

# Oakland Zoning Map

## Map Sheet Index

**IMPORTANT NOTE:**

Two sets of tiled Zoning maps use this sheet index:  
 Base Zones (map set Z-01 to Z-27) and Combining Zones (map set CZ-01 to CZ-27).

Always check map set CZ after map set Z to determine if any combining zones apply to a site in addition to the base zone.

## BASE ZONE LABEL KEY

| <b>RESIDENTIAL</b> |                                                       |
|--------------------|-------------------------------------------------------|
| RH                 | Hillside Residential                                  |
| RD                 | Detached Unit Residential                             |
| RM                 | Mixed Housing Residential                             |
| RU                 | Urban Residential                                     |
| R-80               | High-Rise Apartment Residential                       |
| <b>COMMERCIAL</b>  |                                                       |
| CN                 | Neighborhood Center                                   |
| CC                 | Community Commercial                                  |
| CR                 | Regional Commercial                                   |
| C-40               | Community Thoroughfare                                |
| C-45               | Community Shopping                                    |
| HBX                | Housing and Business Mix                              |
| <b>INDUSTRIAL</b>  |                                                       |
| M-20               | Light Industrial                                      |
| M-30               | General Industrial                                    |
| M-40               | Heavy Industrial                                      |
| CIX-1              | Commercial Industrial Mix 1                           |
| CIX-1A             | Commercial Industrial Mix 1 - Business Enhancement    |
| CIX-1B             | Commercial Industrial Mix 1 - Low Intensity Business  |
| CIX-1C             | Commercial Industrial Mix 1 - High Intensity Business |
| CIX-1D             | Commercial Industrial Mix 1 - Retail Commercial Mix   |
| CIX-2              | Commercial Industrial Mix 2                           |
| IG                 | General Industrial                                    |
| IO                 | Industrial Office                                     |

| <b>OPEN SPACE</b> |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OS (AF)           | Athletic Field                                                                                                                                                                                                 |
| OS (AMP)          | Active Mini-Park                                                                                                                                                                                               |
| OS (CP)           | Community Park                                                                                                                                                                                                 |
| OS (LP)           | Linear Park                                                                                                                                                                                                    |
| OS (NP)           | Neighborhood Park                                                                                                                                                                                              |
| OS (PMP)          | Passive Mini-Park                                                                                                                                                                                              |
| OS (RCA)          | Resource Conservation Area                                                                                                                                                                                     |
| OS (RSP)          | Region-Serving Park                                                                                                                                                                                            |
| OS (SU)           | Special Use                                                                                                                                                                                                    |
| <b>SPECIAL</b>    |                                                                                                                                                                                                                |
| D-BV              | Broadway Valdez District                                                                                                                                                                                       |
| D-GI              | Gateway Industrial District                                                                                                                                                                                    |
| D-KP              | Kaiser Permanente Oakland Medical Center District                                                                                                                                                              |
| D-OK              | Oak Knoll District Residential (1, 2, 3); Oak Knoll District Commercial (4), Oak Knoll District Community Commercial (5), Oak Knoll District Active Open Space (6), Oak Knoll District Passive Open Space (7), |
| D-OTN             | Oak to Ninth District                                                                                                                                                                                          |
| D-WS              | Wood Street District                                                                                                                                                                                           |
| S-1               | Medical Center                                                                                                                                                                                                 |
| S-2               | Civic Center                                                                                                                                                                                                   |
| S-3               | Research Center                                                                                                                                                                                                |
| S-15              | Transit Oriented                                                                                                                                                                                               |
| S-15W             | Transit Oriented West Oakland                                                                                                                                                                                  |
| S-16-A            | Interstate Commercial Zone A                                                                                                                                                                                   |
| S-16-B            | Interstate Commercial Zone B                                                                                                                                                                                   |
| S-16-C            | Interstate Commercial Zone C                                                                                                                                                                                   |

(continued)



## BASE ZONE LABEL KEY

| <b>CENTRAL ESTUARY DISTRICT</b> |                                                                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| D-CE                            | Central Estuary District Commercial (1 & 2), Central Estuary District Mix (3 & 4), Central Estuary District Industrial (5 & 6)      |
| <b>COLISEUM AREA DISTRICT</b>   |                                                                                                                                     |
| D-CO                            | Coliseum Area Transit Oriented Development (1), Coliseum Area Commercial (2, 3, 4), Coliseum Area Commercial Industrial Mix (5 & 6) |
| <b>DOWNTOWN DISTRICT</b>        |                                                                                                                                     |
| D-DT-AG                         | Downtown District Art and Garage District                                                                                           |
| D-DT-C                          | Downtown District General Commercial                                                                                                |
| D-DT-CPW                        | Downtown District Planned Waterfront Development                                                                                    |
| D-DT-CW                         | Downtown District Waterfront Commercial                                                                                             |
| D-DT-CX                         | Downtown District Mixed Commercial                                                                                                  |
| D-DT-JLI                        | Downtown District Jack London Industrial                                                                                            |
| D-DT-P                          | Downtown District Pedestrian Commercial                                                                                             |
| D-DT-PM                         | Downtown District Produce Market Mixed Industrial/Commercial                                                                        |
| D-DT-R                          | Downtown District Residential                                                                                                       |
| D-DT-RX                         | Downtown District Mixed Residential                                                                                                 |
| <b>LAKE MERRITT DISTRICT</b>    |                                                                                                                                     |
| D-LM-1                          | Lake Merritt Station Area District Mixed Residential                                                                                |
| D-LM-2                          | Lake Merritt Station Area District Pedestrian Commercial                                                                            |
| D-LM-3                          | Lake Merritt Station Area District General Commercial                                                                               |
| D-LM-4                          | Lake Merritt Station Area District Mixed Commercial                                                                                 |
| D-LM-5                          | Lake Merritt Station Area District Institutional                                                                                    |

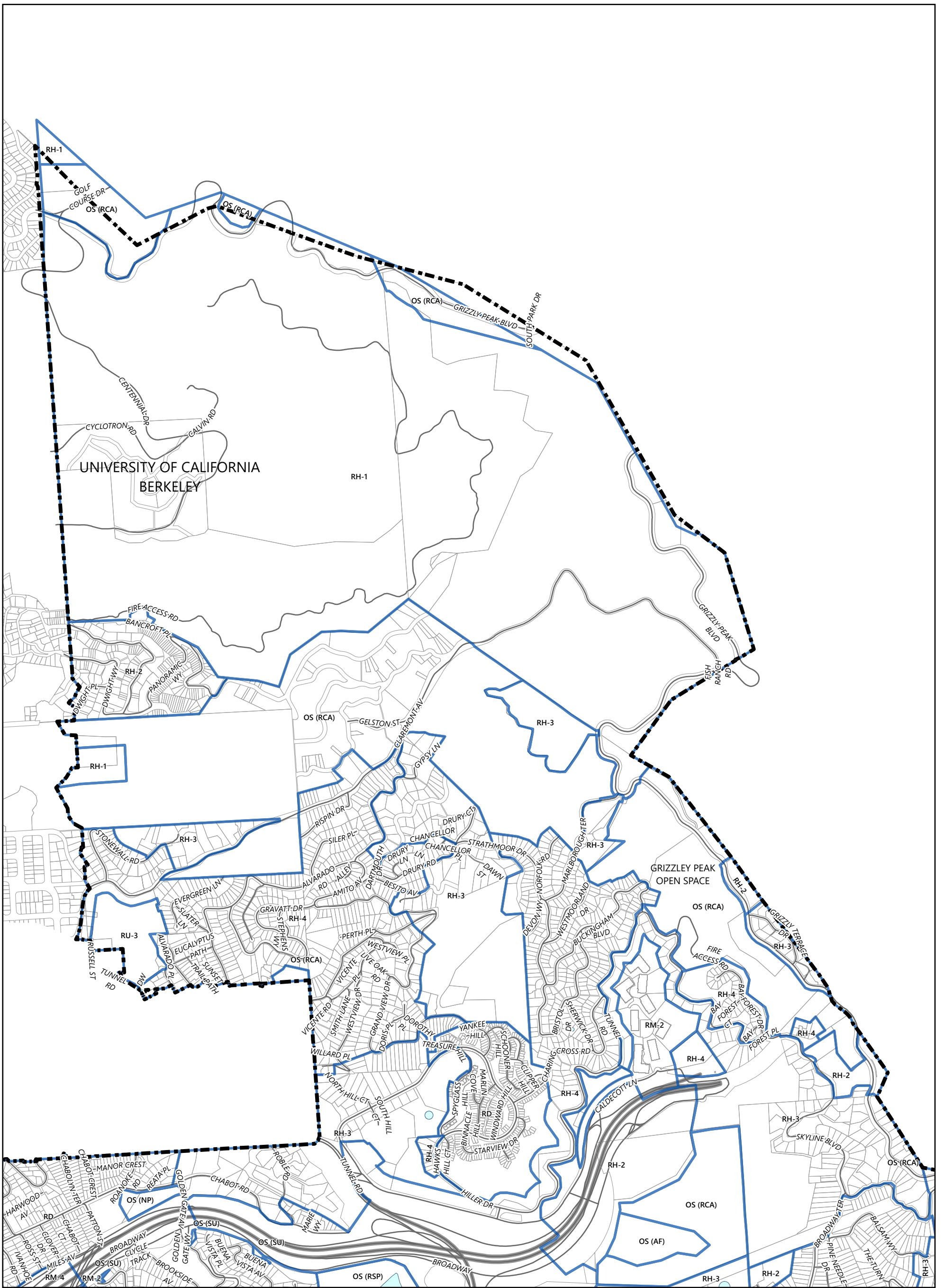
## COMBINING ZONE MAP KEY

| MAP SYMBOL                                                                          | LABEL  | ZONE NAME                                         |
|-------------------------------------------------------------------------------------|--------|---------------------------------------------------|
|    | BAMBD  | Black Arts Movement Business District             |
|    | C      | Residential Commercial                            |
|    | EMP    | Employment Priority                               |
|    | D-KP-1 | Kaiser Permanente Oakland Medical Center District |
|    | D-KP-3 | Kaiser Permanente Oakland Medical Center District |
|    | GLP    | Green Loop                                        |
|  | N      | North Large Development Site                      |
|  | SLR    | Sea Level Rise                                    |
|  | S-4    | Design Review                                     |
|  | S-7    | Preservation                                      |
|  | S-9    | Fire Safety Protection                            |
|  | S-10   | Scenic Route                                      |
|  | S-11   | Site Development and Design Review                |
|  | S-12   | Residential Parking                               |
|  | S-13   | Affordable Housing                                |

(continued)

|                                                                                   |      |                                      |
|-----------------------------------------------------------------------------------|------|--------------------------------------|
|  | S-14 | Housing Sites                        |
|  | S-19 | Health and Safety Protection Overlay |
|  | S-20 | Historic Preservation District       |
|  | T    | West Oakland Industrial Overlay      |

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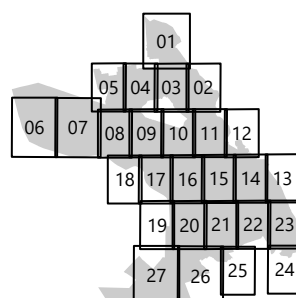
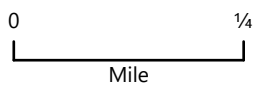


