



OBJECTIVE DESIGN STANDARDS

One-Family and Two- to Four-Family Residential and Mixed-Use Developments

TABLE OF CONTENTS

PURPOSE	2
APPLICABILITY	2
RELATIONSHIP TO OTHER REGULATIONS	2
DOCUMENT ORGANIZATION	3
HOW TO USE THIS DOCUMENT	3
GENERAL PROVISIONS	3
Immediate Context Area	4
1. SITE PLANNING, ORGANIZATION, AND DESIGN	5
1.1 Building Orientation and Access.....	5
1.2 Additional Standards for Townhomes and Rowhomes	5
2. FACADE TREATMENTS AND BUILDING ELEMENTS	6
2.1 Facade Treatments.....	6
2.2 Shared Building Entrances.....	6
2.3 Individual Building Entrances.....	6
2.4 Roofs and Parapets.....	7
2.5 Balconies and Decks.....	7
2.6 Windows and Glazing	7
2.7 Exterior Materials.....	7
3. STANDARDS FOR BUILDINGS IN HILLSIDE ZONES AND ON SLOPED LOTS	8
3.1 Hillside Zones and Sloped Lots	8
4. STANDARDS FOR PROJECTS WITH COMMERCIAL GROUND FLOOR	8
4.1 Commercial Ground Floor	8
4.2 Storefronts	10
5. ADDITIONAL STANDARDS FOR HISTORIC PROPERTIES	11
ATTACHMENT A. GLOSSARY AND DEFINITIONS	14

PURPOSE

The City of Oakland's Objective Design Standards (ODS) for One-Family and Two- to Four-Family Residential and Mixed-Use Developments are intended to serve as part of a predictable, objective, and streamlined entitlement process for applicable new housing development. These standards explain a set of clear, measurable, and upfront design review criteria, helping applicants to prepare project designs that meet these requirements prior to submitting for Planning entitlement. Unlike other subjective "design guidelines," ODS eliminate ambiguity and uncertainty inherent in discretionary design review, resulting in expedited and predictable outcomes for high-quality developments that uphold Oakland's heritage and enrich the local community.

ODS complement the zoning standards specified in the City's Planning Code (Oakland Municipal Code (OMC) Title 17), and further the goals, policies, and actions of the Oakland General Plan. Notably, ODS advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element, and are consistent with its goals, policies, and programs related to housing production, zoning reform, streamlining design review, and expediting permit approval.

Under the Housing Accountability Act (HAA) (Gov. Code § 65589.5), the City's ability to deny or reduce the density of a housing project is limited if it meets all applicable objective general plan, zoning, and design standards, including ODS. These standards provide clear expectations and ensure compliance, guaranteeing project approval if all applicable zoning and other related objective criteria are met.

APPLICABILITY

The Objective Design Standards (ODS) apply Citywide to all One-Family and Two- to Four-Family residential developments, supporting Oakland's Housing Element goal of promoting "Missing Middle Housing." This includes detached and attached structures like duplexes, triplexes, fourplexes, townhomes, single-family homes, and other 1-4-unit buildings, offering diverse housing options that balance affordability, complementing existing neighborhood design, and providing a transition from lower density neighborhoods to higher density areas. These ODS also cover additions that result in creation of new regular dwelling units on lots with Local Register or Potentially Designated Historic Properties (PDHP). The standards in this document are mandatory, unless a proposal meets a defined exception within the ODS.

Ministerial Review Process.

While Objective Design Standards (ODS) refers to the design standards that are applied to certain types of development, ministerial review refers to the process of review. Under a ministerial review process, applications are approved or denied based only on applicable objective standards. Because the City has no discretion to deny a project qualifying for ministerial review and meeting applicable standards, projects subject to ministerial review do not undergo the same administrative process as discretionary projects, and the California Environmental Quality Act does not apply.

RELATIONSHIP TO OTHER REGULATIONS

The ODS complement but do not replace the zoning standards in the Oakland Planning Code (OMC Title 17). If any design standard in this document conflicts with the City's Planning Code, the Planning Code standard shall always prevail. ODS draw from existing adopted City regulations, design criteria, and Area plans - including Design Review Manual for One- and Two-Unit Residences, Design Guidelines for Corridors and Commercial Areas, Small Project Design Guidelines, Broadway Valdez Specific Plan, Central Estuary Area Plan, Coliseum Area Specific Plan, Downtown Oakland Specific Plan, Lake Merritt Station Area Plan, West Oakland Specific Plan, and many other documents, including best practices from other cities. However, ODS shall supersede all design guidelines in any of these documents for projects eligible for ODS. If an eligible housing project is reviewed ministerially and meets all ODS, the City's existing design guidelines will not apply. All OMC regulations under purview of other City Departments such as Building, OakDOT, Public Works, and other Departments still apply. City of Oakland Standard Conditions of Approval will also continue to apply.

