. No single Civic Sign which is not attached to a building shall have a display surface greater than 20 square feet on any one face, nor extend more than 12 feet above finished grade. All Business, Civic, and Residential Signs shall be conforming. In addition, if any of all such signs shall be conforming, such signs shall not, except in the case of Signs behind a display window and signs for Civic or Residential Signs, be larger than one square foot on any one face, nor extend more than 12 feet above finished grade.

**SECTION 4360 DEVELOPMENT SIGNS**

(A) Development Signs. All Development Signs shall be located on the lot or land referred to therein, and shall be permitted only for a one-year period, except that in

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typically appropriate along major thoroughfares running through residential communities. These regulations shall apply in the C-25 Zone.

**SECTION 4353 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural
  - Administrative
- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - Consultative and Financial Service
  - Administrative

**SECTION 4354 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Civic Activities:
  - Health Care
  - Utility and Vehicular
  - Extensive Impact
- (b) Commercial Activities:
  - General Personal Service
  - Business and Communication Service
  - Automotive Fee Parking
- (c) Off-street parking serving activities other than those listed above or in Section 4353, subject to the conditions set forth in Section 7011.
- (d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4355 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House
- (b) Nonresidential Facilities:
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty

Civic  
Business

**SECTION 4356 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open

**SECTION 4358 SPECIAL REGULATIONS APPLYING TO CERTAIN COMMERCIAL ACTIVITIES.** All Food Sales and Service, Convenience Sales and Service, and General Personal Service Commercial Activities shall, except for accessory off-street parking and loading and maintenance of accessory landscaping and screening, be conducted entirely within enclosed buildings which are partially occupied by other permitted activities, with customer access only through the lobby of such a building. The maximum floor area devoted to such activities by any single establishment shall be 3,000 square feet.

**SECTION 4363 LIMITATIONS ON SIGNS.**

(a) *General Limitations.* All Signs shall be subject to the applicable limitations set forth in Section 7041.

(b) *Business, Civic, and Residential Signs.* The maximum aggregate area of display surface of all Business, Civic, and Residential Signs on any one lot shall be either 50 square feet, or, in the case of an interior lot, one square foot for each one foot of street line abutting the lot, or, in the case of a corner lot, 0.5 square foot for each one foot of street line abutting the lot, whichever is applicable and results in the lesser aggregate area. In any of the foregoing cases, any such Sign located behind a display window and any such Sign with a display surface not greater than one square foot on any face shall be exempt from said maximum aggregate area. No single Business, Civic, or Residential Sign which is attached to a building shall have a display surface greater than six square feet on any one face, unless it is flat against a wall of the building and does not extend outward therefrom more than 18 inches. No Business, Civic, or Residential Sign which is attached to a building shall extend above the roof or parapet wall thereof. No single Business or Residential Sign which is not attached to a building shall have a display surface greater than 12 square feet on any one face, nor extend more than six feet above finished grade. No single Civic Sign which is not attached to a building shall have a display surface greater than 30 square feet on any one face, nor extend more than 12 feet above finished grade. All Business, Civic, and Residential Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window and except for Civic or Residential Signs with a display surface not greater than one square foot on any one face, include any pennants, streamers, propellers, or similar devices.

(c) *Development Signs.* All Development Signs shall be located on the lot or tract referred to thereon and shall be permitted only for a one-year period, except that an

off-site location or a longer time period may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200. No Development Sign which is attached to a building shall extend above the roof or parapet wall thereof. No development Sign which is not attached to a building shall extend more than 24 feet above finished grade. All Development Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except when attached to a building, include any pennants, streamers, propellers, or similar devices.

(d) *Realty Signs.* All Realty Signs shall be located on the same lot as the facilities advertised thereon, and shall be removed within seven days after occupancy, or change of occupancy, of the facilities. No Realty Sign which is attached to a building shall extend above the roof or parapet wall thereof. No Realty Sign which is not attached to a building shall extend more than six feet above finished grade. All Realty Signs shall be nonmoving. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except when attached to a building, include any pennants, streamers, propellers, or similar devices.

**SECTION 4364 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4365 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3815 for the R-70 Zone.

**SECTION 4367 MAXIMUM NONRESIDENTIAL FLOOR-AREA RATIO.** The maximum floor-area ratio of Nonresidential Facilities shall be as set forth below, subject to the provisions of Section 7053 with respect to maximum floor-area ratio on lots containing both Residential and Nonresidential Facilities:

(a) *Permitted Floor-Area Ratio.* The maximum permitted floor-area ratio is 2.00, except that this ratio may be exceeded by 10 percent on any corner lot and may also be exceeded by 10 percent on any lot which faces or abuts a public park at least as wide as the lot.

(b) *Conditionally Permitted Floor-Area Ratio.* The floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the acquisition of development rights from nearby lots and the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200, subject to the provisions of Section 7058.

**SECTION 4369 MAXIMUM HEIGHT.**

(a) *General Provisions for Nonresidential Facilities.* No general maximum height is prescribed for Nonresidential Facilities, except that the height of such facilities shall be

limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones.

(b) *General Provisions for Residential Facilities.* Except for the projections allowed by Section 7075, no Residential Facility shall exceed 40 feet in height unless such facility, or that portion thereof which exceeds 40 feet in height, is:

1. Set back from the inner line of each minimum side yard, if any, required by Section 4370(c)2 a minimum horizontal distance equal to one foot for each four feet by which it exceeds 40 feet in height; and
2. Set back from the inner line of the minimum rear yard required by Sections 4370(d)1 and 4370(d)2 a minimum horizontal distance equal to one foot for each two feet by which it exceeds 40 feet in height, provided, however, that the sum of the minimum rear yard depth and the setback from the inner line of the minimum rear yard need not exceed 50 feet.

(c) *Other Provisions.* See Section 4363 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4370 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.
2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4371 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Fa-

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SECTION 4070 MINIMUM YARDS AND COURTS.  
(a) Front Yard. The minimum front yard depth on every lot shall be 10 feet, except that a greater depth shall be required, as prescribed in Section 7070, in certain situations where part of the frontage on the same side of a block is in a residential zone.  
(b) Side Yard—Street Side of Corner Lot. The minimum side yard width on the street side of every corner lot shall be 10 feet, except that a greater width shall be required, as prescribed in Section 7081, in certain situations where a lot to the rear of the corner lot is in a residential zone.

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shall be in accordance with the same requirements as set forth in Section 7011 for the R-70 Zone.

**SECTION 4372 BUFFERING.** All uses shall be subject to the applicable requirements of the Buffering Regulations in Section 7100 with respect to screening or control of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

**SECTION 4373 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the Planning Unit Ordinance and Regulations at Section 7300 if they exceed the size specified therein. In developments which are subject to special regulations, certain uses may be permitted in addition to those otherwise allowed in the Ordinance and certain of the other regulations applying to the use may be waived or modified.

**SECTION 4374 OTHER ZONING PROVISIONS.**

(a) **Off-street Parking.** Off-street parking and loading shall be permitted as provided in the Off-Street Parking and Loading Regulations at Section 7300.

(b) **Home Occupations.** Home occupations shall be subject to the applicable provisions of the Home Occupations Regulations at Section 7300.