# Oakland Zoning Map

## Base Zones

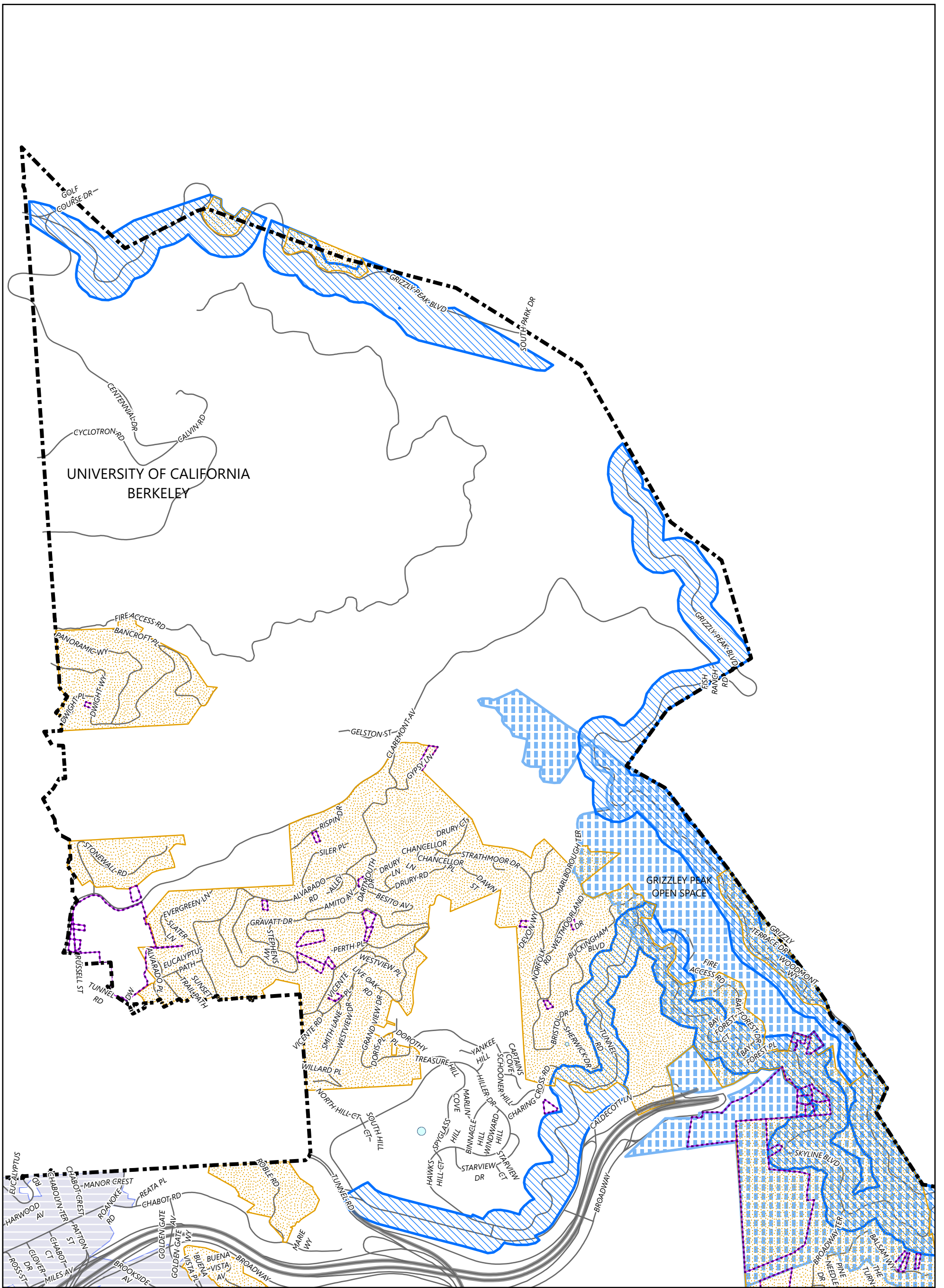
8/29/2024

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Sheet  
**Z-01**



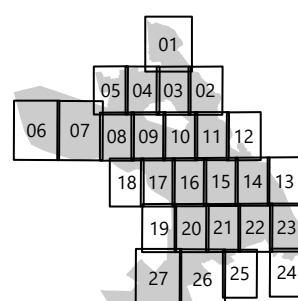
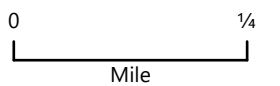


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## Base Zones

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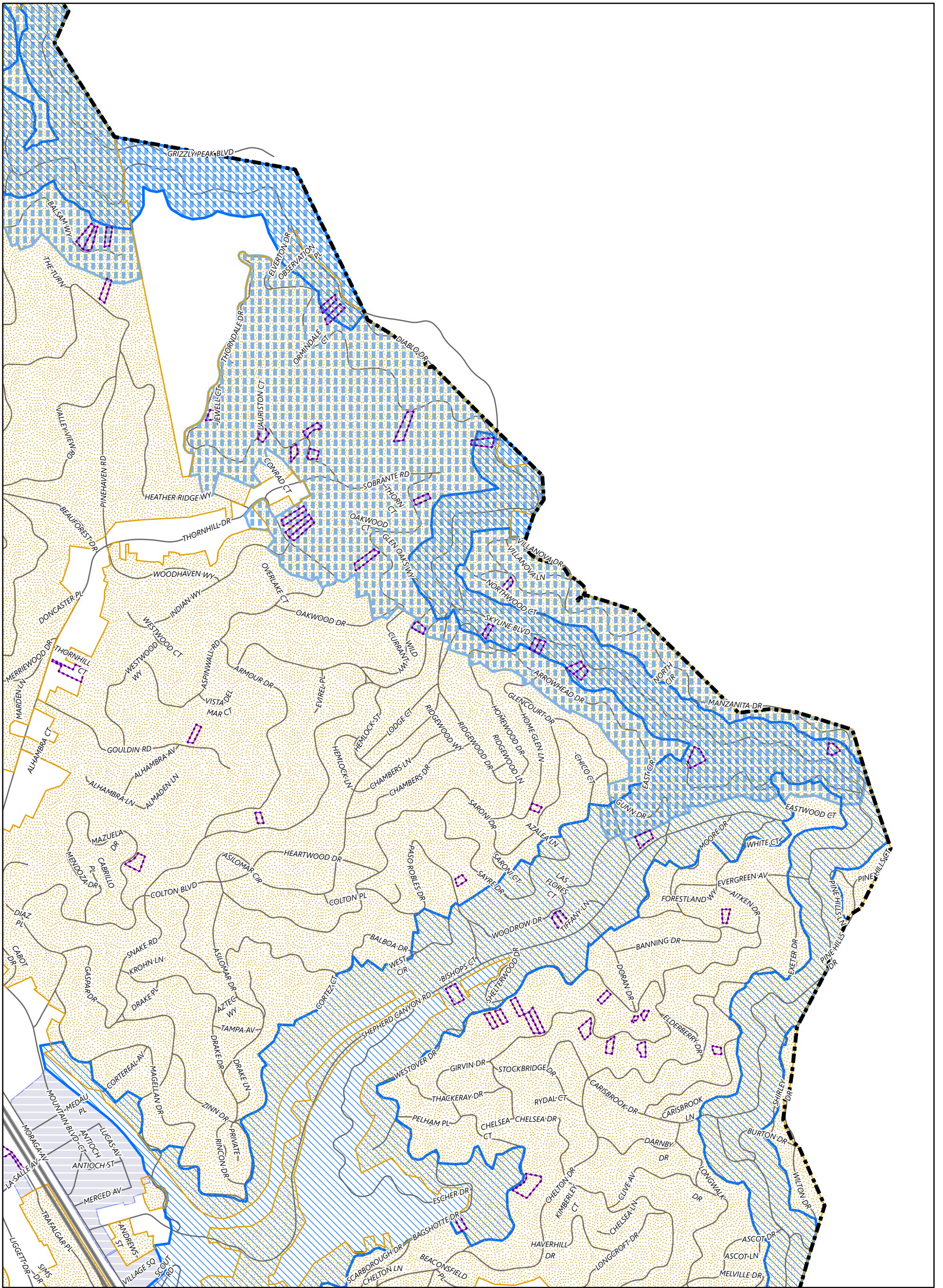


Sheet  
**CZ-01**







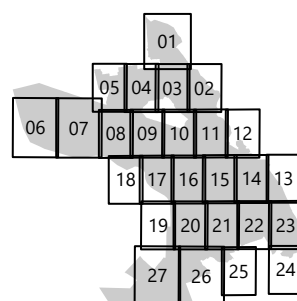
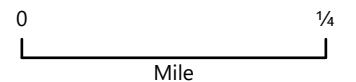


# Oakland Zoning Map

## Combining Zones

8/29/2024

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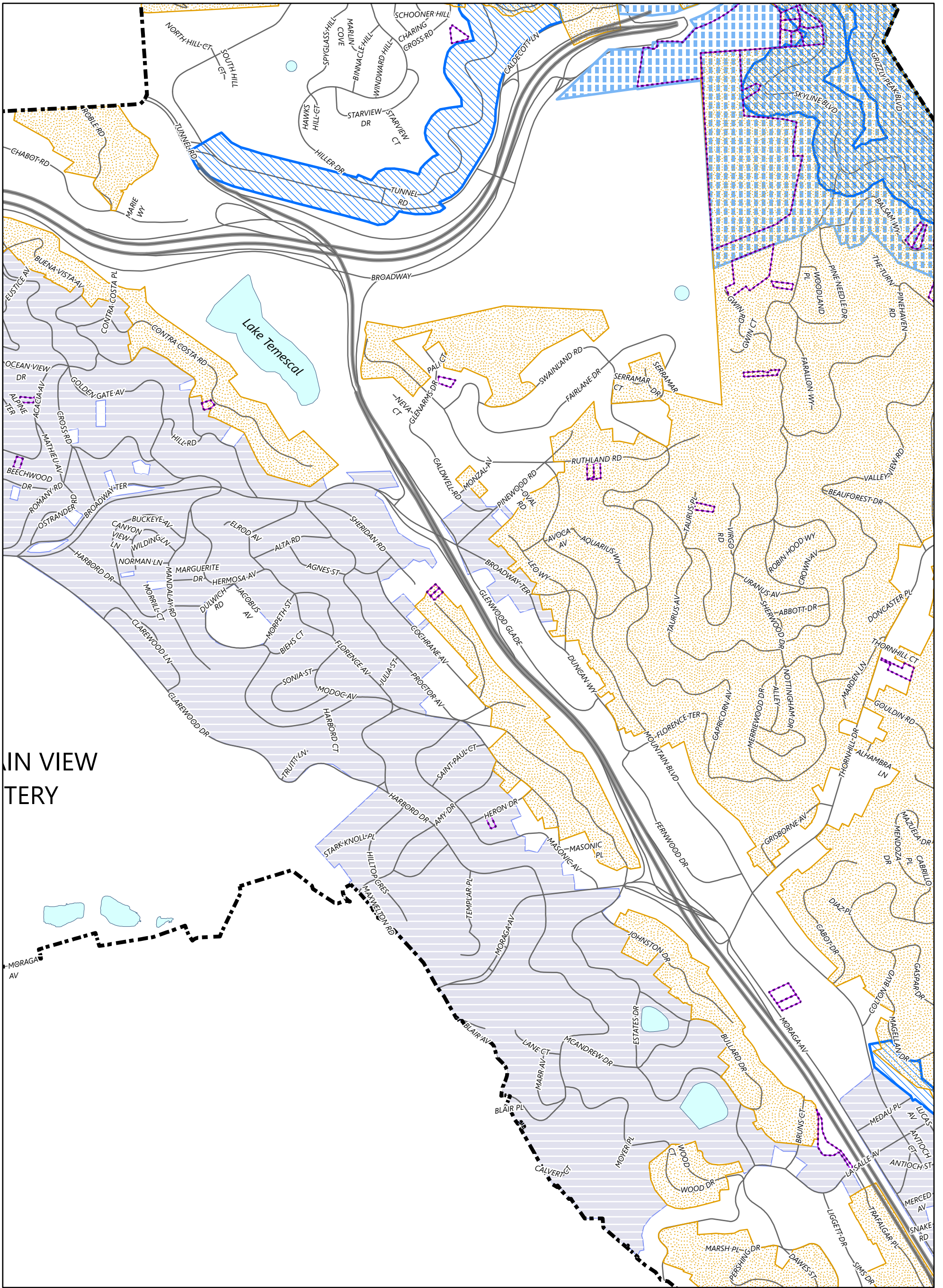


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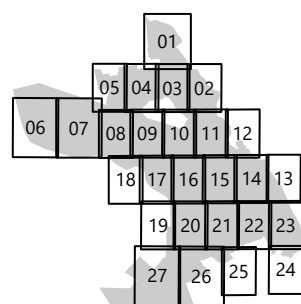
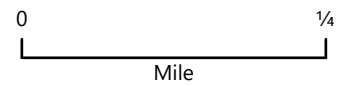


# Oakland Zoning Map

## Combining Zones

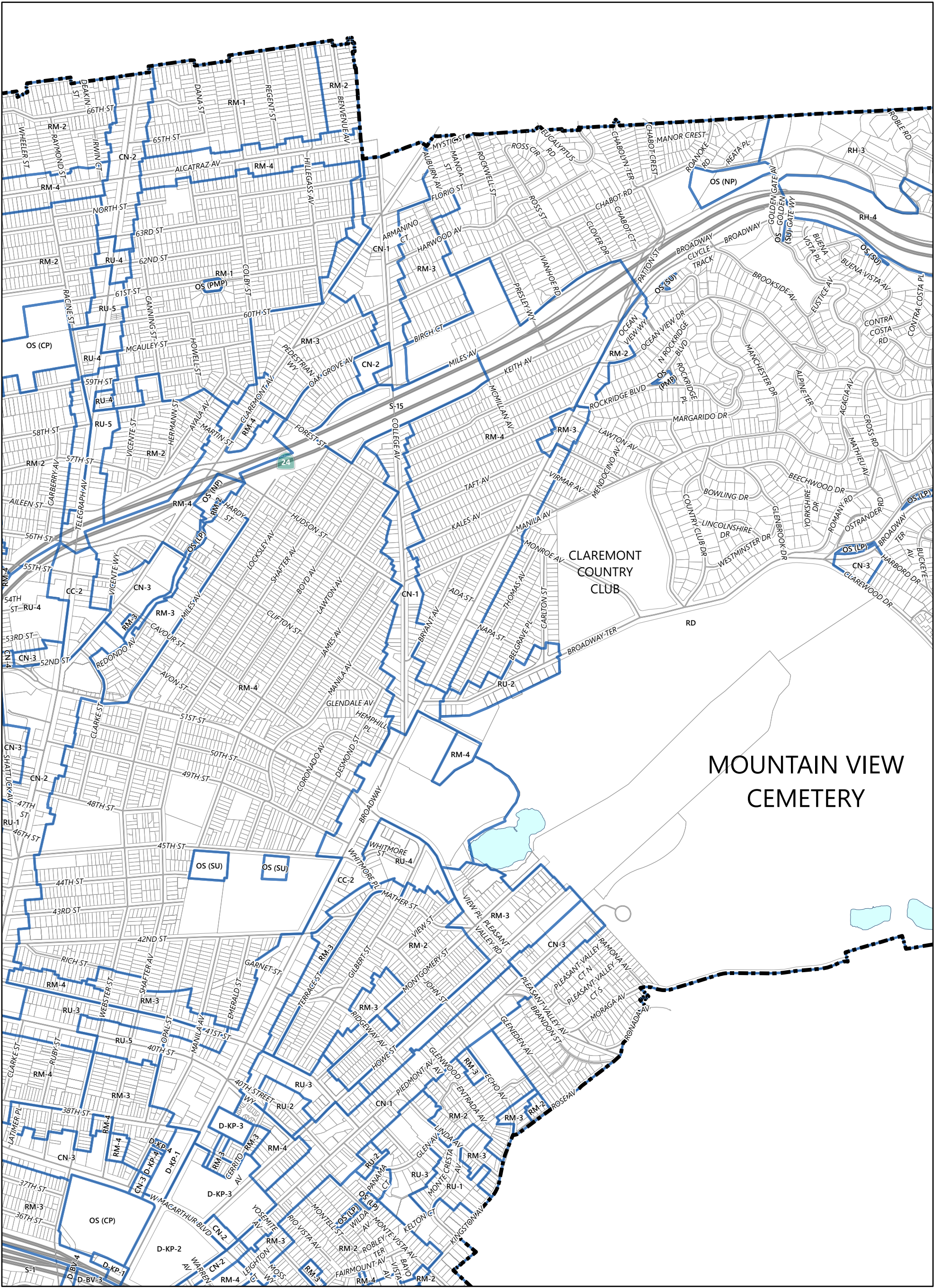
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Sheet  
**CZ-03**