To learn more about ODS please visit the City's [ODS Website](#) and refer to the following documents:

[Oakland ODS Factsheet](#)

[Relationship Between Zoning and ODS](#)

DOCUMENT ORGANIZATION

This document covers site design, building orientation, facade treatments, various building components, and additions to historic structures. It includes separate sections for sloped sites, and developments with commercial ground floors. Each section includes a brief statement of purpose outlining design principles or rationale, followed by specific mandatory design standards associated with these principles.

HOW TO USE THIS DOCUMENT

Step 1: Confirm the zoning district and establish the broad regulatory framework for development - including building height, setbacks, density, and all other applicable Planning Code regulations.

Step 2: Confirm the building type that is being considered for development on the site. This document includes design standards for all One-Family and Two- to Four-Family Residential developments. If a proposal includes a Multifamily development (5 or more units), refer to the 1- to 3-story or 4- to 8-story ODS documents that apply to those development types.

Step 3: Project applicants should prepare project designs that follow the design standards in this document. Identify the relevant "Immediate Context Area" (see the following General Provision section for more details) and be attentive to applicable special context requirements within the design standards. Plans and other project submittals shall clearly show graphically how the proposal meets each of the applicable standards.

GENERAL PROVISIONS

Some terms used in this document are defined in Planning Code Chapter 17.09. For additional definitions, please refer to Glossary in Attachment A. Terms defined in the glossary are *italicized* through the document.

General Submittal Requirement: Project plans and other submittals shall clearly demonstrate, through visual representation, how the proposal complies with each applicable standard, enabling Planning staff to verify compliance. If Planning staff cannot verify compliance with the objective design standards, a submittal may be deemed incomplete, not accepted for review, or rejected and returned to the applicant for resubmittal.

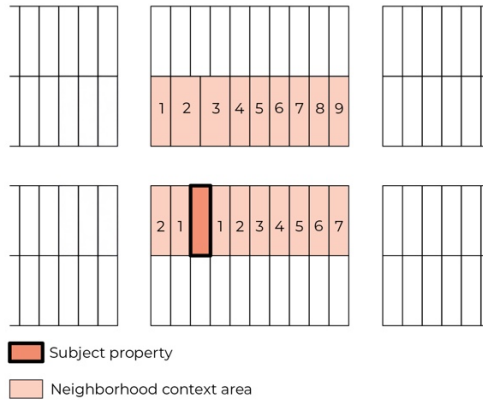
Immediate Context Area

Some specific objective design standards require project applicants to survey the surrounding area and incorporate certain existing architectural features from the "Immediate Context Area" into the new project design. The "majority" of buildings or features in the "Immediate Context Area" is defined here as 60% of those features or buildings.

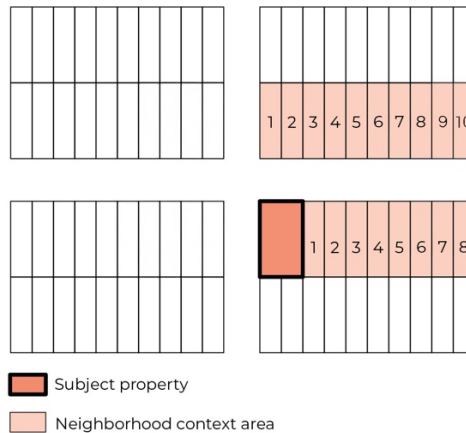
"Immediate Context Area" applies to areas outside of Corridor Zones and includes up to 20 lots within the same *block* as the subject lot. It consists of:

- a. Same-Side Lots: 10 lots on the same side of the street - 5 on each side of the subject lot, counted from its side property lines. However, if fewer than 5 lots exist before reaching a side street, the remaining number of lots out of the 5 are added to the other side.
- b. Opposite-Side Lots: The 10 closest lots directly across the street.

Note: Lots beyond the subject block or across side streets are not included. If fewer than 10 lots exist on the same side or opposite side of the street, the Immediate Context Area is based on the number of existing lots on both sides of the street of the same block.



Corner Lots:



The applicant is responsible for photo-documenting the "Immediate Context Area" for developments. Each photograph must show building street *frontages* on the above lots and be labeled with the address pictured. These photographs shall be submitted to Planning as a part of the proposal.

For the purposes of this document, any non-residential properties are not contributing to the Immediate Context Area.

1. SITE PLANNING, ORGANIZATION, AND DESIGN

1.1 Building Orientation and Access

Building Orientation and Access Standards	Yes	No	N/A
1.1.1 Building Orientation. The front facade of front yard-adjacent principal building(s) shall face the <i>principal</i> street, unless the proposal is behind another on-site principal building. This facade shall include the primary building entrance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1.2 Entry Orientation. Entries of front yard-adjacent principal buildings shall face the principal street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1.3 Pedestrian Access. The following shall be met:			
a. A paved pedestrian walkway at least 3-foot-wide shall connect each building entry to the adjacent sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Street-facing entries: The walkway shall be separate from driveways.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Entries facing a shared access easement (e.g. open space or a driveway): When the walkway is adjacent to a driveway, it shall be differentiated by paving material, pattern, or color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exception for non-street-facing entries: A paved driveway may serve as the access route for building entries located behind another principal building instead of a separate walkway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking Standards	Yes	No	N/A
1.1.4 Orientation. If a standalone parking structure of 4 or more spaces is provided, a facade with shortest length shall be parallel to the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1.5 Garage Door Setbacks. Garage doors shall recess by at least 6 inches from any building or garage facade. Exception: this standard does not apply to any detached garages that are set back behind the primary structure.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1.2 Additional Standards for Townhomes and Rowhomes