(c) **Signage.** Signs shall be subject to the applicable provisions of the Signage Regulations at Section 7300.

(d) **Other Provisions.** The provisions of the Ordinance and Regulations at Sections 7000 through 7300, inclusive, shall apply to the uses and activities permitted in this zone.

**C-30 DISTRICT THOROUGHFARE COMMERCIAL ZONE REGULATIONS**

**SECTION 4400 TITLE PURPOSE AND APPLICABILITY.** The purposes of Sections 4400 through 4405, inclusive, shall be known as the C-30 District Thoroughfare Commercial Zone Regulations. The Ordinance is intended to create, promote, and enhance the use and development of retail establishments serving the district and to provide for the orderly development of the district through the use of zoning regulations. The regulations shall apply in the C-30 Zone.

**SECTION 4405 PERMITTED ACTIVITIES.** The following activities are permitted in the Use Classification Zone at Section 4400, and are permitted:

- (a) Retail stores
- (b) Restaurants
- (c) Service stations
- (d) Amusement places
- (e) Public buildings
- (f) Community centers
- (g) Schools
- (h) Churches
- (i) Other uses permitted in the C-30 Zone

Administrative  
 Health  
 Utility and Power

- (c) Commercial Activities
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Personal Service
  - General Retail Sales
  - Consultative and Financial Service
  - Clothing Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply
  - Automotive Servicing
  - Automotive Fuel Filling

(d) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

**SECTION 4410 COORDINATION WITH PERMITTED ACTIVITIES.**

The following activities are permitted in the Use Classification Zone at Section 4400, and are permitted:

- (a) Agricultural and Extractive Activities
- Plant Nursery

(d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4420 PERMITTED FACILITIES.** The following facilities are permitted in the Use Classification Zone at Section 4400, and are permitted:

- (a) Residential Facilities
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Boarding House
- (b) Nonresidential Facilities
  - Hotel
  - Club
  - Bedroom

- (c) Signs
  - Sign
  - Signage
  - Development
  - Realty
  - Other

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ilities in accordance with the same requirements as are set forth in Section 3821 for the R-70 Zone.

**SECTION 4372 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

**SECTION 4373 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-25 Zone and certain of the other regulations applying in said zone may be waived or modified.

#### **SECTION 4374 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-25 Zone.

### **C-30 DISTRICT THOROUGHFARE COMMERCIAL ZONE REGULATIONS**

**SECTION 4450 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4450 through Section 4474, inclusive, shall be known as the **C-30 DISTRICT THOROUGHFARE COMMERCIAL ZONE REGULATIONS**. The C-30 Zone is intended to create, preserve, and enhance areas with a wide range of retail establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares. These regulations shall apply in the C-30 Zone.

**SECTION 4453 PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural

- Administrative
- Health Care
- Utility and Vehicular

- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Personal Service
  - General Retail Sales
  - Consultative and Financial Service
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply
  - Automotive Servicing
  - Automotive Fee Parking

(d) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

**SECTION 4454 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200:

- (a) Civic Activities:
  - Extensive Impact
- (b) Commercial Activities:
  - Automotive Repair and Cleaning
  - Animal Care
- (c) Agricultural and Extractive Activities:
  - Plant Nursery

(d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4455 PERMITTED FACILITIES.** The following facilities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House
- (b) Nonresidential Facilities:
  - Enclosed
  - Open
  - Drive-In
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic

Business  
Advertising

SECTION 4459 SPECIAL REGULATIONS APPLYING TO AUTOMOTIVE SERVICING COMMERCIAL ACTIVITIES.

(a) *Open Storage and Repair.* Automotive Servicing Commercial Activities shall not involve open storage of goods or materials. All repair and lubrication performed by such activities shall take place in an enclosed building.

(b) *Landscaping.* See Section 4472(b).

(c) *Signs.* See Section 4463(c).

SECTION 4463 LIMITATIONS ON SIGNS.

(a) *General Limitations.* All Signs shall be subject to the applicable limitations set forth in Section 7041.

(b) *Maximum Height.* No Development, Realty, Civic, Business, or Advertising Sign shall exceed either three stories or 45 feet in height, except as a greater height is allowed by Section 7041(a).

(c) *Business Signs Serving Automotive Servicing Commercial Activities.* The maximum aggregate area of display surface of all Business Signs serving Automotive Servicing Commercial Activities on any one lot shall be one square foot for each one foot of street line abutting the lot. However, any such Sign located behind a display window and any such Sign with a display surface not greater than one square foot on any face shall be exempt from said maximum aggregate area. No single Business Sign serving Automotive Servicing Commercial Activities shall have a display surface greater than 75 square feet on any one face. No such Sign shall extend more than 24 feet above finished grade. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except in the case of Signs behind a display window, include any pennants, streamers, propellers, or similar devices.

SECTION 4464 MINIMUM LOT AREA, WIDTH, AND FRONTAGE. Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

SECTION 4465 MAXIMUM RESIDENTIAL DENSITY. Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3815 for the R-70 Zone.

SECTION 4467 MAXIMUM NONRESIDENTIAL FLOOR-AREA RATIO. The floor-area ratio of Nonresidential Facilities shall be limited, as prescribed in Section 7053, on each lot which contains both Residential and Nonresidential Facilities.

SECTION 4469 MAXIMUM HEIGHT.

(a) *General Provisions for Nonresidential Facilities.* Ex-

cept as a greater height is allowed by Sections 7071 and 7075, the maximum height of Nonresidential Facilities shall be three stories and not exceeding 45 feet.

(b) *General Provisions for Residential Facilities.* Except for the projections allowed by Section 7075, no Residential Facility shall exceed 40 feet in height unless such facility, or that portion thereof which exceeds 40 feet in height, is:

1. Set back from the inner line of each minimum side yard, if any, required by Section 4470(c) a minimum horizontal distance equal to one foot for each four feet by which it exceeds 40 feet in height; and
2. Set back from the inner line of the minimum rear yard required by Sections 4470(d)1 and 4470(d)2 a minimum horizontal distance equal to one foot for each two feet by which it exceeds 40 feet in height, provided, however, that the sum of the minimum rear yard depth and the setback from the inner line of the minimum rear yard need not exceed 50 feet.

(c) *Other Provisions.* See Section 4463 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

SECTION 4470 MINIMUM YARDS AND COURTS

No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the access to structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where a part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet shall be provided for all Residential Facilities except as a lesser depth is allowed by Section 7086.
2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility

city, courts shall be provided when and as required by Section 7087.

**SECTION 4471 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3821 for the R-70 Zone.

**SECTION 4472 BUFFERING AND LANDSCAPING.**

(a) *General Requirements.* All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

(b) *Landscaping for Automotive Servicing Commercial Activities.* Two percent of the lot area devoted to Automotive Servicing Commercial Activities shall be developed with lawn, ground cover, garden, or shrubs, and one street tree shall be provided for each 75 feet of street line abutting the lot, subject to the **STANDARDS FOR REQUIRED LANDSCAPING AND SCREENING** at Section 8100.

**SECTION 4473 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-30 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4474 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7030, inclusive, shall apply in the C-30 Zone.