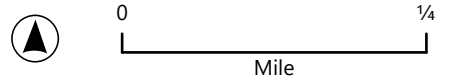
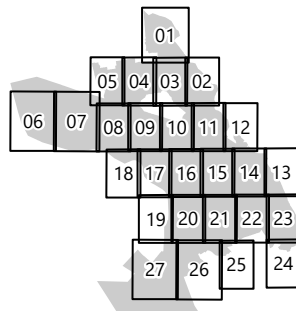


# Oakland Zoning Map

## Base Zones

12/17/2024

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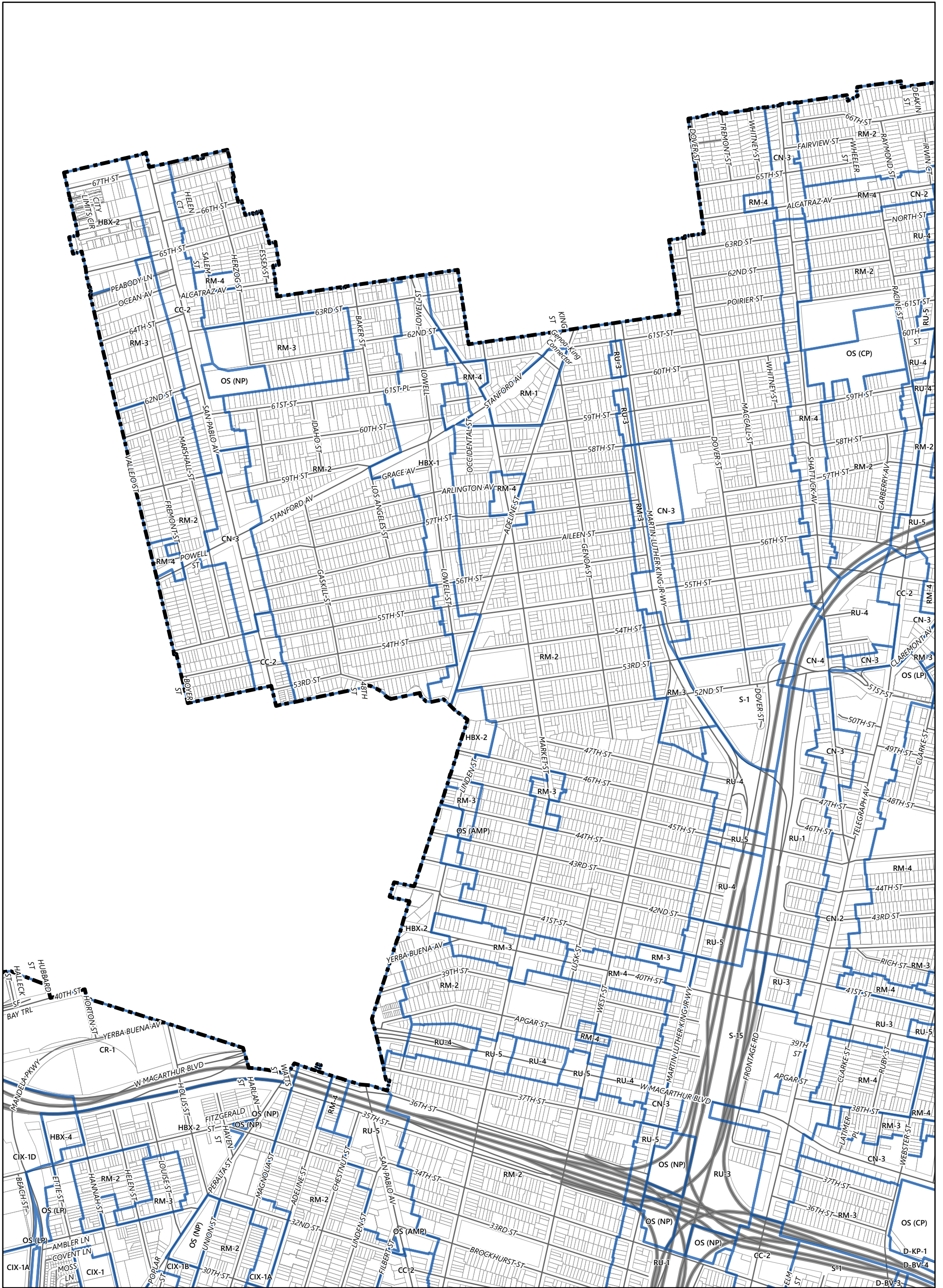


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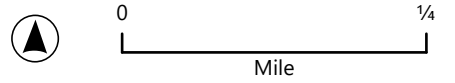
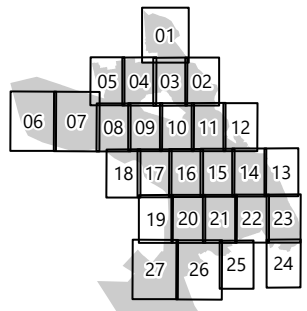


# Oakland Zoning Map

## Base Zones

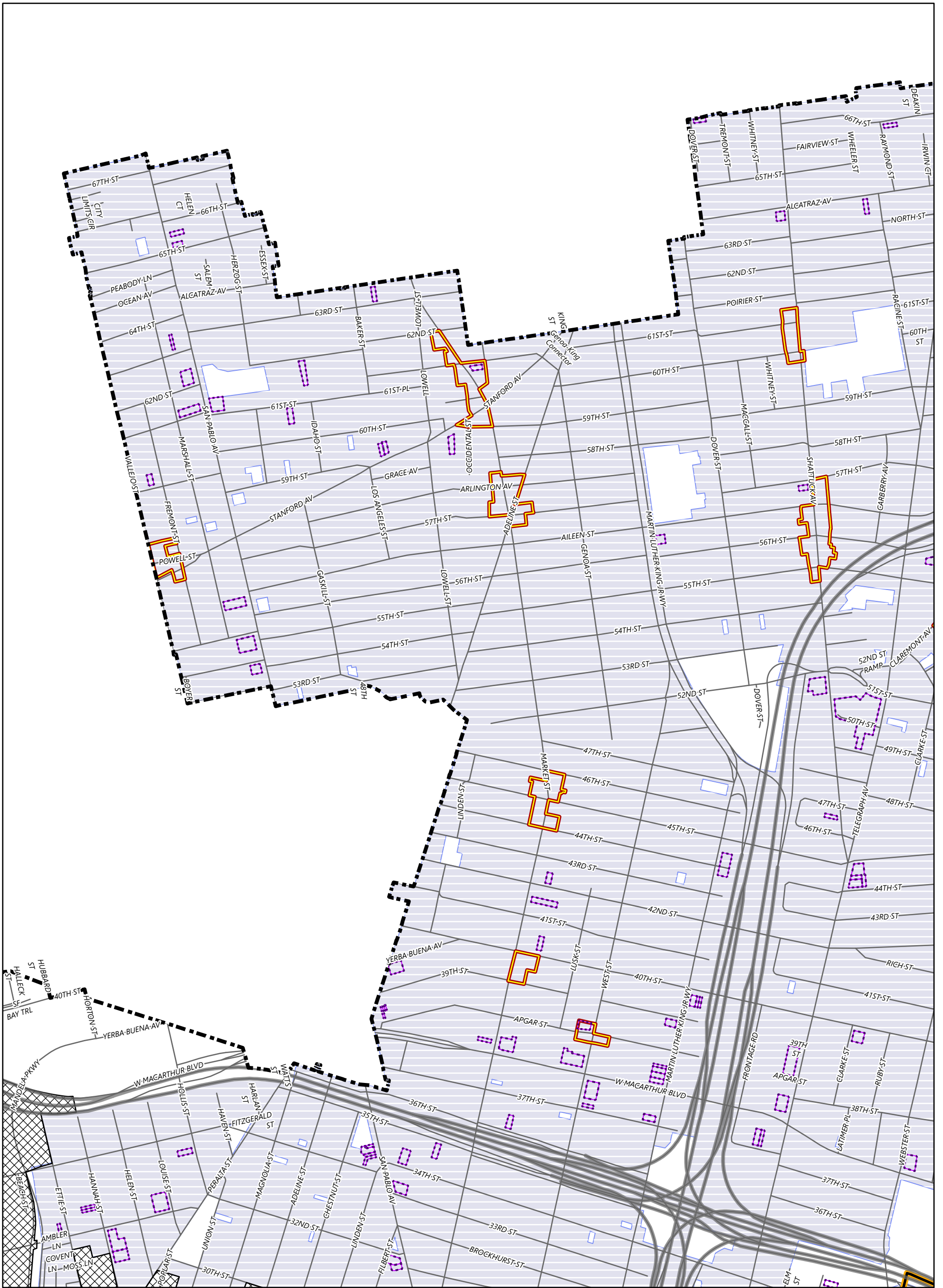
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Sheet  
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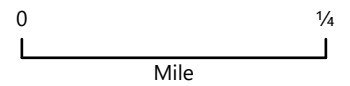
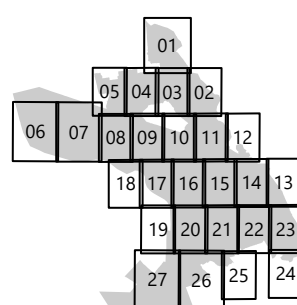


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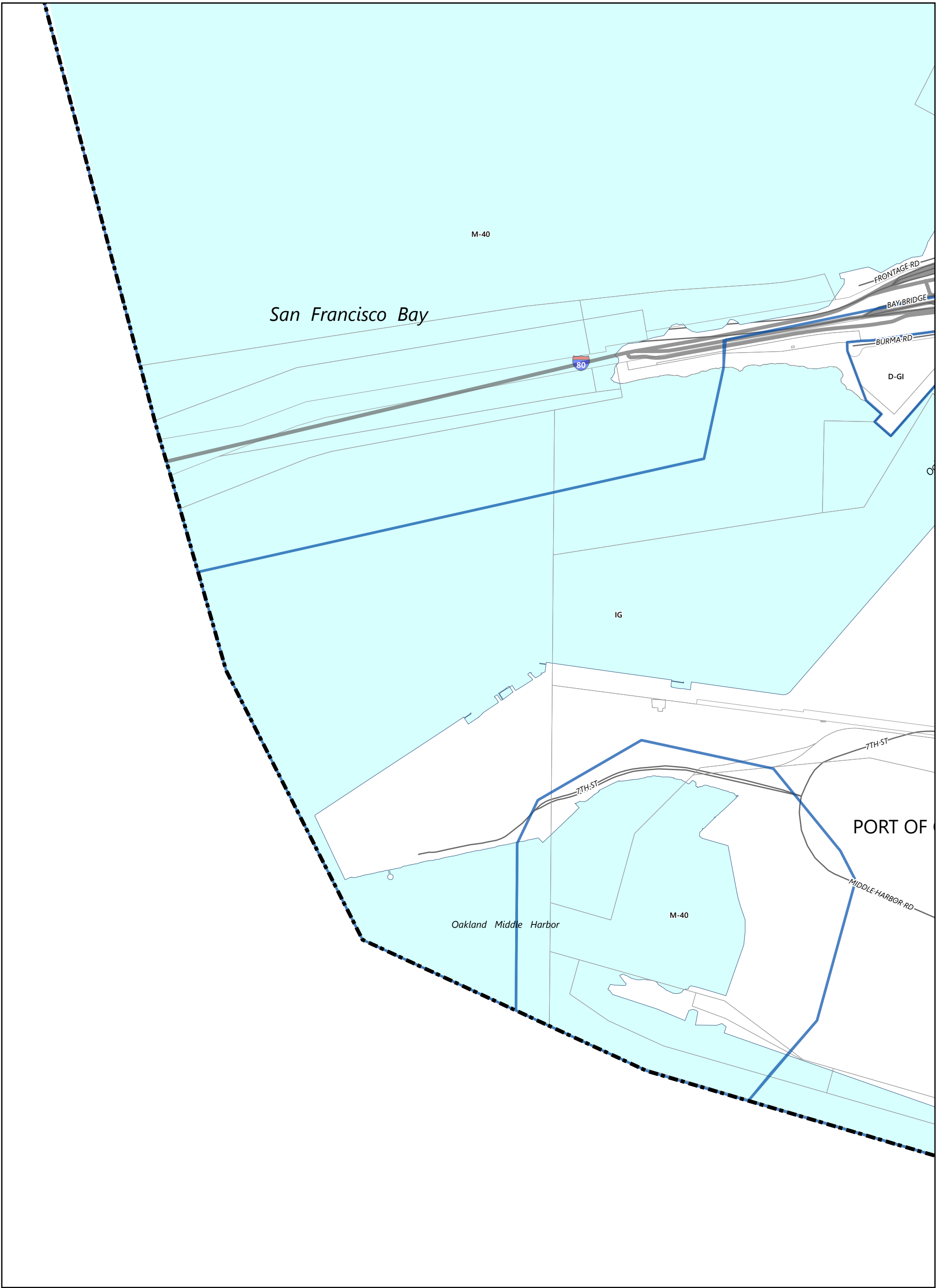
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Sheet  
**CZ-05**