Standards for Townhouse and Rowhouse Type Developments of Two- to Four-Family	Yes	No	N/A
1.2.1 Townhouse Configuration. Townhomes, rowhomes and other similar attached developments shall be configured in one of the following ways:			
a. In a row, with entries and front facades facing a <i>principal</i> street, a shared driveway, or shared open space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. In a row or rows perpendicular to the front lot line or a principal street, with entries and front facades for non-front yard adjacent units facing <i>landscaped</i> central open space or a shared driveway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2.2 Unit Modulation. A development shall provide modulation for separate attached units using at least one of the following methods:			
a. <i>Rhythmic massing</i> offsets, volumetric projections or recessions of at least 1 foot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. <i>Rhythmic plane</i> changes of at least 1 foot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A variation of roofline or parapet heights between defined building modules or units by at least 1 foot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Use of pitched or angled roofs for individual townhome units.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2.3 Shared Driveways and Curb Cut Frequency. The following standards shall apply:			
a. When only one curb cut is provided for a corner parcel, it shall be located along the <i>secondary street</i> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If more than one building is provided on one site, up to one curb cut per habitable building is allowed on each street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. FACADE TREATMENTS AND BUILDING ELEMENTS

2.1 Facade Treatments

Facade Treatment Standards	Yes	No	N/A
2.1.1 Facade Treatments. New buildings and street-facing additions shall be articulated using at least one of the following:			
a. Window bays that project from the street-facing building facade no more than 3 feet. Any projections into public right-of-way must comply with Zoning and OakDOT permitting requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A volumetric projection or recession of at least 1 foot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A plane change of at least 1 foot.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A street-facing porch or covered entry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. A change in roofline or re-oriented roof ridge.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1.2 Blank Facades. Facades that face front property line shall have windows and at least one entry door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.2 Shared Building Entrances

Shared Building Entrance Standards for Two- to Four-Family Buildings	Yes	No	N/A
2.2.1 Primary Building Entrance for Lobbies or Shared Entries. When a shared building entry is provided, including any gate entrances, the following standards shall be met:			
a. The primary shared entrance shall be at-grade (no steps) to promote universal accessibility, unless unreconcilable physical site conditions such as cross-slope over 20% preclude creation of at-grade entries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The primary shared entrance for street-facing buildings, including lobbies, vestibules, or gate entrances, shall face the street.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Entry shall have a vertical clearance of at least 8 feet in height measured from the <i>finished floor</i> at the door to a surface above (e.g. finished floor of a story above, canopy, <i>balcony</i> , or other surface) and be at least 4 feet wide.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In addition, an entry shall provide at least two of the following:			
i. Door frame and/or trim of 4 inches minimum width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Door recessed from trim or wall by at least 3 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Recessed entry area, minimum of 4 feet in width and at least 3 feet in depth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Projected area (roof or canopy) that extends out at least 3 feet from the entry facade or a gate entry (while meeting any OakDOT permitting requirements if projecting within the public right-of-way) and at least 4 feet in width. This option shall be used for any gate entries leading to lobbies or shared entries.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. A covered <i>porch, portico, patio, deck</i> or another type of covered or recessed entryway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.3 Individual Building Entrances

Individual Residential Entrance Standards	Yes	No	N/A
2.3.1 Porch Context. For proposals in Areas of Primary Importance (APIs) and Areas of Secondary Importance (ASIs), if 60% or more of existing residential buildings in the Immediate Context Area have <i>porches</i> or another type of covered or recessed entries, a proposed building shall provide a street-facing, covered or recessed porch, patio, or deck that is a minimum 4 feet wide and 3 feet deep.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.2 Individual Residential Entrances. Entrance doors for ground-floor units along a street-facing facade shall either face the street or be perpendicular to the street or angled in between as long as the entrance door is within a recessed entry from the front building facade that is a minimum 4 feet wide and 3 feet deep.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3.3 Recessed Entrances. Recessed entrances shall have a minimum vertical clearance of 8 feet as measured from front of landing in front of the door to the underside of the ceiling or projecting element defining the entryway and shall be minimum 4 feet wide and 3 feet deep.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.3.4 Porch Columns. When columns or pillars are provided for entry porches, their widths and depths shall be a minimum of 4 inches. If columns are round, they shall have a minimum diameter of 6 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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2.4 Roofs and Parapets