### **C-35 DISTRICT SHOPPING COMMERCIAL ZONE REGULATIONS**

**SECTION 4500 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4500 through Section 4524, inclusive, shall be known as the **C-35 DISTRICT SHOPPING COMMERCIAL ZONE REGULATIONS**. The C-35 Zone is intended to create, preserve, and enhance areas with a wide range of retail establishments serving both short and long term needs in compact locations oriented toward pedestrian comparison shopping, and is typically

appropriate to commercial clusters near intersections of major thoroughfares. These regulations shall apply in the C-35 Zone.

**SECTION 4503 PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural
  - Administrative
  - Health Care
- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Personal Service
  - General Retail Sales
  - Consultative and Financial Service
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply

**SECTION 4504 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200:

- (a) Civic Activities:
  - Utility and Vehicular
  - Extensive Impact
- (b) Commercial Activities:
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Animal Care
- (c) Agricultural and Extractive Activities:
  - Plant Nursery
- (d) Off-street parking serving activities other than those listed above or in Section 4503, subject to the conditions set forth in Section 7011.
- (e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4505 PERMITTED FACILITIES.** The following facilities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House
- (b) Nonresidential Facilities
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business
  - Advertising

**SECTION 4506 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4507 RESTRICTION ON ACCESSORY PARKING AND LOADING WITHIN 75 FEET OF FRONT LOT LINE.** Accessory off-street parking and loading activities, areas, and driveways shall not be located within 75 feet from the front lot line of the lot on which they are located, except upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PROCEDURE at Section 9200.

**SECTION 4513 LIMITATIONS ON SIGNS.** All Signs shall be subject to the applicable limitations set forth in Section 7041.

**SECTION 4514 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4515 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3815 for the R-70 Zone.

**SECTION 4517 MAXIMUM NONRESIDENTIAL FLOOR-AREA RATIO.** The maximum floor-area ratio of any Nonresidential Facility shall be as set forth below, subject to the provisions of Section 7053 with respect to maximum floor-area ratio on lots containing both Residential and Nonresidential Facilities:

(a) *Permitted Floor-Area Ratio.* The maximum permitted floor-area ratio is 3.00, except that this ratio may be exceeded by 10 percent on any corner lot and may also be exceeded by 10 percent on any lot which faces or abuts a public park at least as wide as the lot.

(b) *Conditionally Permitted Floor-Area Ratio.* The floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the acquisition of development rights from nearby lots and the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200, subject to the provisions of Section 7058.

**SECTION 4519 MAXIMUM HEIGHT.** No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070 on lots lying along a boundary of any of certain other zones. But see Section 4513 for maximum height of Signs and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4520 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where a part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet shall be provided for all Residential Facilities except as a lesser depth is allowed by Section 7086.

2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4521 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3821 for the R-70 Zone.

**SECTION 4522 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4507.

**SECTION 4523 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-35 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4524 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* *Nonconforming uses and changes therein* shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7030, inclusive, shall apply in the C-35 Zone.

**C-40 COMMUNITY THOROUGHFARE COMMERCIAL ZONE REGULATIONS**

**SECTION 4550 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4550 through Section 4574, inclusive, shall be known as the **C-40 COMMUNITY THOROUGHFARE COMMERCIAL ZONE REGULATIONS**. The C-40 Zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares. These regulations shall apply in the C-40 Zone.

**SECTION 4553 PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
  - Semi-Transient
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education

Non-Assembly Cultural  
Administrative  
Health Care  
Utility and Vehicular

- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Personal Service
  - General Retail Sales
  - Consultative and Financial Service
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - Transient Habitation
  - General Wholesale Sales
  - Construction Sales and Service
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking

- (d) Manufacturing Activities:
  - Custom

(e) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

**SECTION 4554 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200:

- (a) Civic Activities:
  - Extensive Impact
- (b) Commercial Activities:
  - Animal Care
  - Undertaking Service
- (c) Agricultural and Extractive Activities:
  - Plant Nursery

(d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4555 PERMITTED FACILITIES.** The following facilities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House

(b) Nonresidential Facilities:

- Enclosed
- Open
- Drive-In

(c) Signs:

- Residential
- Special
- Development
- Realty
- Civic
- Business
- Advertising

**SECTION 4559 SPECIAL REGULATIONS APPLYING TO AUTOMOTIVE SERVICING COMMERCIAL ACTIVITIES.**

(a) *Open Storage and Repair.* Automotive Servicing Commercial Activities shall not involve open storage of goods or materials. All repair and lubrication performed by such activities shall take place in an enclosed building.

(b) *Landscaping.* See Section 4572(b).

(c) *Signs.* See Section 4563(b).

**SECTION 4563 LIMITATIONS ON SIGNS.**

(a) *General Limitations.* All Signs shall be subject to the applicable limitations set forth in Section 7041.

(b) *Business Signs Serving Automotive Servicing Commercial Activities.* No single Business Sign serving Automotive Servicing Commercial Activities shall have a display surface greater than 125 square feet on any one face. No such Sign shall extend more than 35 feet above finished grade. Illumination, if any, of all such Signs shall be nonflashing. Such Signs shall not, except for 30 days in any one-year period and except in the case of Signs behind a display window for any length of time, include any pennants, streamers, propellers, or similar devices.

**SECTION 4564 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4565 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3815 for the R-70 Zone.

**SECTION 4567 MAXIMUM NONRESIDENTIAL FLOOR-AREA RATIO.** The maximum floor-area ratio of Nonresidential Facilities shall be as set forth below, subject to the provisions of Section 7053 with respect to maximum floor-area ratio on lots containing both Residential and Nonresidential Facilities:

(a) *Permitted Floor-Area Ratio.* The maximum permitted floor-area ratio is 3.00, except that this ratio may be exceeded by 10 percent on any corner lot and may also be exceeded by 10 percent on any lot which faces or abuts a public park at least as wide as the lot.

(b) *Conditionally Permitted Floor-Area Ratio.* The floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the acquisition of development rights from nearby lots and the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200, subject to the provisions of Section 7058.

**SECTION 4569 MAXIMUM HEIGHT.** No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones. But see Section 4563 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4570 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.

2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4571 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3821 for the R-70 Zone.

Section 4603

Insert at page 51

July 1967

Insert at page 51  
July 1967 printing of the  
Zoning Regulations of the  
Oakland Planning Code.

**SECTION 4603 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
  - Semi-Transient
  
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Assembly
  - Community Education
  - Non-Assembly Cultural
  - Administrative
  - Health Care
  
- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Retail Sales
  - General Personal Service
  - Consultative and Financial Service
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - Transient Habitation

AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

**SECTION 452 BUFFERING AND LANDSCAPING**

(a) General Requirements. All uses shall be subject to applicable requirements of the Department of Public Works with respect to screening or location of signs and storage cover, control of artificial lighting, and other matters specified therein.

**Section 4604**

(b) Landscaping for Automobile Servicing Commercial uses. The two and one-half percent of the lot area devoted to automobile Servicing Commercial Activities shall be landscaped with lawn, ground cover, garden, or shrubs. If the lot area shall be provided for each 100 feet of front lot fronting the lot, subject to the Department of Public Works and Department of Planning at Section 2500.