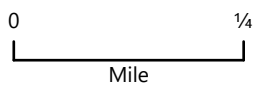
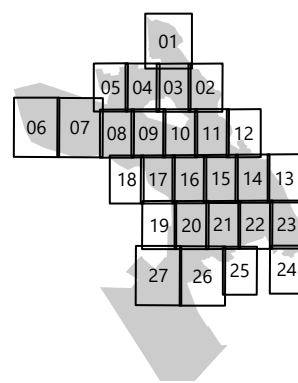


# Oakland Zoning Map

## Base Zones

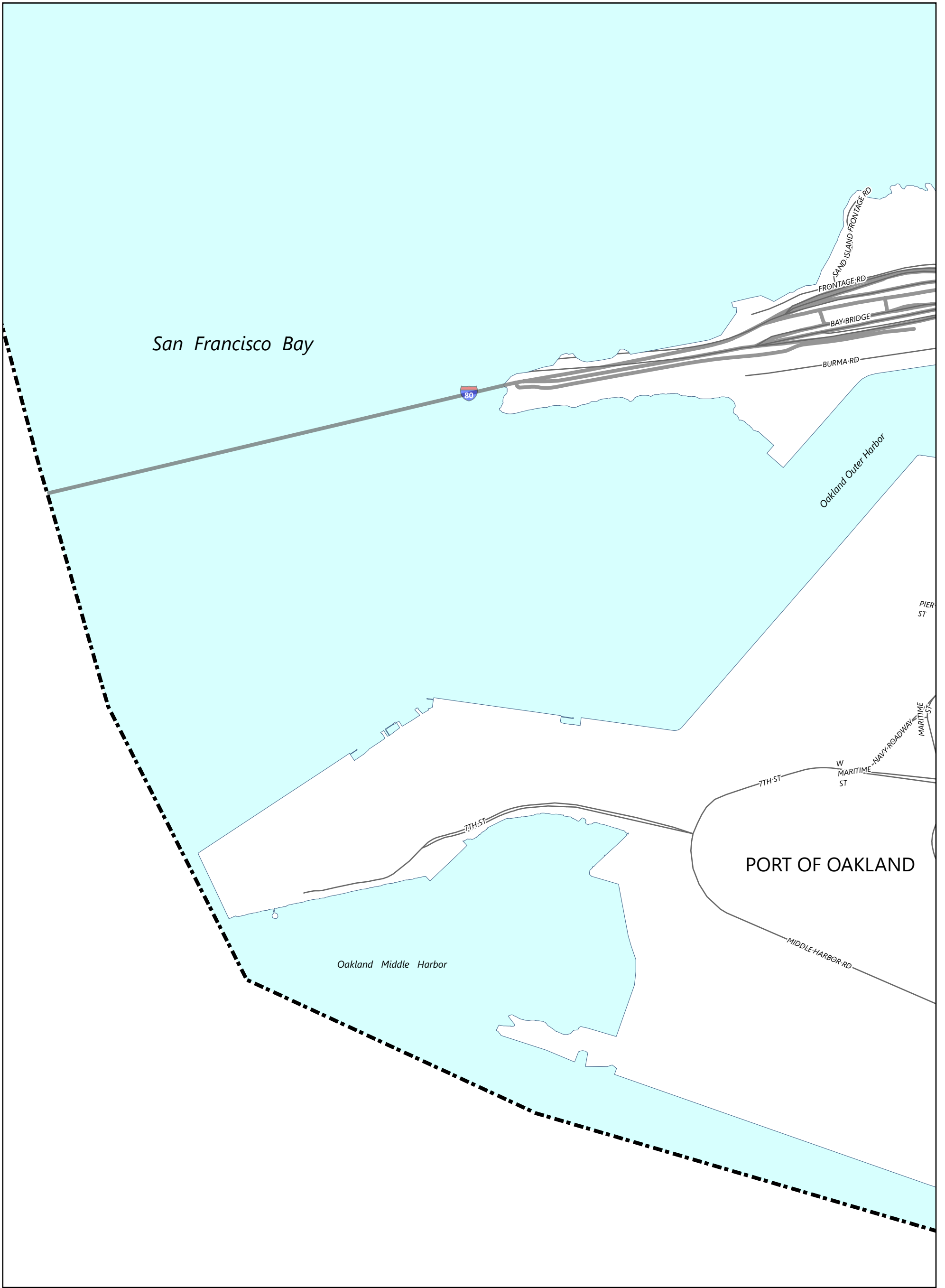
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Sheet  
**Z-06**



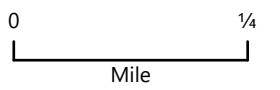
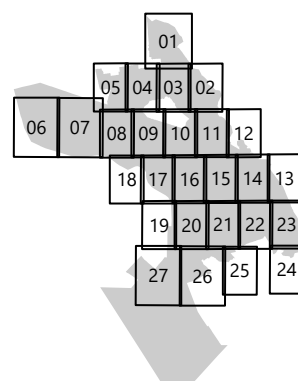


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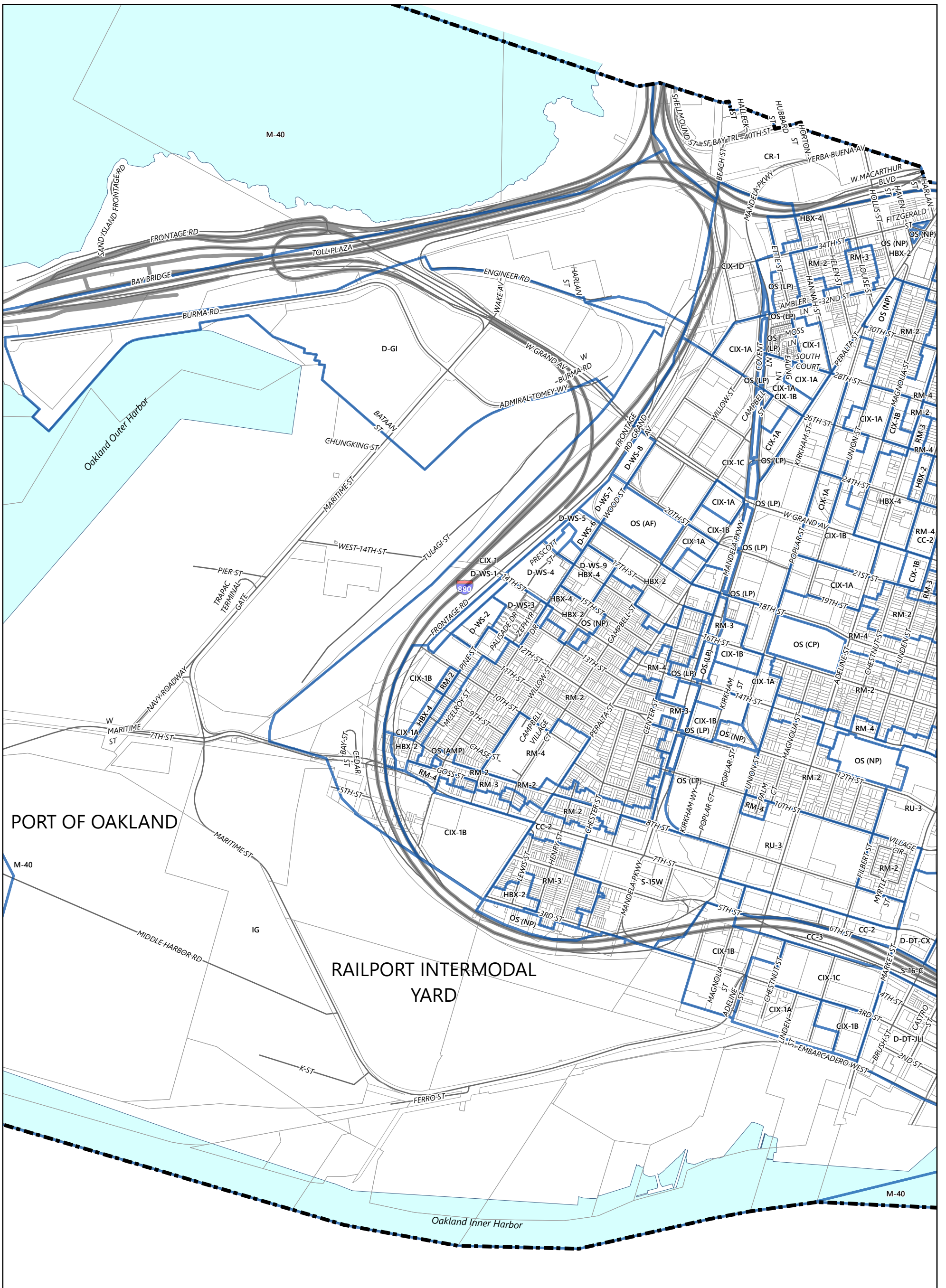
## Base Zones

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Sheet  
**CZ-06**

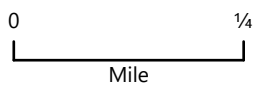
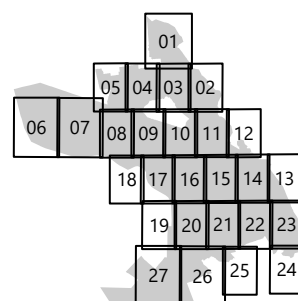


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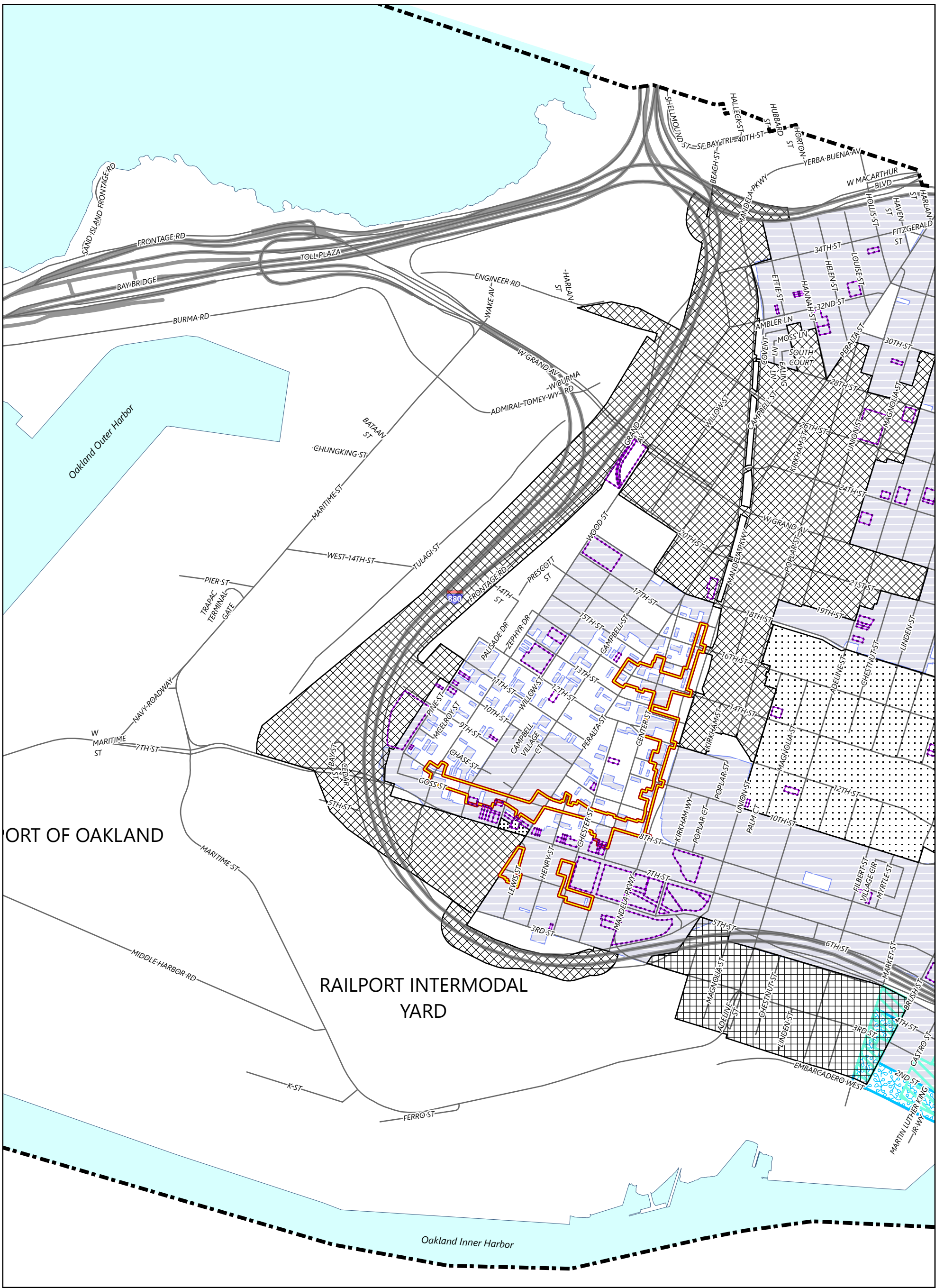
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Sheet  
**Z-07**