Roofs and Parapets Standards	Yes	No	N/A
2.4.1 Roof Form Context. For proposals in Areas of Primary Importance (APIs), if the Immediate Context Area has 60% or more roofs of similar shape, new buildings shall provide a similar roof shape for a minimum of 50% of their roof area that faces the street. For example, if the Immediate Context Area has a context of sloped roofs, the new buildings shall also provide a sloped roof for at least 50% of their street-facing portion of the roof area. This standard applies only to buildings located outside of Corridor zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.2 Roof Eaves/Overhangs Context. For proposals in Areas of Primary Importance (APIs), if the Immediate Context Area has 60% or more of pitched roofs with eaves/overhangs, then any proposed project shall also have a pitched roof with overhangs of 12 inches or more along street <i>frontage</i> . This standard does not apply to buildings located in Corridor zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.3 Pitched Roof Treatment. When provided, pitched roofs shall be articulated using overhangs that extend a minimum 12 inches and maximum 36 inches, including the eave and gutter profile.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.4 Parapet Coping or Caps. When parapets are provided, they shall include a cap.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.5 Roof Edge Flashing. If proposed, weather protection for flat roof edges and parapets, such as metal flashing, shall match building roofline color. Unpainted metal flashing shall be prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4.6 Rooftop Mechanical Equipment. Any equipment shall be located at least 5 feet from the edge of any roof of a street-facing public facade and screened with a device that matches the materials and texture of the building exterior. Height of the screening device shall be at least as high as the highest point of the equipment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.5 Balconies and Decks

Balconies Standards	Yes	No	N/A
2.5.1 Side-Facing Upper Balconies or Decks. Balconies and upper floor or rooftop decks shall be set back at least 5 feet from the shared interior side property line.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5.2 Privacy Screening. Balconies and decks, including rooftop decks, within 10 feet of a shared side property line shall have solid, non-transparent railings at least 36 inches high on the sides facing shared side property lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5.3 Stair and Elevator Penthouses. Stair and elevator penthouses shall be set back at last 5 feet from the street-facing building facade and shall be designed in the same style, materials, and finishes as the main building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.5.4 Deck Projection. Street-facing decks on stilts shall be prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.6 Windows and Glazing

Windows and Glazing Standards	Yes	No	N/A
2.6.1 Window Shadow Detail. Street-facing windows shall provide a shadow detail using at least one of the following:			
a. Inset window from the building <i>facade</i> or exterior window trim by at least 2 inches.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exterior window trim that is at least 3 inches wide and 2 inches thick.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Windows projecting from building facade or exterior trim by at least 3 inches, or window screening devices such as lattices, louvers, perforated metal screens, awnings, sunshades, or canopies that are a minimum of 12 inches deep and are a part of a window trim or assembly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Windows grouped in banks that are recessed by at least 2 inches from the rest of building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.6.2 Window Materials Context. For proposals located in Areas of Primary Importance (APIs), street-facing windows shall be either metal, wood, or a material with wood-like appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2.7 Exterior Materials

Materials Standards	Yes	No	N/A
2.7.1 Prohibited Materials. T1-T1 siding, foam/spray stucco, and vinyl siding and trim (not windows) are prohibited.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.7.2 Avoiding Historical Imitation. New detached buildings on a lot with Local Register Properties at the front or side of the main historic building shall use the same forms, materials, and color range of the historic building, but in a manner that does not replicate or duplicate the exact detailing of the existing historic building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. STANDARDS FOR BUILDINGS IN HILLSIDE ZONES AND ON SLOPED LOTS

3.1 Hillside Zones and Sloped Lots

Hillside and Sloped Lots Standards			
3.1.1 Stepping for Sloping Lots. Stepping for building footprint slopes more than 20% shall be achieved using at least one of the following:			
a. Changing the elevations of <i>finished floors</i> and/or roofs for no more than one story between steps.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Adding floors at higher grade elevations as allowed by the underlying Zoning district.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Stepping back upper floors at the lowest point of the slope by a minimum of 5 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.2 Skirt Wall Height on Hillside. <i>Skirt wall</i> height for buildings on hillsides shall be limited as follows: On <i>footprint slopes</i> of 20-60%, skirt wall heights shall not exceed 2 feet per 10% of slope, with a maximum skirt wall height of 4 feet for a 20% slope, 6 feet for a 30% slope, 8 feet for a 40% slope, 10 feet for a 50% slope, and 12 feet for a 60% slope. Exception: This standard shall not be required for buildings on lots with slope greater than 60%.			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.1.3 Skirt Wall Design. At least one of the following design methods shall be used to reduce <i>skirt wall</i> bulk:			
a. Including horizontal belt course and a cap at the top of the skirt wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changing material at the skirt wall to contrast with primary building volume.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Integrating <i>landscaped</i> terraces at the skirt wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Recessing the skirt wall from the face of the upper floors.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.4 Materials in Fire Zones. Projects located in a Very High Fire Hazard Severity Zone (VHFHSZ) (as adopted by the City) shall not use untreated wood products for exterior siding and roofs, including wood shingles or shakes without fire-resistant treatment. Note: All regulations under the Building and Fire Codes shall still apply.			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.1.5 Garages on Lots with a Cross Slope. On a site that has a cross slope* of more than 10 percent, garages and driveways shall be located on the lower side of the lot. *A Cross Slope here means a slope along the front property line between side property lines.			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