**SECTION 4604 SPECIAL REGULATIONS FOR**

**SECTION 4604 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Civic Activities:
  - Utility and Vehicular
  - Extensive Impact
- (b) Commercial Activities:
  - General Wholesale Sales
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Animal Care
  - Undertaking Service
- (c) Manufacturing Activities:
  - Custom
  - Light
- (d) Agricultural and Extractive Activities:
  - Plant Nursery

(e) Off-street parking serving activities other than those listed above or in Section 4603, subject to the conditions set forth in Section 7011.

(f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

The purpose of Section 4600 through Section 4604 shall be known as the City Council Ordinance Zoning Regulations. The purpose of these regulations is to preserve and enhance the character of each zone and to provide for the orderly growth and development of the City of Oakland. These regulations shall be subject to the City Council.

**SECTION 4604 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
  - Short-Term
- (b) Civic Activities:
  - Community Education
  - Non-Assembly Cultural
  - Administrative
  - Health Care
  - Utility and Vehicular

Insert at page 51  
July 1967 printing of the  
Zoning Regulations of the Oakland  
Planning Code.

- (c) Commercial Activities:
  - Food Sales and Service
  - Consumer Sales and Service
  - Business and Financial Service
  - Cosmetic Laundry and Beauty Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Drycleaning
  - Research Service
  - General Wholesale Sales

**SECTION 4604 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the Conditional Use Permit Procedure at Section 9200:

- (a) Civic Activities:
  - Extensive Impact
- (b) Commercial Activities:
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Animal Care
  - Undertaking Service
- (c) Manufacturing Activities:
  - Custom
  - Light

AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

(e) Off-street parking serving activities other than those listed above or in Section 4603, subject to the conditions set forth in Section 7011.

(f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4572 BUFFERING AND LANDSCAPING.**

(a) *General Requirements.* All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

(b) *Landscaping for Automotive Servicing Commercial Activities.* One and one-half percent of the lot area devoted to Automotive Servicing Commercial Activities shall be developed with lawn, ground cover, garden, or shrubs, and one street tree shall be provided for each 100 feet of street line abutting the lot, subject to the STANDARDS FOR REQUIRED LANDSCAPING AND SCREENING at Section 8100

**SECTION 4573 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the PLANNED UNIT DEVELOPMENT REGULATIONS at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-40 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4574 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the OFF-STREET PARKING AND LOADING REQUIREMENTS at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the HOME OCCUPATION REGULATIONS at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the NONCONFORMING USE REGULATIONS at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-40 Zone.

**C-45 COMMUNITY SHOPPING  
COMMERCIAL ZONE REGULATIONS**

**SECTION 4600 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4600 through Section 4624, inclusive, shall be known as the C-45 COMMUNITY SHOPPING COMMERCIAL ZONE REGULATIONS. The C-45 Zone is intended to create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares. These regulations shall apply in the C-45 Zone.

**SECTION 4603 PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

(a) Residential Activities:

- Permanent
- Semi-Transient

(b) Civic Activities:

- Essential Service
- Limited Child-Care
- Nursing Home
- Community Assembly
- Community Education
- Non-Assembly Cultural
- Administrative
- Health Care
- Utility and Vehicular

(c) Commercial Activities:

- Food Sales and Service
- Convenience Sales and Service
- Medical Service
- General Retail Sales
- General Personal Service
- Consultative and Financial Service
- Consumer Laundry and Repair Service
- Group Assembly
- Administrative
- Business and Communication Service
- Retail Business Supply
- Research Service
- General Wholesale Sales

**SECTION 4604 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

(a) Civic Activities:

- Extensive Impact

(b) Commercial Activities:

- Transient Habitation
- Construction Sales and Service
- Automotive Sales, Rental, and Delivery
- Automotive Servicing
- Automotive Repair and Cleaning
- Automotive Fee Parking
- Animal Care
- Undertaking Service

(c) Manufacturing Activities:

- Custom

(d) Agricultural and Extractive Activities:

- Plant Nursery

(e) Off-street parking serving activities other than those listed above or in Section 4603, subject to the conditions set forth in Section 7011.

(f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4605 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House
- (b) Nonresidential Facilities:
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business
  - Advertising

**SECTION 4606 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4607 RESTRICTION ON ACCESSORY PARKING AND LOADING WITHIN 75 FEET OF FRONT LOT LINE.** Accessory off-street parking and loading activities, areas, and driveways shall not be located within 75 feet from the front lot line of the lot on which they are located, except upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

**SECTION 4608 ENCLOSURE OF MANUFACTURING ACTIVITIES.** All Custom Manufacturing Activities shall, except for accessory off-street parking and loading and maintenance of accessory landscaping and screening, be conducted entirely within enclosed buildings.

**SECTION 4613 LIMITATIONS ON SIGNS.** All Signs shall be subject to the applicable limitations set forth in Section 7041.

**SECTION 4614 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4615 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3865 for the R-80 Zone.

**SECTION 4617 MAXIMUM FLOOR-AREA RATIO.** The maximum floor-area of any facility shall be as set forth below, subject to the provisions of Section 7053 with respect to maximum floor-area ratio on lots containing both Residential and Nonresidential Facilities:

(a) *Permitted Floor-Area Ratio.* The maximum permitted floor-area ratio is 4.00, except that this ratio may be exceeded by 10 percent on any corner lot and may also be exceeded by 10 percent on any lot which faces or abuts a public park at least as wide as the lot.

(b) *Conditionally Permitted Floor-Area Ratio.* The floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200, in each of the following situations:

1. In the case of a Residential Facility with more than four stories containing living units, subject to the provisions of Section 7057.
2. For any facility, upon the acquisition of development rights from nearby lots, subject to the provisions of Section 7058.

**SECTION 4619 MAXIMUM HEIGHT.** No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones. But see Section 4613 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4620 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet

**SECTION 4605 PERMITTED FACILITIES.** The following facilities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House
- (b) Nonresidential Facilities:
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business
  - Advertising

**SECTION 4606 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the **USE CLASSIFICATIONS** at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4607 RESTRICTION ON ACCESSORY PARKING AND LOADING WITHIN 75 FEET OF FRONT LOT LINE.** Accessory off-street parking and loading activities, areas, and driveways shall not be located within 75 feet from the front lot line of the lot on which they are located, except upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200.

**SECTION 4608 ENCLOSURE OF MANUFACTURING ACTIVITIES.** All Custom Manufacturing Activities shall, except for accessory off-street parking and loading and maintenance of accessory landscaping and screening, be conducted entirely within enclosed buildings.

**SECTION 4613 LIMITATIONS ON SIGNS.** All Signs shall be subject to the applicable limitations set forth in Section 7041.

**SECTION 4614 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4615 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3865 for the R-80 Zone.

**SECTION 4617 MAXIMUM FLOOR-AREA RATIO.** The maximum floor-area of any facility shall be as set forth below, subject to the provisions of Section 7053 with respect to maximum floor-area ratio on lots containing both Residential and Nonresidential Facilities:

(a) *Permitted Floor-Area Ratio.* The maximum permitted floor-area ratio is 4.00, except that this ratio may be exceeded by 10 percent on any corner lot and may also be exceeded by 10 percent on any lot which faces or abuts a public park at least as wide as the lot.

(b) *Conditionally Permitted Floor-Area Ratio.* The floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200, in each of the following situations:

1. In the case of a Residential Facility with more than four stories containing living units, subject to the provisions of Section 7057.
2. For any facility, upon the acquisition of development rights from nearby lots, subject to the provisions of Section 7058.