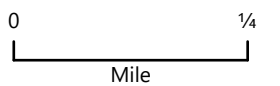
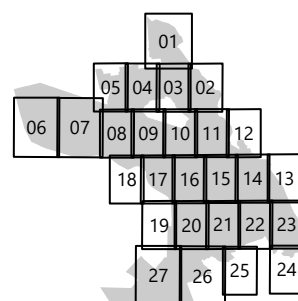


# Oakland Zoning Map

## Base Zones

8/29/2024

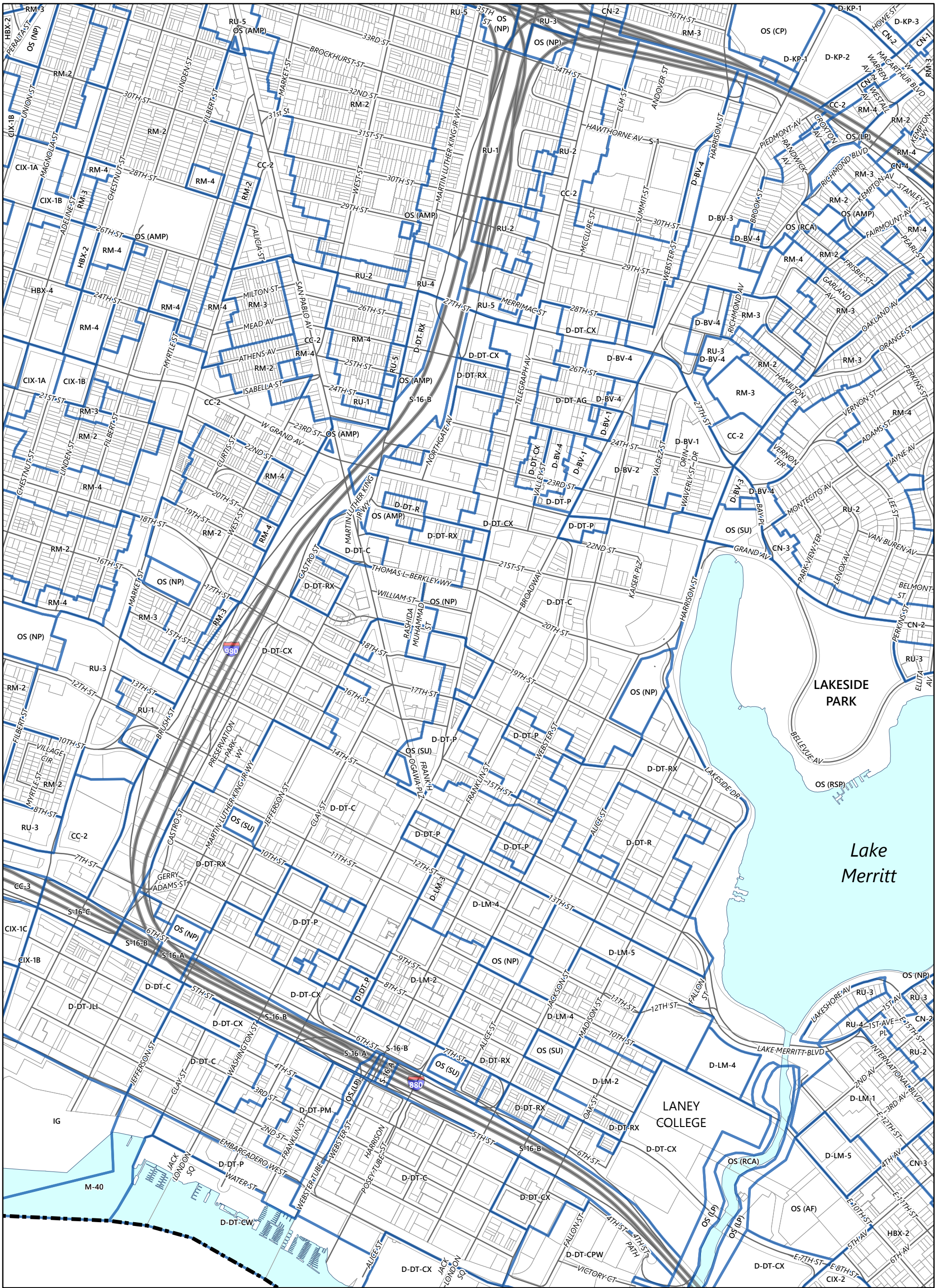
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Sheet

**CZ-07**



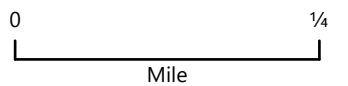
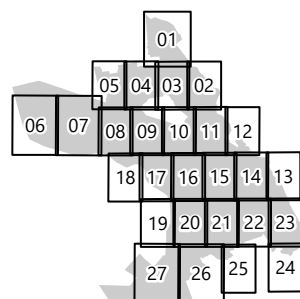


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## Base Zones

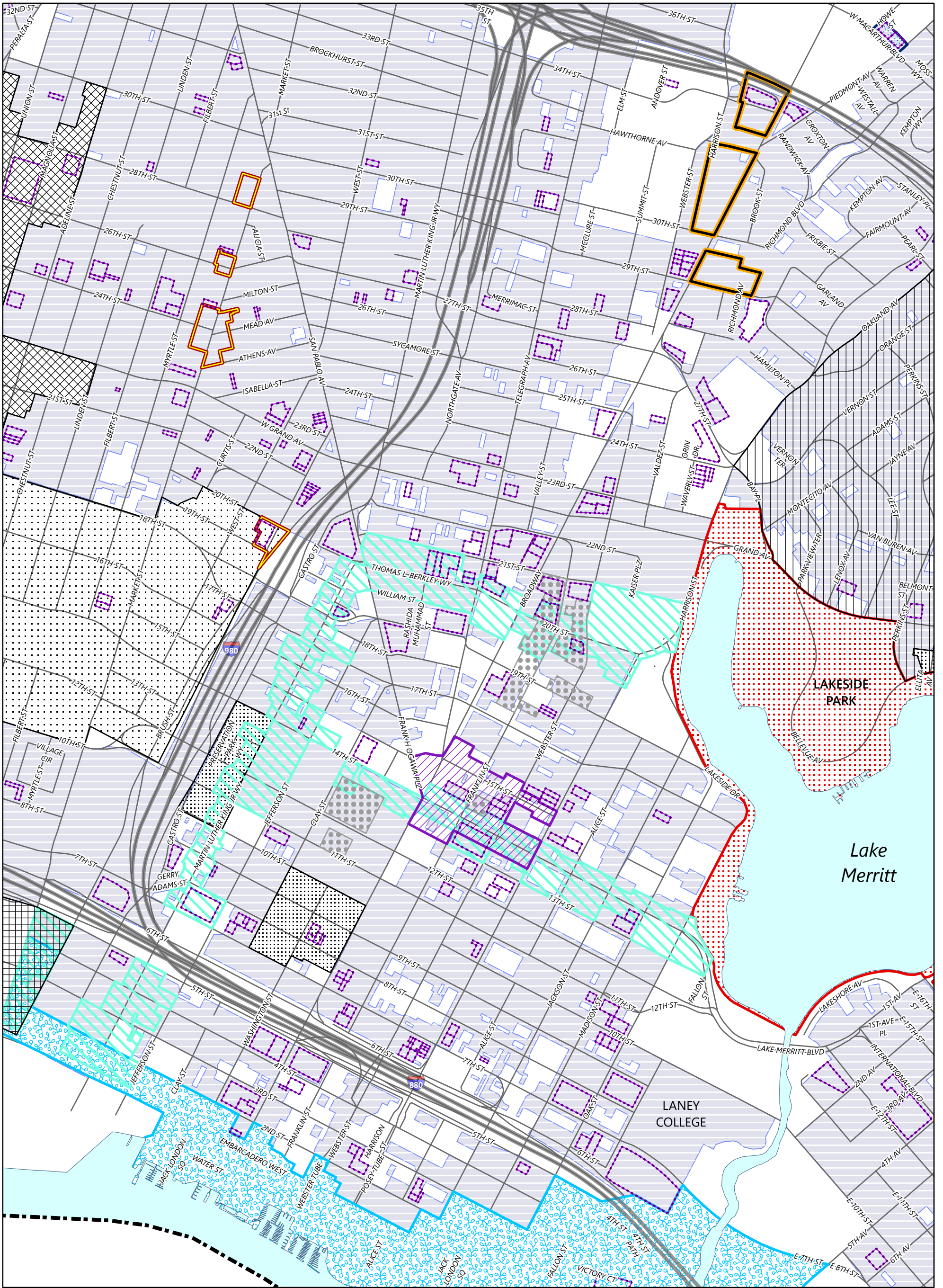
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Sheet  
**Z-08**



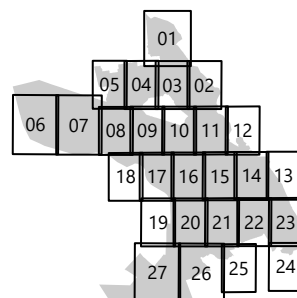
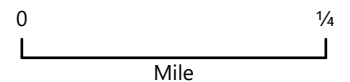


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## Combining Zones

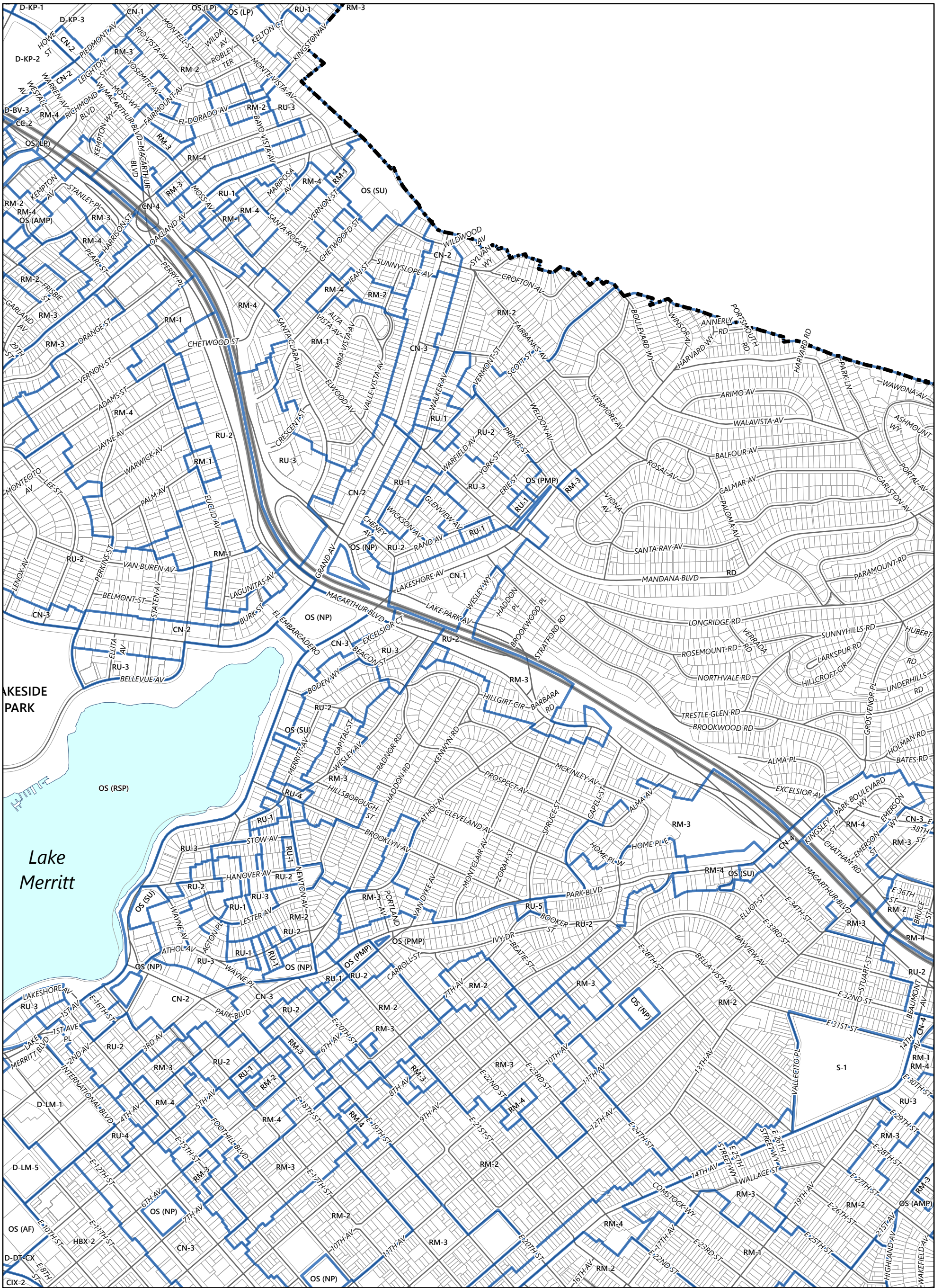
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Sheet  
**CZ-08**