4. STANDARDS FOR PROJECTS WITH COMMERCIAL GROUND FLOOR

4.1 Commercial Ground Floor

Commercial Ground Floor Standards	Yes	No	N/A
4.1.1 Ground Floor Context Transition. New buildings with ground floor commercial spaces fronting a street shall have a ground floor expression line* that matches the ground floor expression line height and width of adjacent <i>Local Register Properties</i> and "C"-rated <i>Potentially Designated Historic Properties (PDHPs)</i> . If more than one such property is adjacent with different height and dimension of the expression line, the project shall match the height and dimension of either one. *Expression Line is a horizontal building element such as trim, <i>massing</i> change, material change or architectural elements such as a belly band, belt course, a water table, or a <i>cornice</i> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.2 Ground floor height. Unless otherwise mentioned in the underlying Zoning district, the minimum ground floor height shall be 15 feet (measured from the sidewalk grade to the second story floor or roof if only one story is proposed, as per Zoning Code requirements) for buildings containing ground floor non-residential facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.3 Commercial Space Viability. If commercial space is proposed for the ground floor, it shall include vent shafts, exhaust vents, and stub outs for plumbing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.1.4 Building Corners. Proposed storefront elements including windows, transparent facades, bulkheads, awnings and sunshades, transom windows, lintels, and horizontal elements such as cornices at building corners shall wrap around the corner such that these elements extend from the primary street to the <i>secondary street</i> at least 10 feet.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.5 Finished Floor. The finished ground floor level for all commercial <i>active frontages</i> shall be within 3 vertical feet of the sidewalk grade. For sites with a <i>principal</i> street cross slope of 10% or more, the finished ground floor level shall be within 5 vertical feet of the sidewalk grade. Exception: When a site is in a designated flood or sea level rise area, the finished ground floor level is allowed to be raised so that it is at least 1 vertical foot above the designated flood or sea rise level.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.6 Wall Plane. To avoid a continuous flat wall plane, storefront windows, bulkheads, and other surfaces shall recess or project at least 3 inches but no more than 12 inches from the primary building facade.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.7 Outdoor Seating or Dining. Any proposal for outdoor seating in the public right-of-way shall receive OakDOT approvals (separate from Planning). When outdoor seating or dining is provided in the area between the public right-of-way and building facade at the ground level, the following shall apply:			
a. At least 5 feet wide unobstructed access is maintained at building entrances.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Outdoor seating and dining areas shall include receptacles for refuse and recycling. These elements shall be shown on plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1.8 Commercial Ground Floor Treatments. The commercial ground floor of 3-story buildings and street-facing additions shall be articulated using at least one of the following:			
a. Columns or pilasters that are a maximum of 25 feet on center and project from the street facing building by at least 6 inches in depth and at least 1 foot in width.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Permanently fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A horizontal expression line or a design feature, such as a water table, bellyband, belt course, or <i>cornice</i> , that is applied above the ground floor or building base, creating a transition to the upper floors. This feature should extend across at least 80% of the facade length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Distinct materials from the remainder of the facade above ground floor that is a minimum of 20% of the building area of the base with no change less than 3 feet by 10 feet, along with a change in plane of at least 2 inches from the wall surface of the remainder of the building. This option shall comply with Section 4.8 for high quality materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Surface detailing for at least 60% of the ground floor facade length (tile, brick, or other architectural accents).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. A belt course with a change in material of at least 3 feet in height as measured from the sidewalk grade or a feature such as frieze or similar ornamentation at least 12 inches in height, placed between 4 and 7 feet above grade. Either of these features shall cover at least 60% of the base facade length.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial Entrance Standards	Yes	No	N/A
4.1.9 Commercial entrances. Pedestrian entries to commercial uses shall meet all following standards:			
a. Mixed-use projects on corner lots or with <i>frontages</i> on multiple streets, shall have a primary ground-floor commercial entrance on the <i>principal</i> street or at a corner.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. All commercial <i>active uses</i> located at the ground level shall provide at least one at-grade entrance from the public right- of-way. Exception: Designated flood or sea level rise areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For commercial use frontages that are equal or exceed 100 feet in length, there shall be a minimum of one entrance for each 100 feet of <i>frontage</i> or portion thereof.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. In addition, at least two of the following standards shall be met:			
i. Entrances shall be recessed at least 3 feet in depth from the rest of the ground floor building <i>facade</i> OR if the entrance is a part of a bay formed by columns or pilasters at the ground floor, the entire ground floor commercial space may be recessed by no more than 5 feet measured from the rest of the building facade above the ground floor excluding any projections.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Entrances that are covered by a roof, canopy, permanently fixed awning, or other permanent architectural projection that provides weather protection that is at least 12 square feet in size.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Exterior entry vestibule or alcove floors that are paved with tile, stone, or other hard-surface material distinct from the adjacent sidewalk. This standard may also be met by scoring concrete and using integrated color.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commercial Ground Floor Materials Standards	Yes	No	N/A