**SECTION 4619 MAXIMUM HEIGHT.** No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones. But see Section 4613 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4620 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet

Section 4617

Insert at page 52  
July 1967 printing of the  
Zoning Regulations of the Oakland  
Planning Code.

SECTION 4617

(a) Permitted Floor-Area Ratio. The maximum permitted floor-area ratio is 4.00, except that this ratio may be exceeded:

1. By 10 percent on any corner lot; and
2. By 10 percent on any lot which faces or abuts a public park at least as wide as the lot; and
3. In the case of a Nonresidential Facility, by not to exceed 15 percent if one square foot of plaza, conforming to the provisions of Section 8335 is provided for each seven square feet of additional floor area.

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AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7002.

2. A rear yard shall be provided, as provided in Section 7003, along a boundary of any of certain Section 4621

(b) Within the yard lot containing a Residential Facility, signs shall be provided when and as required by Section 7007.

**SECTION 4621 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3821 for the R-80 Zone.

**SECTION 4622 BUFFERING.** All uses shall be subject to the applicable requirements of the Department of Public Works with respect to screening or fencing of parking, loading, and storage areas, ground or ground foundations, and other matters specified therein, in the Ordinance 4627.

**SECTION 4623 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the Planning Unit Development Regulations of Section 7009 if they exceed the lot covered therein. In developments which are approved to be subject to the Department of Public Works.

**SECTION 4621 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3821 for the R-80 Zone. See also Section 4617(a)3.

**SECTION 4624 OTHER ZONE PROVISIONS.**

(a) **Driveway and Loading.** Off-street parking and loading shall be provided as provided in the Off-Street Parking and Loading Regulations at Section 7005.

(b) **Home Occupations.** Home occupations shall be subject to the applicable provisions of the Home Occupation Regulations at Section 7008.

(c) **Manufacturing Uses.** Manufacturing uses and large signs shall be subject to the Nonconforming Use Regulations at Section 7400.

(d) **General Provisions.** The general exceptions and regulations set forth in Sections 7000 through Section 7011, included, shall apply in the C-45 Zone.

### C-50 CENTRAL BUSINESS COMMERCIAL ZONE REGULATIONS

**SECTION 4600 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4600 through Section 4604, inclusive, shall be known as the C-50 Central Business Zone Regulations. The C-50 Zone is intended to be used within the Central Business District as a central area of employment, shopping, culture, and recreation, and is typically appropriate to the primary commercial portion of the Central District. These regulations shall apply in the C-50 Zone.

**SECTION 4601 PERMITTED ACTIVITIES.** The following activities, as described in the Use Classification at Section 4200, are permitted:

(a) Residential Activities:

Permitted

Insert at page 53

(b) July 1967 printing of the Zoning Regulations of the Oakland Planning Code. Care

Nursing Home  
Community Education  
Community Assembly  
Non-Literally Cultural  
Administration  
Health Care  
Utility and Volunteer

(c) Commercial Activities:

Food Sales and Service  
Convenience Sales and Service  
Medical Service  
General Retail Sales  
General Personal Service  
Consultative and Financial Service  
Consumer Laundry and Repair Service  
Group Assembly  
Administration

(d) Manufacturing Activities:

General Wholesale Sales  
Transient Nightclub  
Convenience Sales and Service  
Automotive Sales, Rental, and Delivery  
Automotive Servicing  
Automotive Repair and Cleaning  
Automotive Eye Fitting

(d) Manufacturing Activities:  
Centers

(e) Off-street parking parking activities other than those listed above, subject to the conditions set forth in Section 7011.

**SECTION 4604 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the Use Classification at Section 4200, may be permitted upon the granting of a conditional use permit pursuant to the Conditional Use Permit Procedures at Section 4200:

(a) Civic Activities:  
Extension Program

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(c) Agricultural and Extractive Activities:  
Plant Nursery

(d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots used

shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.

2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4621 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3871 for the R-80 Zone.

**SECTION 4622 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4607.

**SECTION 4623 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-45 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4624 OTHER ZONE PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-45 Zone.

### **C-50 CENTRAL BUSINESS COMMERCIAL ZONE REGULATIONS**

**SECTION 4800 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4800 through Section 4824, inclusive, shall be known as the **C-50 CENTRAL BUSINESS ZONE REGULATIONS**. The C-50 Zone is intended to preserve and enhance the Oakland Central District as a regional center of employment, shopping, culture, and recreation, and is typically appropriate to the primary commercial portions of the Central District. These regulations shall apply in the C-50 Zone.

**SECTION 4803 PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
  - Semi-Transient
- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Education
  - Community Assembly
  - Non-Assembly Cultural
  - Administrative
  - Health Care
  - Utility and Vehicular
- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Retail Sales
  - General Personal Service
  - Consultative and Financial Service
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - General Wholesale Sales
  - Transient Habitation
  - Construction Sales and Service
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
- (d) Manufacturing Activities:
  - Custom
- (e) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

**SECTION 4804 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200:

- (a) Civic Activities:
  - Extensive Impact
- (b) Commercial Activities:
  - Animal Care
  - Undertaking Service
- (c) Agricultural and Extractive Activities:
  - Plant Nursery
- (d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near

the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4805 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House
- (b) Nonresidential Facilities:
  - Enclosed
- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business
  - Advertising

**SECTION 4806 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4807 RESTRICTION ON OPEN ACCESSORY PARKING AND LOADING.** All accessory off-street parking and loading areas shall be located within enclosed buildings, except that open parking or loading areas may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

**SECTION 4808 ENCLOSURE OF MANUFACTURING ACTIVITIES.** All Custom Manufacturing Activities shall, except for accessory landscaping and screening and (subject to the provisions of Section 4807) accessory off-street parking and loading, be conducted entirely within enclosed buildings.

**SECTION 4813 LIMITATIONS ON SIGNS.** All Signs shall be subject to the applicable limitations set forth in Section 7041.

**SECTION 4814 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4815 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the maximum density and other, related regulations as set forth in Section 3915 for the R-90 Zone.

**SECTION 4817 MAXIMUM RESIDENTIAL FLOOR AREA RATIO.** The maximum floor-area ratio of Residential Facilities shall be as set forth below:

(a) *Permitted Floor-Area Ratio.* The maximum floor-area ratio is 7.00, except that this ratio may be exceeded by 10 percent on any corner lot and may be exceeded by 10 percent on any lot which faces a public park at least as wide as the lot.

(b) *Conditionally Permitted Floor-Area Ratio.* A floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the acquisition of development rights from nearby lots and the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200, subject to the provisions of Section 7058.

**SECTION 4819 MAXIMUM HEIGHT.** No maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7081 on lots lying along a boundary of any of certain zones. But see Section 4813 for maximum height of facilities and Section 7090 for maximum height of facilities and minimum yards and courts.

**SECTION 4820 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as prescribed below. The following minimum yards and courts shall be provided unobstructed except for the structures or the other facilities allowed therein under Section 7090:

(a) *Front Yard.* A front yard shall be provided as prescribed in Section 7078, in certain situations where the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081 on the street side of a corner lot in certain situations where the frontage to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.*

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line along a boundary of any of certain other zones.