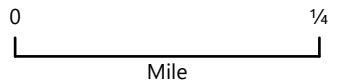
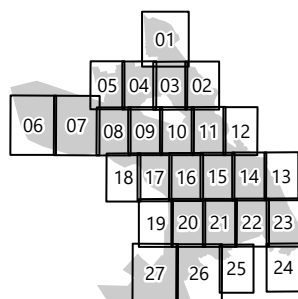


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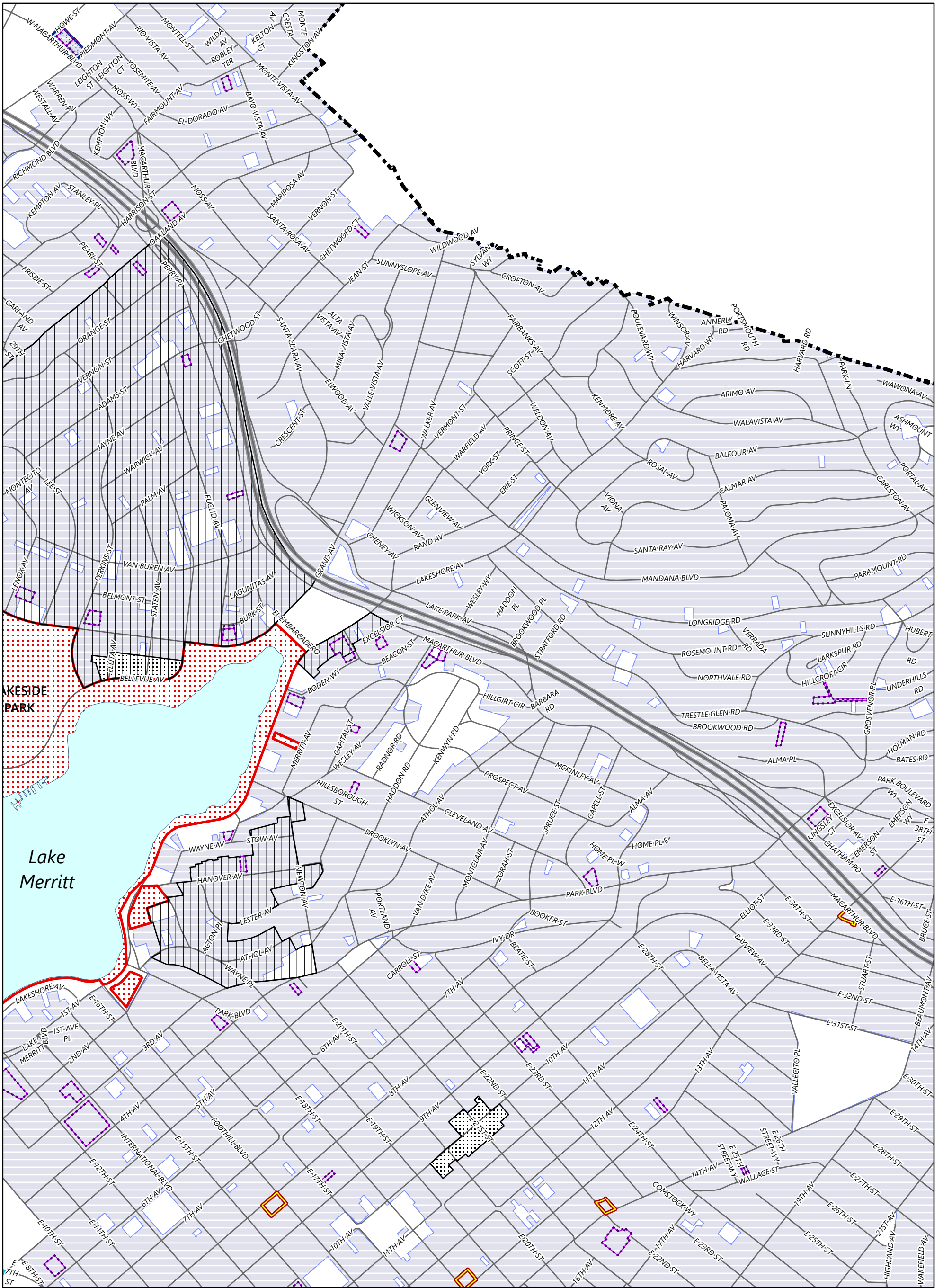
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Sheet  
**Z-09**



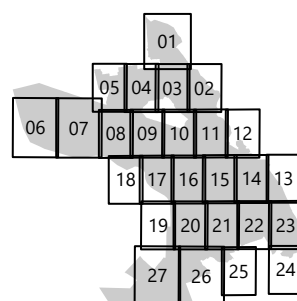
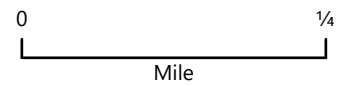


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## Combining Zones

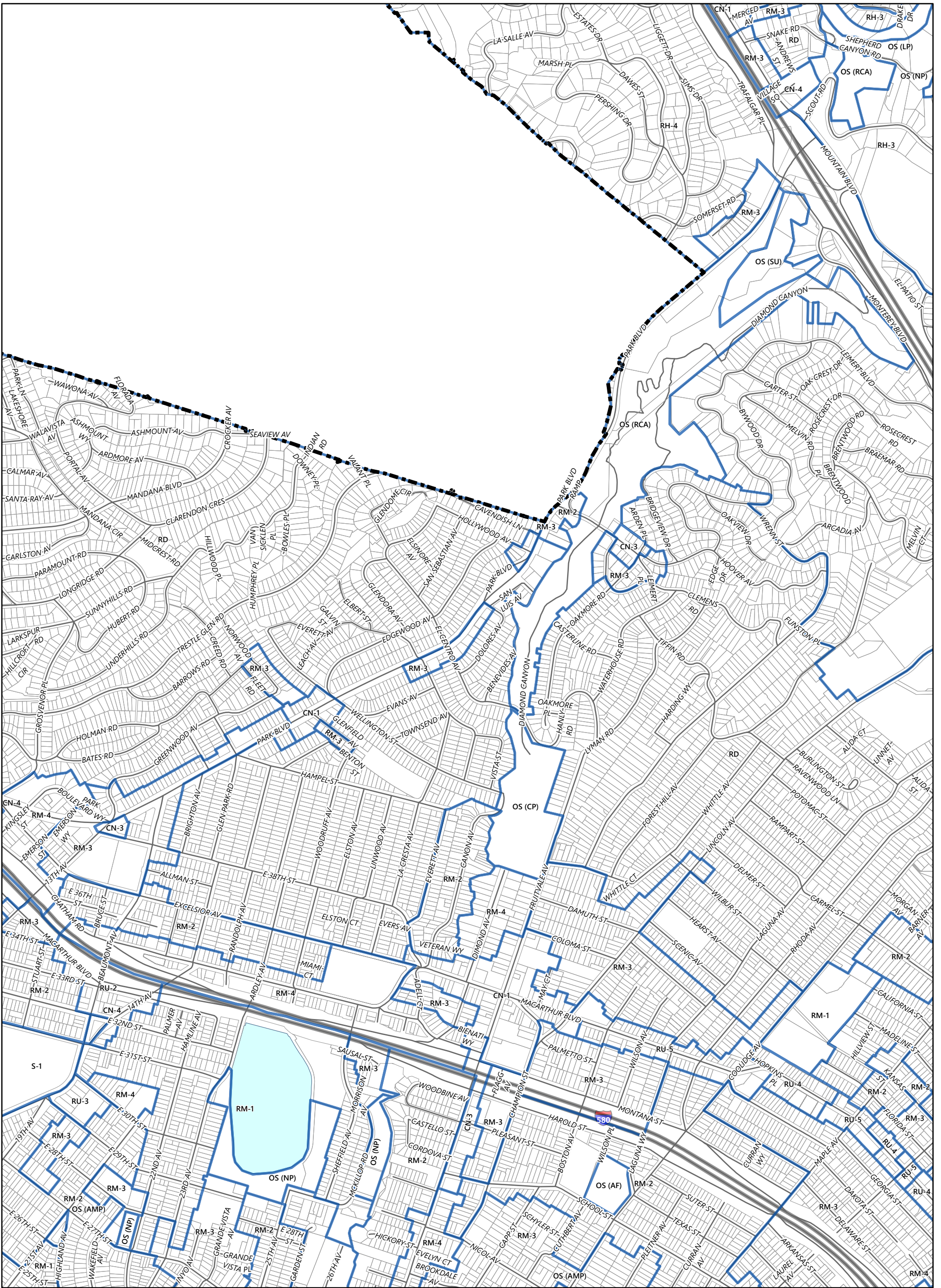
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**CZ-09**



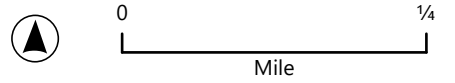
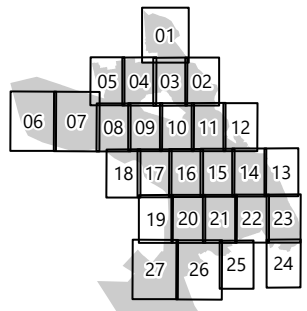


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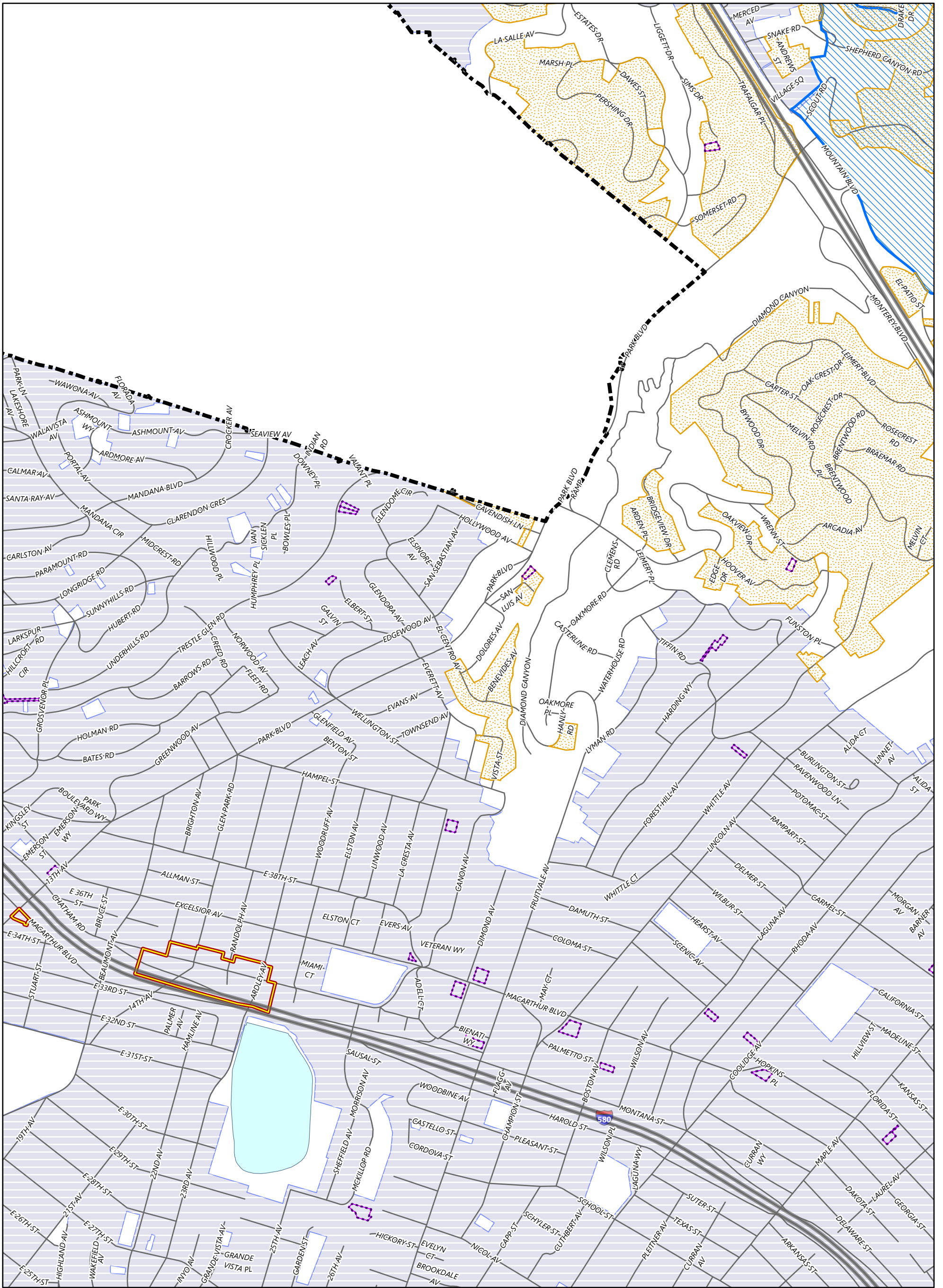
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Sheet  
**Z-10**



