

















# Downtown Oakland Plan Area Zoning Map Key








## Proposed Combining Zones

-  Black Arts Movement Business District
-  Employment Priority
-  Green Loop
-  Sea Level Rise


## Proposed Zoning Districts

-  D-DT-R Downtown District Residential
-  D-DT-RX Downtown District Mixed Residential
-  D-DT-CW Downtown District Waterfront Commercial
-  D-DT-CPW Downtown District Planned Waterfront Development
-  D-DT-CX Downtown District Mixed Commercial
-  D-DT-P Downtown District Pedestrian Commercial
-  DT-DT-GC Downtown District General Commercial
-  D-DT-AG Downtown District Art & Garage Commercial
-  D-DT-PM Downtown District Produce Market Commercial
-  D-DT-JLI Downtown District Jack London Industrial
-  S-16-A Interstate Commercial Zone A
-  S-16-B Interstate Commercial Zone B
-  S-16-C Interstate Commercial Zone C










## Open Space Zones

-  OS (AF) Athletic Field
-  OS (AMP) Active Mini-Park
-  OS (LP) Linear Park
-  OS (NP) Neighborhood Park
-  OS (RCA) Resource Conservation Areas
-  OS (RSP) Region-Serving Park
-  OS (SP) Special Use Park

**Maximum Intensity for Projects Not Participating in Zoning Incentive Program**

	<b>Intensity Area</b>	<b>Maximum Height</b>	<b>Maximum Non-Residential FAR</b>	<b>Maximum Density (SF per Unit)</b>
	1	45	1.0	1000 SF
	2	45	2.0	900 SF
	3	45	2.5	450 SF
	4	45	2.0	300 SF
	5	55	3.5	1000 SF
	6	65	5.0	450 SF
	7	65	7.0	260 SF
	8	65	5.0	250 SF
	9	90	5.0	225 SF
	10	90	7.5	110 SF
	11	90	7.5	N/A SF
	12	135	5.0	250 SF
	13	175	8.0	110 SF
	14	175	12.0	110 SF
	15	275	14.0	110 SF
	16	275	17.0	90 SF
	17	450	20.0	90 SF
	18	No Limit	20.0	90 SF

**Proposed Maximum Intensity in Zoning Incentive Area**

	<b>Intensity Area</b> * Zip Values are same as base values	<b>Maximum Height</b>	<b>Maximum Non-Residential FAR</b>	<b>Maximum Density (SF per Unit)</b>
	A* (base 8)	65	5.0	250 SF
	B* (base 10)	90	7.5	110 SF
	C	90	7.5	200 SF
	D* (base 14)	175	12.0	110 SF
	E* (base 15)	275	14.0	100 SF
	F* (base 16)	275	17.0	90 SF
	G* (base 17)	450	20.0	90 SF
	H	No Limit	22.0	80 SF
	I	No Limit	3.0	65 SF


**Proposed Zoning Incentive Program Development Benefit Areas**

Residential Development Benefit Areas

 Area R-A

 Area R-B

 Area R-C

 No increased residential density under ZIP regulation

Commercial Development Benefit Areas

 Area C-A

 Area C-B

 Area C-C