(d) *Rear Yard.*

1. A rear yard with a minimum depth of 10 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.
2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

443 4 4878  
Addition to the July 1967  
printing of the Zoning Regu-  
lations of the Oakland  
Planning Code.

Pages 52-53-54-55-56  
July 1967 printing of the  
Zoning Regulations of the Oakland  
Planning Code

C-51 CENTRAL BUSINESS SERVICE  
COMMERCIAL ZONE REGULATIONS

SECTION 4815. TITLE, PURPOSE, AND APPLICABILITY. The provisions of  
Sections 4816 through Section 4819, inclusive, shall be known as the C-51 CENTRAL  
BUSINESS SERVICE COMMERCIAL ZONE REGULATIONS. The C-51 Zone is intended  
to preserve, and enhance areas for medium-intensity development of  
business service activities, and is typically appropriate to the service  
areas immediately adjoining the Core of the Central District. These  
provisions shall apply in the C-51 Zone.

SECTION 1. The following provisions of the Oakland Planning Code are hereby  
deleted.

Provisions of Section 2300, are permitted:

Section 4608.

C-50 CENTRAL BUSINESS COMMERCIAL ZONE REGULATIONS, Section  
4800 through Section 4824, inclusive.

Section 4909.

- Essential Services
- United Child-Care
- Twins Home
- Community Education
- Community Assembly

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AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

ADDITION to the July 1967  
Addition to the July 1967  
printing of the Zoning Regu-  
lations of the Oakland  
Planning Code

Non-Assembly Cultural  
Administrative  
Health Care  
Beauty and Vehicles

Commercial Activities:

Food Sales and Service

Convenience Sales and Service

Medical Services

General Retail

General Personal Services

C-51 CENTRAL BUSINESS SERVICE  
COMMERCIAL ZONE REGULATIONS

SECTION 4825 TITLE, PURPOSE, AND APPLICABILITY. The provisions of Section 4825 through Section 4849, inclusive, shall be known as the C-51 CENTRAL BUSINESS SERVICE COMMERCIAL ZONE REGULATIONS. The C-51 Zone is intended to create, preserve, and enhance areas for medium-intensity development of offices and business service activities, and is typically appropriate to the service commercial areas immediately adjoining the Core of the Central District. These regulations shall apply in the C-51 Zone.

SECTION 4828 PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

(a) Residential Activities:

- Permanent
- Semi-Transient

(b) Civic Activities:

- Essential Service
- Limited Child-Care
- Nursing Home
- Community Education
- Community Assembly

Commercial Activities:

Automotive Sales, Rental, and Delivery

Automotive Servicing

Automotive Repair and Cleaning

Automotive Fuel Pumping

Animal Care

Automotive Service

Manufacturing Activities:

Light

Professional and Extractive Activities:

Print Industry

- Non-Assembly Cultural
- Administrative
- Health Care
- Utility and Vehicular

(c) Commercial Activities:

- Food Sales and Service
- Convenience Sales and Service
- Medical Service
- General Retail Sales
- General Personal Service
- Consultative and Financial Service
- Consumer Laundry and Repair Service
- Group Assembly
- Administrative
- Business and Communication Service
- Retail Business Supply
- Research Service
- General Wholesale Sales
- Transient Habitation

(d) Manufacturing Activities:  
Custom

SECTION 4829 CONDITIONALLY PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

(a) Civic Activities:

- Extensive Impact

(b) Commercial Activities:

- Automotive Sales, Rental, and Delivery
- Automotive Servicing
- Automotive Repair and Cleaning
- Automotive Fee Parking
- Animal Care
- Undertaking Service

(c) Manufacturing Activities:  
Light

(d) Agricultural and Extractive Activities:  
Plant Nursery

(e) Off-street parking serving activities other than those listed above or in Section 4828, subject to the conditions set forth in Section 7011.

(f) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4830 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

(a) Residential Facilities:

- One-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Rooming House

(b) Nonresidential Facilities:

- Enclosed

(c) Signs:

- Residential
- Special
- Development
- Realty
- Civic
- Business
- Advertising

**SECTION 4831 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

(a) Nonresidential Facilities:

- Open
- Drive-In

**SECTION 4832 RESTRICTION ON OPEN ACCESSORY PARKING AND LOADING.**

All accessory off-street parking and loading areas shall be located within enclosed buildings, except that open parking and loading areas shall be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

**SECTION 4838 LIMITATIONS ON SIGNS.**

(a) General Limitations. All Signs shall be subject to the applicable limitations set forth in Section 7041.

Addition to the July 1967 printing of the Zoning Regulations of the Oakland Planning Code.

(b) Prohibition of Signs Above Roof Line. No Sign, other than a Special Sign, which is attached to a building shall extend above the roof or parapet wall thereof.

(c) Maximum Height of Freestanding Signs. No Sign, other than a Special Sign, which is not attached to a building shall extend more than 24 feet above finished grade.

SECTION 4839 MINIMUM LOT AREA, WIDTH, AND FRONTAGE. Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

SECTION 4840 MAXIMUM RESIDENTIAL DENSITY. Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3915 for the R-90 Zone.

SECTION 4842 MAXIMUM FLOOR-AREA RATIO. The maximum floor-area ratio of facilities shall be as set forth below, subject to the provisions of Section 7053 with respect to maximum floor-area ratio on lots containing both Residential and Nonresidential Facilities:

(a) Permitted Floor-Area Ratio. The maximum permitted floor-area ratio is 7.00, except that this ratio may be exceeded:

1. By 10 percent on any corner lot; and
2. By 10 percent on any lot which faces or abuts a public park at least as wide as the lot; and
3. In the case of a Nonresidential Facility, by not to exceed 15 percent if one square foot of plaza, conforming to the provisions of Section 8335, is provided for each seven square feet of additional floor area.

(b) Conditionally Permitted Floor-Area Ratio. The floor-area ratio permitted by subsection (a) may be increased by not to exceed 50 percent upon the acquisition of development rights from nearby lots and the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200, subject to the provisions of Section 7058.

**SECTION 4844 MAXIMUM HEIGHT.** No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones. But see Section 4838 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4845 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) Front Yard. A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) Side Yard - Street Side of Corner Lot. A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) Side Yard - Interior Lot Line.

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.
2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) Rear Yard.

1. A rear yard with a minimum depth of 15 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.
2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) Courts. On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4846 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3921 for the R-90 Zone. See also Section 4842(a)3.

SECTION 4847 BUFFERING. All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4832.

SECTION 4848 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS. Large, integrated developments shall be subject to the PLANNED UNIT DEVELOPMENT REGULATIONS at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-51 Zone and certain of the other regulations applying in said zone may be waived or modified.

SECTION 4849 OTHER ZONING PROVISIONS.

(a) Parking and Loading. Off-street parking and loading shall be provided as prescribed in the OFF-STREET PARKING AND LOADING REQUIREMENTS at Section 7500.

(b) Home Occupations. Home occupations shall be subject to the applicable provisions of the HOME OCCUPATION REGULATIONS at Section 7300.

(c) Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the NONCONFORMING USE REGULATIONS at Section 7400.

(d) General Provisions. The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-51 Zone.