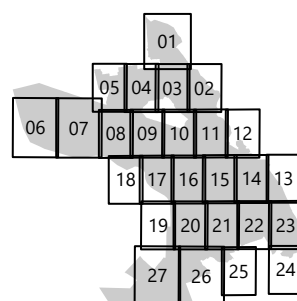
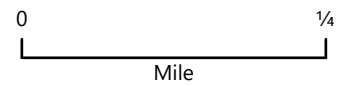


# Oakland Zoning Map

## Combining Zones

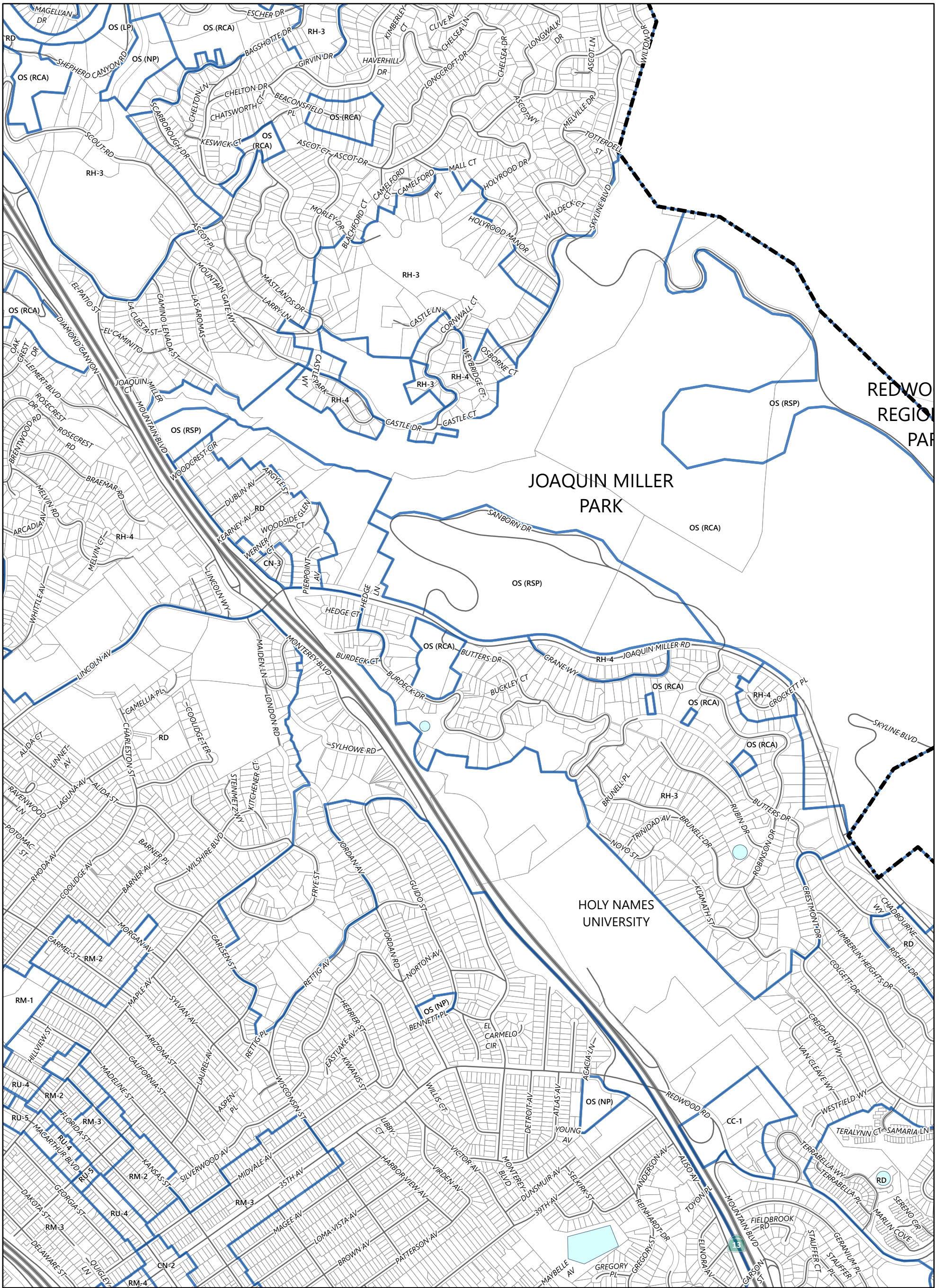
8/29/2024

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Sheet  
**CZ-10**



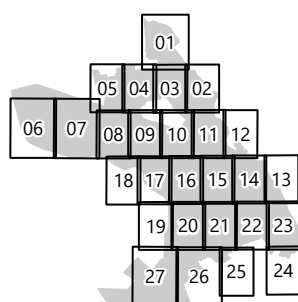


# Oakland Zoning Map

## Base Zones

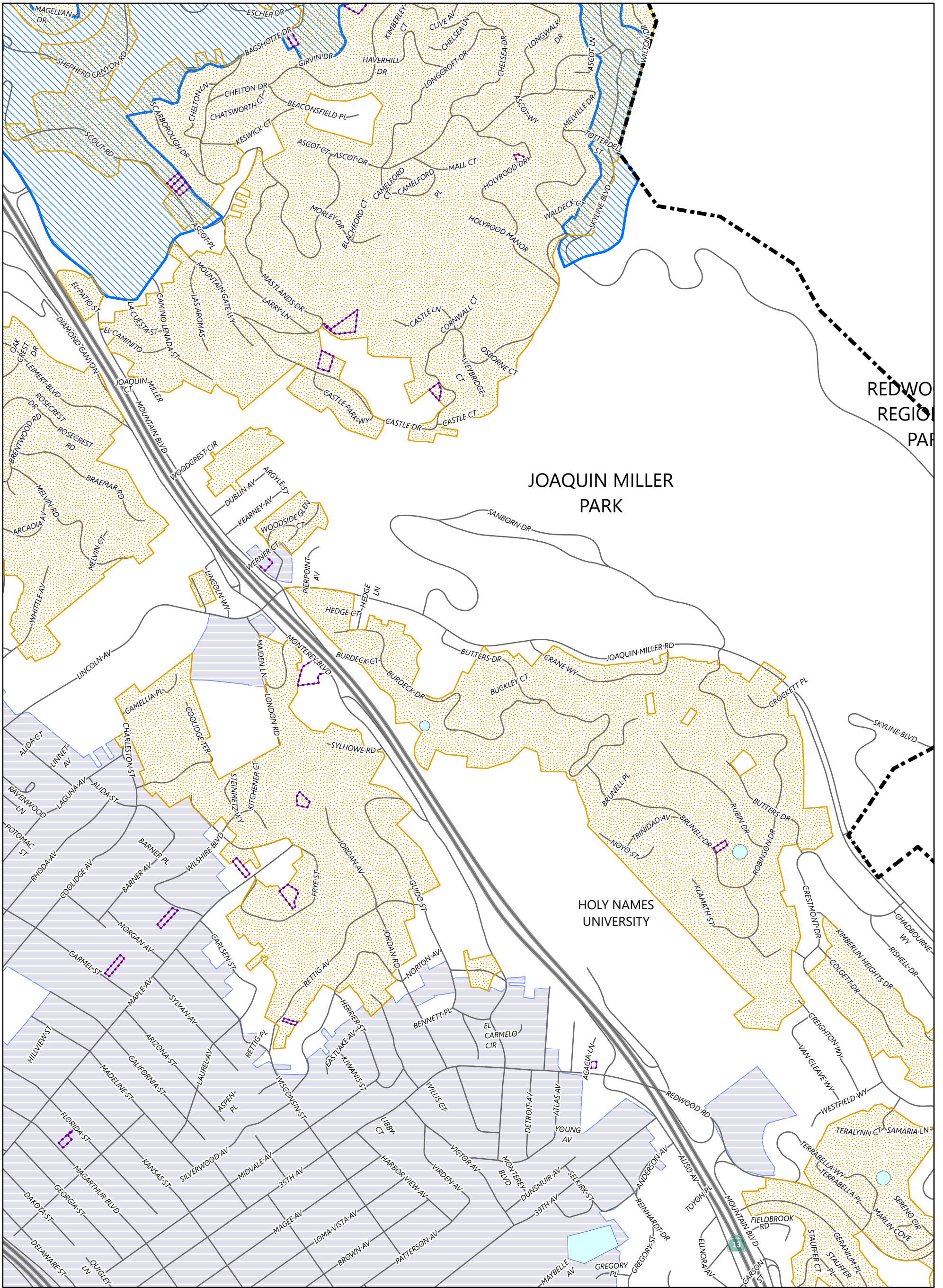
08/29/2024

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Sheet  
**Z-11**



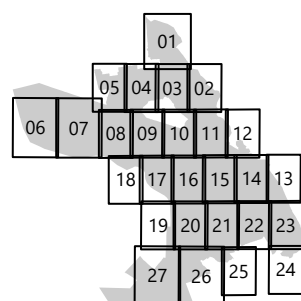
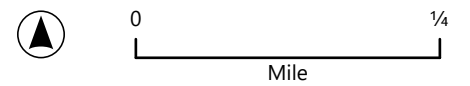


# Oakland Zoning Map

## Combining Zones

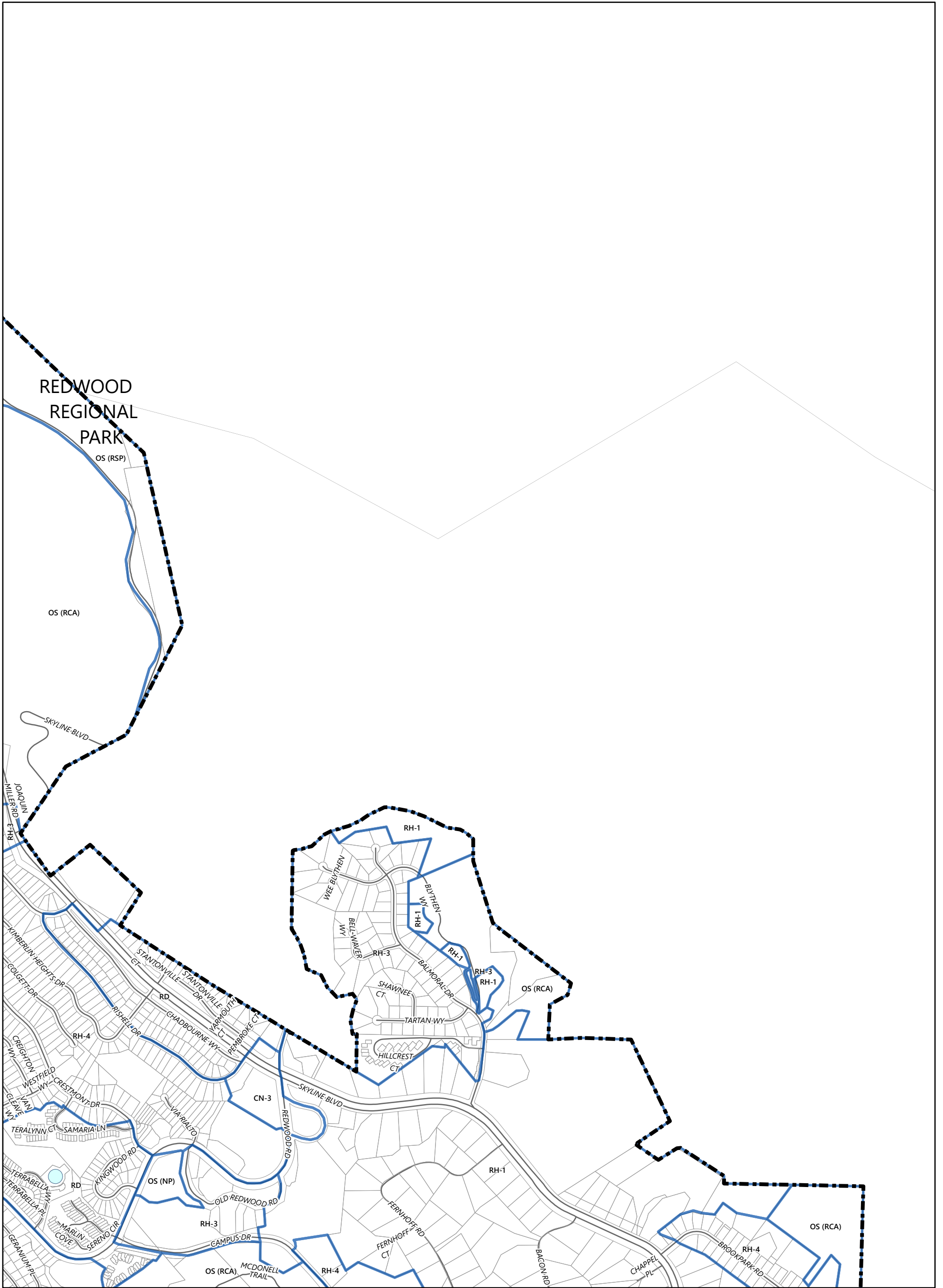
8/29/2024

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Sheet  
**CZ-11**



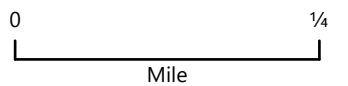
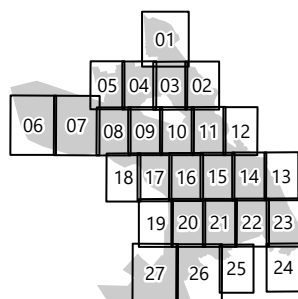