<p>4.1.10 High Quality Durable Materials for Commercial Ground Floors. Use high-quality, durable, and low-maintenance materials that can withstand the elements and use over time. Street-facing ground floor elevations shall utilize one or more of the following high-quality materials and textures in all non-fenestrated areas:</p> <ul style="list-style-type: none"> a. Natural stone (such as marble, granite or other). b. Cast stone. c. Brick – real or veneer. d. Ceramic tile. e. Glass. f. Heavy Timber or Mass Timber. g. Horizontal wood siding, and wood shingles. * h. Board and batten siding with batten dimension at least 1"x2", and Z-bar covered by trim. * i. Terracotta. j. Pre-cast concrete, glass-fiber reinforced concrete. k. High-quality, cast-in-place concrete, including board-form concrete. l. Cement plaster or Stucco (light sand or smooth trowel finish). * m. Cement fiber or similar synthetic siding resembling wood siding or shingles that must be smooth surfaced (without imitation of raised wood grain). * n. Steel and metal. o. High-density fiber cement panels of minimum 7/16" inch thick. <p>*Note: These materials are not allowed on ground floor facades along Corridors and for any commercial frontage unless they are above a bulkhead made of another approved durable material from this list.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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4.2 Storefronts

Storefront Elements Standards	Yes	No	N/A
<p>4.2.1 Storefront Elements. Commercial facades shall provide at least three of the following or meet Exception (e):</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>a. Transom or Clerestory window with a window trim. If transom windows are proposed, window dimension shall be at least 18 inches high.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b. Lintel with piers connecting it to the ground.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>c. Entry recess to create an alcove that is at least 3 feet wide and 3 feet deep.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>d. To support storefront windows, a bulkhead of at least 6 inches and no more than 24 inches in height, measured from the adjacent sidewalk. In addition, the following shall be met:</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>i. Storefront windows shall be set at or within 3 inches of the face of the bulkhead or the bulkhead materials shall be incorporated into the sill detailing.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>ii. If bulkhead is proposed, transom windows shall be provided.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>iii. If bulkhead is proposed, all materials must be durable and resistant to surface damage, such as tile, polished stone slabs, wood panels, pressed brick, metal and formed concrete. Prohibited materials for bulkheads are stucco, wood shingles, board-and-batten siding, rustic materials such as rough-sawn wood, vinyl, and cultured stone. If any of the materials in this standard conflict with standard 4.1.10, materials in this standard shall prevail for bulkheads only.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e. Exception: Provide glass storefronts with at least 8 feet high glass display windows, and entry doors with transparent glass sections of least 50%.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.2 Transom Windows. When a transom or clerestory window is provided, a clearance of at least 18 inches shall be maintained between a dropped ceiling and a transom window to allow light to enter the room.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.2.3 Security Gates or Screens on Storefronts. When proposed for storefronts, the security facilities</p>			

shall meet the following standards:			
a. New storefronts shall be constructed with an internally housed (in an enclosed housing box) or completely internal security gate system. This also applies to scissor gates.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The security gate housing must be located as follows in the order of preference:			
1. On the interior of the storefront.			
2. The outer face of the security gate housing is set so as not to protrude beyond the building <i>streetwall</i> .	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. The security gate tracks are recessed or set into reveals along the sides of the storefront.			
c. Security gates shall be composed entirely of open metal mesh. A solid metal panel at the base that does not exceed the height of a bulkhead it covers is acceptable. If there is no bulkhead, the metal plate shall not be higher than 12 inches from the grade. Exception: a solid security door is allowed if a mural or other type of art is included on the surface of the door.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.4 Windows for Ground-Floor Commercial Uses and Common Areas. Windows and glazing at ground-floor commercial facades shall have no opaque, semi-opaque or dark tinted glass.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. ADDITIONAL STANDARDS FOR HISTORIC PROPERTIES

In addition to standards in the checklist above, these standards apply to *additions* to a Local Register Property or a Potentially Designated Historic Property (PDHP) that result in new dwelling unit(s). Any reference to “the existing building” means the existing main building(s) on the same lot as the proposed project.

Note: Standards below apply in addition to all other standards specified in this checklist. If any standard in this section creates a conflict with any standard in the checklist above, the standard(s) from this section shall apply. These standards do not apply to Accessory Dwelling Units (ADUs).