C-55 CENTRAL CORE  
COMMERCIAL ZONE REGULATIONS

SECTION 4875 TITLE, PURPOSE, AND APPLICABILITY. The provisions of Section 4875 through Section 4899, inclusive, shall be known as the C-55 CENTRAL CORE COMMERCIAL ZONE REGULATIONS. The C-55 Zone is intended to preserve and enhance a very high-intensity regional center of employment, shopping, culture, and recreation, and is appropriate to the Core of the Central District. These regulations shall apply in the C-55 Zone.

SECTION 4878 PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Activities:
  - Permanent
  - Semi-Transient

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City Council Ordinance 8251 C.M.S.  
AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

- (b) Civic Activities:
  - Essential Service
  - Limited Child-Care
  - Nursing Home
  - Community Education
  - Community Assembly
  - Non-Assembly Cultural
  - Administrative
  - Health Care

- (c) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Medical Service
  - General Retail Sales
  - General Personal Service
  - Consultative and Financial Service
  - Consumer Laundry and Repair Service
  - Group Assembly
  - Administrative
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - Transient Habitation

- (d) Manufacturing Activities:
  - Custom

SECTION 4879 CONDITIONALLY PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Civic Activities:
  - Utility and Vehicular
  - Extensive Impact
- (b) Commercial Activities:
  - General Wholesale Sales
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Fee Parking
  - Animal Care
  - Undertaking Service

AMENDMENT November 24, 1970  
 City Council Ordinance 8252 C.M.S.  
 City Council Ordinance 8137 C.M.S.

- (c) Manufacturing Activities:
  - Light

(d) Off-street parking serving activities other than those listed above or in Section 4878, subject to the conditions set forth in Section 7011.

(e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4880 PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Residential Facilities:
  - One-Family Dwelling
  - Two-Family Dwelling
  - Multi-Family Dwelling
  - Rooming House

- (b) Nonresidential Facilities:
  - Enclosed

- (c) Signs:
  - Residential
  - Special
  - Development
  - Realty
  - Civic
  - Business
  - Advertising

**SECTION 4881 CONDITIONALLY PERMITTED FACILITIES.** The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Nonresidential Facilities:
  - Open
  - Drive-In

**SECTION 4882 RESTRICTION ON OPEN ACCESSORY PARKING AND LOADING.** All accessory off-street parking and loading areas shall be located within enclosed buildings, except that open parking or loading areas may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200.

**SECTION 4888 LIMITATIONS ON SIGNS.**

(a) General Limitations. All Signs shall be subject to the applicable limitations set forth in Section 7041.

(b) Prohibition of Signs Above Roof Line. No Sign, other than a Special Sign, which is attached to a building shall extend above the roof or parapet wall thereof.

(c) Maximum Height of Freestanding Signs. No Sign, other than a Special Sign, which is not attached to a building shall extend more than 24 feet above finished grade.

**SECTION 4889 MINIMUM LOT AREA, WIDTH, AND FRONTAGE.** Every lot containing a Residential Facility shall have a minimum lot area of 4,000 square feet and a minimum lot width of 25 feet, except as a lesser area or width is allowed by Section 7050. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

**SECTION 4890 MAXIMUM RESIDENTIAL DENSITY.** Residential uses shall be subject to the same maximum density and other, related regulations as are set forth in Section 3915 for the R-90 Zone.

**SECTION 4892 MAXIMUM RESIDENTIAL FLOOR-AREA RATIO.** The maximum floor-area ratio of Residential Facilities shall be as set forth in Section 3917 for the R-90 Zone.

**SECTION 4894 MAXIMUM HEIGHT.** No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones. But see Section 4888 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards and courts.

**SECTION 4895 MINIMUM YARDS AND COURTS.** No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) Front Yard. A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

(b) Side Yard - Street Side of Corner Lot. A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) Side Yard - Interior Lot Line.

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) Rear Yard.

1. A rear yard with a minimum depth of 15 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.

2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) Courts. On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

SECTION 4896 MINIMUM USABLE OPEN SPACE. Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3921 for the R-90 Zone.

SECTION 4897 BUFFERING. All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4882.

SECTION 4898 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS. Large, integrated developments shall be subject to the PLANNED UNIT DEVELOPMENT REGULATIONS at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-55 Zone and certain of the other regulations applying in said zone may be waived or modified.

(b) Side Yard - Street Side of Corner Lot. A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) Side Yard - Interior Lot Line.

1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 7082, for Residential Facilities.

2. A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) Rear Yard.

1. A rear yard with a minimum depth of 15 feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 7086.

2. A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

(e) Courts. On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

SECTION 4896 MINIMUM USABLE OPEN SPACE. Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3921 for the R-90 Zone.

SECTION 4897 BUFFERING. All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4882.

SECTION 4898 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS. Large, integrated developments shall be subject to the PLANNED UNIT DEVELOPMENT REGULATIONS at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-55 Zone and certain of the other regulations applying in said zone may be waived or modified.

SECTION 4903 & 4904

Insert at page 55  
July 1967 printing of the  
Zoning Regulations of the Oakland  
Planning Code.

SECTION 4903 PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Civic Activities:
  - Essential Service
  - Non-Assembly Cultural
  - Utility and Vehicular
- (b) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Consumer Laundry and Repair Service
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - General Wholesale Sales
  - Construction Sales and Service
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Transport and Warehousing
  - Animal Care
  - Undertaking Service

- (c) Agricultural and Extractive Activities:
  - Plant Nursery

(d) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

SECTION 4904 CONDITIONALLY PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 9200:

- (a) Civic Activities:
  - Community Assembly
  - Extensive Impact
- (b) Manufacturing Activities:
  - Custom
  - Light

(c) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

AMENDMENT November 24, 1970  
City Council Ordinance 8252 C.M.S.

SECTION 4903  
4904  
4908

INSERT AT PAGES 55 AND 56  
JULY 31, 1967 PRINTING  
ZONING REGULATIONS,  
OAKLAND PLANNING CODE

SECTION 4903 PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Civic Activities:
  - Essential Service
  - Non-Assembly Cultural
  - Utility and Vehicular
- (b) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Consumer Laundry and Repair Service
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - General Wholesale Sales
  - Construction Sales and Service
  - Automotive Sales, Rental and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Transport and Warehousing
- (c) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

SECTION 2, Section 4904 of the Oakland Planning Code is hereby amended to read as follows:  
SECTION 4904 CONDITIONALLY PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 2200:

- (a) Civic Activities:
  - Community Assembly
  - Extensive Impact
- (b) Commercial Activities:
  - Animal Care
  - Undertaking Service
- (c) Manufacturing Activities:
  - Custom
  - Light
- (d) Agricultural and Extractive Activities:
  - Plant Nursery
- (e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

SECTION 3, Section 4908 of the Oakland Planning Code is hereby amended to read as follows:  
SECTION 4908 MAXIMUM SIZE OF CERTAIN COMMERCIAL ESTABLISHMENTS. The maximum floor area devoted to Food Sales and Service or Convenience Sales and Service Commercial Activities by any single establishment shall be 3,000 square feet.