Standards for Additions to Historic Buildings Resulting in Additional Dwelling Unit(s)	Yes	No	N/A
5.1 Retention of Existing Features. The construction of <i>additions</i> shall not alter the existing historic building structure except as necessary for integration. The construction of <i>additions</i> shall preserve, repair, or replace in-kind in a manner that visually matches any existing original architectural details or materials of the existing building portion that is being modified, except as necessary to construct and integrate an addition.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Avoiding Historical Imitation. New additions to Local Register Properties at the front or side of a main historic building shall use the same forms, materials, and color range of the historic building, but in a manner that does not replicate or duplicate the exact detailing of the existing historic building.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3 Entrances. Any <i>addition</i> to existing historic buildings that would obstruct pedestrian access to the existing building’s <i>primary entrance</i> shall include a new pathway to the primary entrance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4 Retention of Front Porches. An addition or alteration shall not result in the enclosure of an existing street-facing front <i>porch</i> . Exception for projects that propose raising a building portion that include a porch: the porch may be converted into a <i>balcony</i> , deck, or enclosed, but it shall not be removed and shall retain its original historic features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5 Porches and Decks. If there is an existing front <i>porch</i> or street-facing deck, any front addition shall preserve, repair, or replace in-kind the existing porch or deck. Any new porches or street-facing decks shall exhibit the same shape and proportions and match the same architectural details as those of the existing buildings on site. Exception: A <i>porch</i> is allowed to be modified to accommodate a removal of steps and a grade separation to enhance accessibility. All other elements and proportions of the porch must be preserved, repaired, or replaced in kind.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.6 Roof Form. The roof area of street-facing <i>additions</i> shall exhibit the same <i>roof form</i> * and roof slope category** as the existing historic building(s) on site. This standard shall also apply to rear additions on corner lots.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front. **Roof slope categories:			

Slope Category	Roof Pitch (rise:run)			
FLAT	≤ 1:12			
LOW	≤ 1:12 and ≤ 4:12			
MODERATE	> 4:12 and ≤ 7:12			
STEEP	> 7:12			
5.7 Roof Eaves. Additions shall match any eaves and overhangs on the existing historic building, if any exist, including eave depth.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.8 Windows. The following standards shall be met:				
a. Any street-facing addition with new wall area above, below, next to, or in front of the existing historic building, shall match existing predominant (50% or more) street-facing window type. Window type refers to hung, casement, slider, or other commonly recognized types but does not include lites or divisions.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. If the existing windows are not original, new windows shall visually match those traditionally associated with the building's architectural design. <ol style="list-style-type: none"> i. If the style is unknown, new windows shall maintain the original window opening orientation (vertical or horizontal). ii. If original window openings were modified, street-facing windows shall match the predominant orientation (vertical or horizontal) of at least 60% of windows in the Immediate Context Area. The applicant shall be responsible for photo-documenting windows in the "Immediate Context Area" and illustrate window alignment. Such illustration could be in a form of annotated photographs that clearly show existing windows. iii. Exception: If no consistent window orientation exists in the Immediate Context Area, (b) shall not apply. 		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Window materials shall visually match the existing. Different window materials are allowed if the new material is visually the same in appearance with or visually match the typical dimensions of the existing materials.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Exception: This standard does not apply to windows in commercial ground floors.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.9 Windows for Non-Street-Facing Additions. For additions on lots with Local Register Properties only, for any additions, including non-street-facing elevations, windows shall visually match style, trim, and sill of the existing windows. The proposed street-facing windows shall exhibit visually the same orientation (i.e., horizontal or vertical). Exception: new windows required for egress.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.10 Window Trim. Window trim for street facing windows shall visually match depth and width of window trim on the existing building.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.11 Windows/Openings for Upper Story Additions. Any part of the addition that faces a street shall include windows or other openings such as doors to balconies or dormers. Street-facing windows shall match predominant existing window orientation (vertical or horizontal) and be vertically center-aligned with existing street-facing windows.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.12 Roof Form of Upper Story Additions. Roof form shall be of the same type (e.g. gable, hip, mansard, gambrel, flat, shed, bonnet, false front) as the roof form of the existing building.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.13 Upper Story Additions for Historic Buildings with Flat Roofs. One of the following standards shall be met:				
a. The upper floor addition(s) shall be recessed (stepped back) a minimum of 10 feet from the street-facing facade; or		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The upper floor(s) addition shall be delineated from the first floor with a trim or another horizontal design feature such as a belt course or bellyband, applied to the transition between the first floor and upper floor(s) and new addition materials and textures shall be visually distinct from the existing.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.14 Upper Story Additions for Historic Buildings with Pitched Roofs. One of the following options shall be used to create the addition:				
a. Expanding the existing roof shape by using dormers along the long side of a gable roof; or		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Extending and opening the back of a hip roofed attic or including a side-facing gable roof or hipped roof; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Stepping back the upper story addition a minimum of 6 feet from the street-facing facade and using the same roof form, type, and roof slope category for the addition, as the existing building as per standard 5.3 above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.15 Additions by Raising an Existing Historic Building on Street-Facing Facades. When a story is added by raising the existing structure, the following standards shall apply:			
a. New addition materials and textures shall be visually distinct from the existing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Existing roof shape, form, and type shall be preserved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Street-facing windows shall match existing window alignment (be vertically center-aligned) and window trim.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. When a portion of, or the entire existing building is raised for an addition along the street frontage, the addition shall not be on open stilts.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.17 Raised Basement. If the basement level is raised to create the addition, the raised portion of the basement shall meet the following standards:			
a. The height of the raised basement shall not be higher than 2/3 of the first-floor height.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exterior materials for the raised portion of the basement shall visually match existing basement materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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ATTACHMENT A. GLOSSARY AND DEFINITIONS

Please refer to Planning Code Chapter 17.09 Definitions for any definitions of terms not defined in this section. The terms below are *italicized* throughout the document.

Historic Preservation Terms (for full definitions refer to Planning Code Section 17.09.030: https://library.municode.com/ca/oakland/codes/planning_code):

Local Register Properties include all Designated Historic Properties* (DHPs) and Potentially Designated Historic Properties** (PDHPs) rated "A" or "B", or any properties located within Areas of Primary Importance (APIs), or properties within the S-7 and S-20 Preservation Districts.

*Designated Historic Properties are defined in Planning Code Chapter 17.09 as landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties.

**Planning Code Chapter 17.09 defines PDHPs as any building or property that is determined by the City's Cultural Heritage Survey to have an existing or contingency rating of "A", "B", or "C", or to contribute or potentially contribute to an Area of Primary Importance (API) or an Area of Secondary Importance (ASI).

To find out your property's historic designation, please see the city's [Zoning Map](#). Select your parcel, click on Complete Parcel Information, and scroll down to "Historic Resources Information". If there is an Historic rating, it will be listed on the third row labeled "OCHS Rating". For further information on Historic Ratings, please refer to this [webpage](#) and the Planning Code.

All other terms:

Active Uses - Uses and occupancy types that encourage physical and/or visual engagement between building tenants, visitors, and the public outside of these spaces. Examples include retail storefronts, bars and restaurants, entertainment venues and businesses, personal services businesses, art galleries, gyms and fitness studios, offices, salons, lobbies, community rooms and other examples.

Active Frontages - Building ground floor frontages with occupied spaces that encourage engagement between the building tenants and the public space. They allow visual or physical access to the active uses within the building from sidewalks.

Addition - New construction or extension that is added to an existing building or when a new building added on a lot with an existing building that result in creation of a new residential unit(s). It expands the footprint of the original structure, increasing its overall size and/or functionality, or increasing a total building footprint on a lot.

Balcony - Balconies are exterior floor systems projecting from a structure and supported by that structure, with no additional independent support. They have private entrances from living space and are generally smaller than decks in size, enclosed with a railing.

Blank Facade or Wall - Blank Wall Definition: Any portion of a street wall (including the wall of a parking structure) equal to 15 feet or more without fenestration. Blank walls include any wall area that is not transparent, including solid doors without fenestration and mechanical areas. Faux windows do not count as fenestration.

Block - The area bounded by public street rights-of-way, by publicly owned open space, or by utility or transportation parcels (such as railroads).

Cornice - A projecting horizontal feature that crowns a facade or used as a horizontal articulation on a building facade.

Facade - Any exterior face or wall of a building.

Finished Floor - Finished floor level refers to the uppermost surface of a floor once construction has been completed and all floor finishes have been applied.

Ground Floor Residential/Dwelling Unit - A dwelling unit at the first level of a building's finished floor.

Group Useable Open Space - Private open space that is shared between all building occupants and visitors.

Landscape/Landscaping - Pervious areas containing organic and inorganic elements such as plants, soil, mulch, trees, and shrubs, rocks, pathways, pavers, and other elements.

Massing - The three-dimensional bulk of a structure - height, width, and depth.

Massing Break - Changes or variations in the form, size, or volume of a building.

Porch - A roofed area outside at building entry, typically attached to the front walls of the house.

Primary Building Entrance - A single entrance to a building that provides access to the maximum area in the building program. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

Principal Street - Is a street a building is facing. See Planning Code Section 17.09 and 17.101K.080 for how to identify principal and secondary streets.

Rhythmic - A regularly spaced or other repeating pattern of vertically oriented objects or architectural elements such as a bays, columns, windows, sunshades, awnings, doors, projections etc.

Roof Forms - Roof form means one or more roof types used in a structure, including but not limited to: gable, hip, gambrel, shed, mansard, flat, and dormers.

Roof Line – Outline or contour formed by the top edge of a roof as it meets the walls or other structural elements of a building. It defines the shape and profile of the roof when viewed from the exterior.

Secondary Street - A street of lower classification according to [OakDOT Streets Map](#) when a lot is facing more than one street. See Planning Code Section 17.101K.080 for how to identify principal and secondary streets.

Setback - The minimum distance by which buildings, structures, and parking shall be separated from any lot line, as defined in the Planning Code.

Skirt Wall – A skirt wall is a wall, typically located at the base of a structure, designed to enclose or cover the gap between the ground and the bottom edge of the building.

Stoop - A set of steps leading from the sidewalk or street either to the entrance of a building or to a landing or a small porch attached to the building.