- (a) Civic Activities:
  - Utility and Vehicular
- (b) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Consumer Laundry and Repair Service
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - General Wholesale Sales
  - Construction Sales and Service
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Transport and Warehousing
- (c) Manufacturing Activities:
  - Custom
  - Light

(d) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

SECTION 4904 CONDITIONALLY PERMITTED ACTIVITIES. The following activities, as described in the USE CLASSIFICATIONS at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the CONDITIONAL USE PERMIT PROCEDURE at Section 2200:

- (a) Civic Activities:
  - Community Assembly
  - Extensive Impact
- (b) Commercial Activities:
  - Animal Care
  - Undertaking Service
- (c) Manufacturing Activities:
  - Custom
  - Light
- (d) Agricultural and Extractive Activities:
  - Plant Nursery
- (e) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

SECTION 4908 PERMITTED FACILITIES. The following facilities, as described in the USE CLASSIFICATIONS at Section 2200, are permitted:

- (a) Nonresidential Facilities:
  - Fachard
  - Open
  - Drive-In
- (b) Signs:
  - Special
  - Development
  - Becky
  - Civic

AMENDMENT APRIL 2, 1968  
CITY COUNCIL ORDINANCE 7781 C.M.S.

(e) *Courts.* On each lot containing a Residential Facility, courts shall be provided when and as required by Section 7087.

**SECTION 4821 MINIMUM USABLE OPEN SPACE.** Usable open space shall be provided for Residential Facilities in accordance with the same requirements as are set forth in Section 3921 for the R-90 Zone.

**SECTION 4822 BUFFERING.** All uses shall be subject to the applicable requirements of the **BUFFERING REGULATIONS** at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein. See also Section 4807.

**SECTION 4823 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS.** Large, integrated developments shall be subject to the **PLANNED UNIT DEVELOPMENT REGULATIONS** at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-50 Zone and certain of the other regulations applying in said zone may be waived or modified.

**SECTION 4824 OTHER ZONING PROVISIONS.**

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the **OFF-STREET PARKING AND LOADING REQUIREMENTS** at Section 7500.

(b) *Home Occupations.* Home occupations shall be subject to the applicable provisions of the **HOME OCCUPATION REGULATIONS** at Section 7300.

(c) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the **NONCONFORMING USE REGULATIONS** at Section 7400.

(d) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-50 Zone.

**C-60 CITY SERVICE  
COMBINING ZONE REGULATIONS**

**SECTION 4900 TITLE, PURPOSE, AND APPLICABILITY.** The provisions of Section 4900 through Section 4924, inclusive, shall be known as the **C-60 CITY SERVICE COMMERCIAL ZONE REGULATIONS**. The C-60 Zone is intended to create, preserve, and enhance areas with a variety of commercial services which are essential to the economy of the City but which are frequently incompatible with the operations of a retail shopping or office area, and is typically appropriate to centralized areas near industrial concentrations. These regulations shall apply in the C-60 Zone.

**SECTION 4903 PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Civic Activities:
  - Essential Service
  - Non-Assembly Cultural
  - Utility and Vehicular
- (b) Commercial Activities:
  - Food Sales and Service
  - Convenience Sales and Service
  - Consumer Laundry and Repair Service
  - Business and Communication Service
  - Retail Business Supply
  - Research Service
  - General Wholesale Sales
  - Construction Sales and Service
  - Automotive Sales, Rental, and Delivery
  - Automotive Servicing
  - Automotive Repair and Cleaning
  - Automotive Fee Parking
  - Transport and Warehousing
- (c) Manufacturing Activities:
  - Custom
  - Light
- (d) Off-street parking serving activities other than those listed above, subject to the conditions set forth in Section 7011.

**SECTION 4904 CONDITIONALLY PERMITTED ACTIVITIES.** The following activities, as described in the **USE CLASSIFICATIONS** at Section 2200, may be permitted upon the granting of a conditional use permit pursuant to the **CONDITIONAL USE PERMIT PROCEDURE** at Section 9200:

- (a) Civic Activities:
  - Community Assembly
  - Extensive Impact
- (b) Commercial Activities:
  - Animal Care
  - Undertaking Service
- (c) Agricultural and Extractive Activities:
  - Plant Nursery
- (d) Additional activities which are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in Section 7012.

**SECTION 4905 PERMITTED FACILITIES.** The following facilities, as described in the **USE CLASSIFICATIONS** at Section 2200, are permitted:

- (a) Nonresidential Facilities:
  - Enclosed
  - Open
  - Drive-In
- (b) Signs:
  - Special Development
  - Realty
  - Civic
  - Business
  - Advertising

SECTION 4908 MAXIMUM SIZE OF CERTAIN COMMERCIAL AND MANUFACTURING ESTABLISHMENTS. The maximum floor area devoted to Food Sales and Service or Convenience Sales and Service Commercial Activities by any single establishment shall be 3,000 square feet. The maximum floor area devoted to Light Manufacturing Activities by any single establishment shall be 5,000 square feet.

SECTION 4909 SPECIAL REGULATIONS APPLYING TO AUTOMOTIVE SERVICING COMMERCIAL ACTIVITIES. Automotive Servicing Commercial Activities shall not involve open storage of goods or materials.

SECTION 4913 LIMITATIONS ON SIGNS. All Signs shall be subject to the applicable limitations set forth in Section 7041.

SECTION 4914 MINIMUM STREET FRONTAGE. Every lot shall have a minimum frontage of 25 feet upon a street, except as this requirement is modified by Section 7051.

SECTION 4919 MAXIMUM HEIGHT. No general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 7070, on lots lying along a boundary of any of certain other zones. But see Section 4913 for maximum height of Signs, and Section 7090 for maximum height of facilities within minimum yards.

SECTION 4920 MINIMUM YARDS. No yards are generally required except as indicated below. The following minimum yards shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 7090:

(a) *Front Yard.* A front yard shall be provided, as prescribed in Section 7078, in certain situations where part of the frontage on the same side of a block is in a residential zone.

(b) *Side Yard - Street Side of Corner Lot.* A side yard shall be provided, as prescribed in Section 7081, on the street side of a corner lot in certain situations where a lot to the rear of the corner lot is in a residential zone.

(c) *Side Yard - Interior Lot Line.* A side yard shall be provided, as prescribed in Section 7083, along an interior side lot line lying along a boundary of any of certain other zones.

(d) *Rear Yard.* A rear yard shall be provided, as prescribed in Section 7085, along a boundary of any of certain other zones.

SECTION 4922 BUFFERING. All uses shall be subject to the applicable requirements of the BUFFERING REGULATIONS at Section 7100 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

SECTION 4923 SPECIAL REGULATIONS FOR LARGE DEVELOPMENTS. Large, integrated developments shall be subject to the PLANNED UNIT DEVELOPMENT REGULATIONS at Section 7800 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the C-60 Zone and certain of the other regulations applying in said zone may be waived or modified.

SECTION 4924 OTHER ZONING PROVISIONS.

(a) *Parking and Loading.* Off-street parking and loading shall be provided as prescribed in the OFF-STREET PARKING AND LOADING REQUIREMENTS at Section 7500.

(b) *Nonconforming Uses.* Nonconforming uses and changes therein shall be subject to the NONCONFORMING USE REGULATIONS at Section 7400.

(c) *General Provisions.* The general exceptions and other regulations set forth in Section 7000 through Section 7039, inclusive, shall apply in the C-60 Zone.