# Oakland Zoning Map

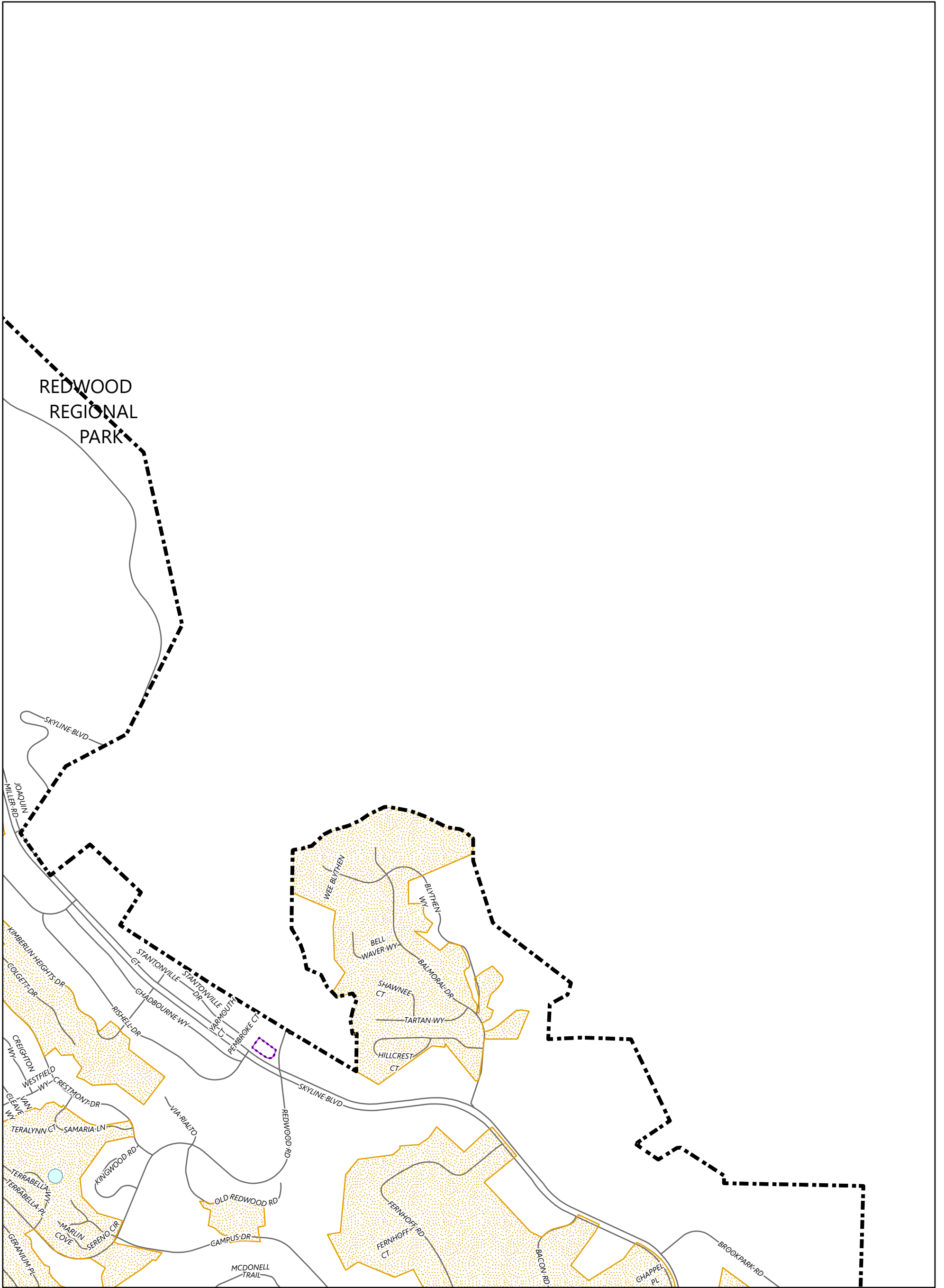
## Base Zones

08/29/2024

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Sheet  
**Z-12**

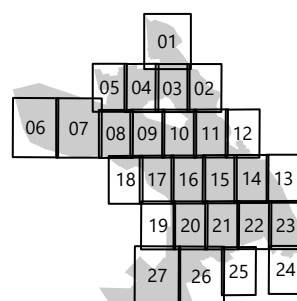
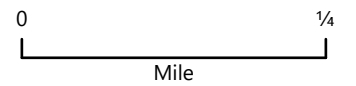


# Oakland Zoning Map

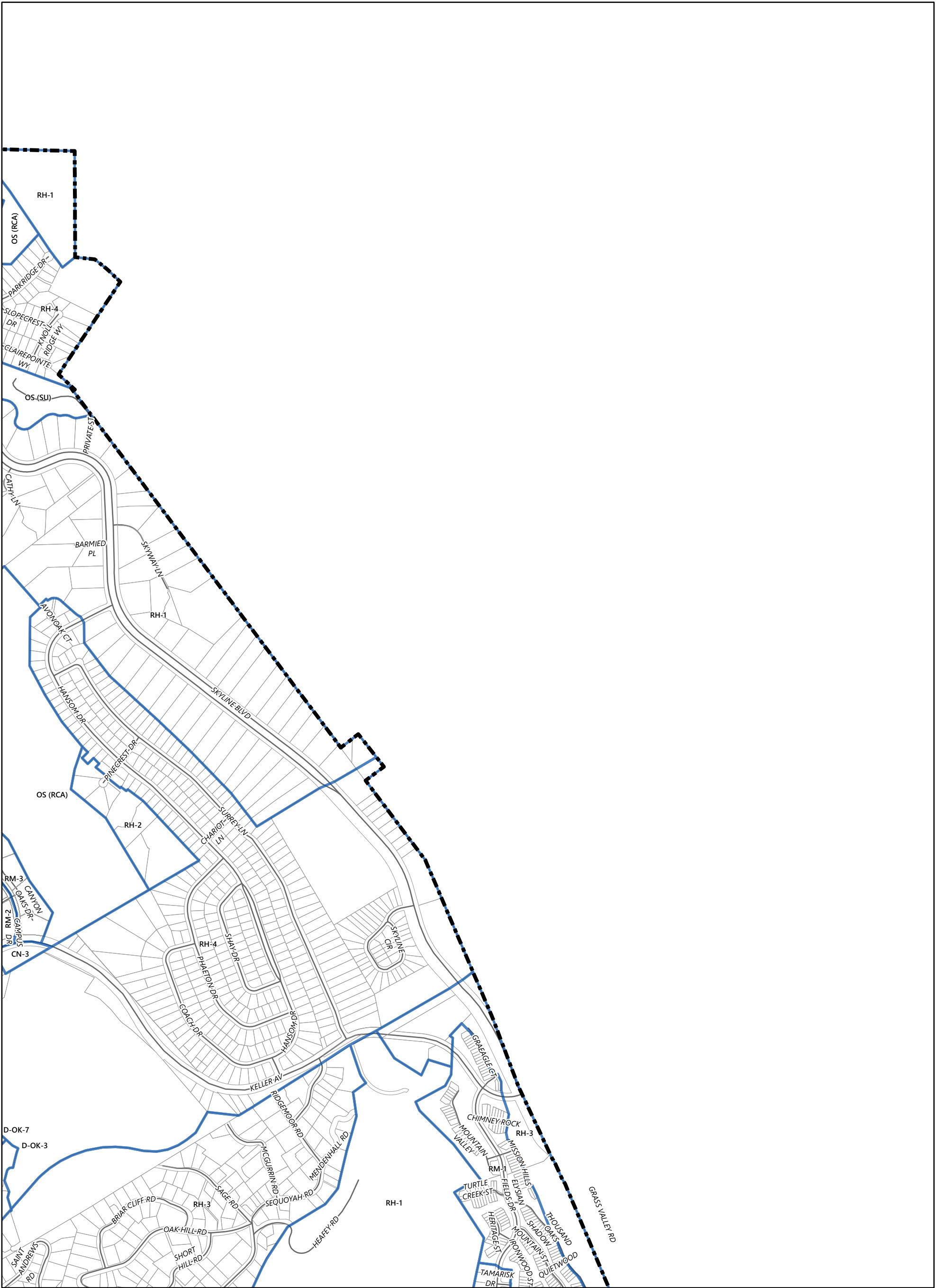
## Combining Zones

8/29/2024

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Sheet  
**CZ-12**

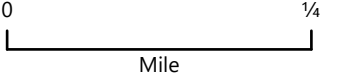
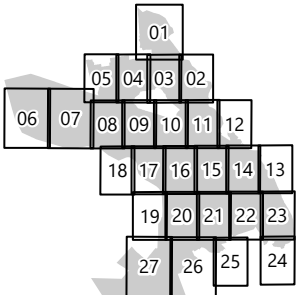


# Oakland Zoning Map

## Base Zones

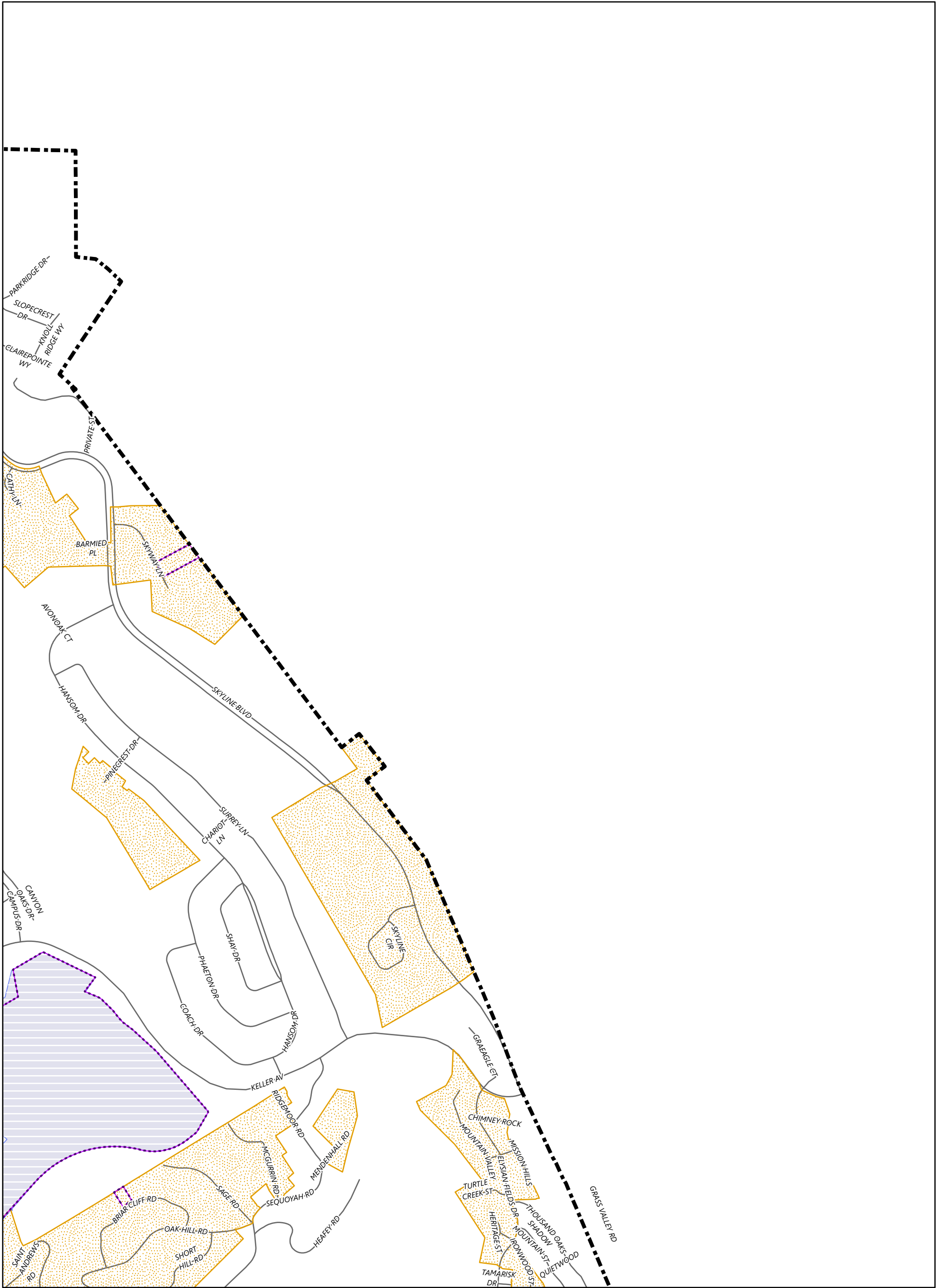
08/29/2024

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Sheet  
**Z-13**



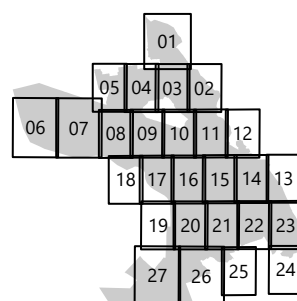
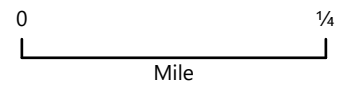


# Oakland Zoning Map

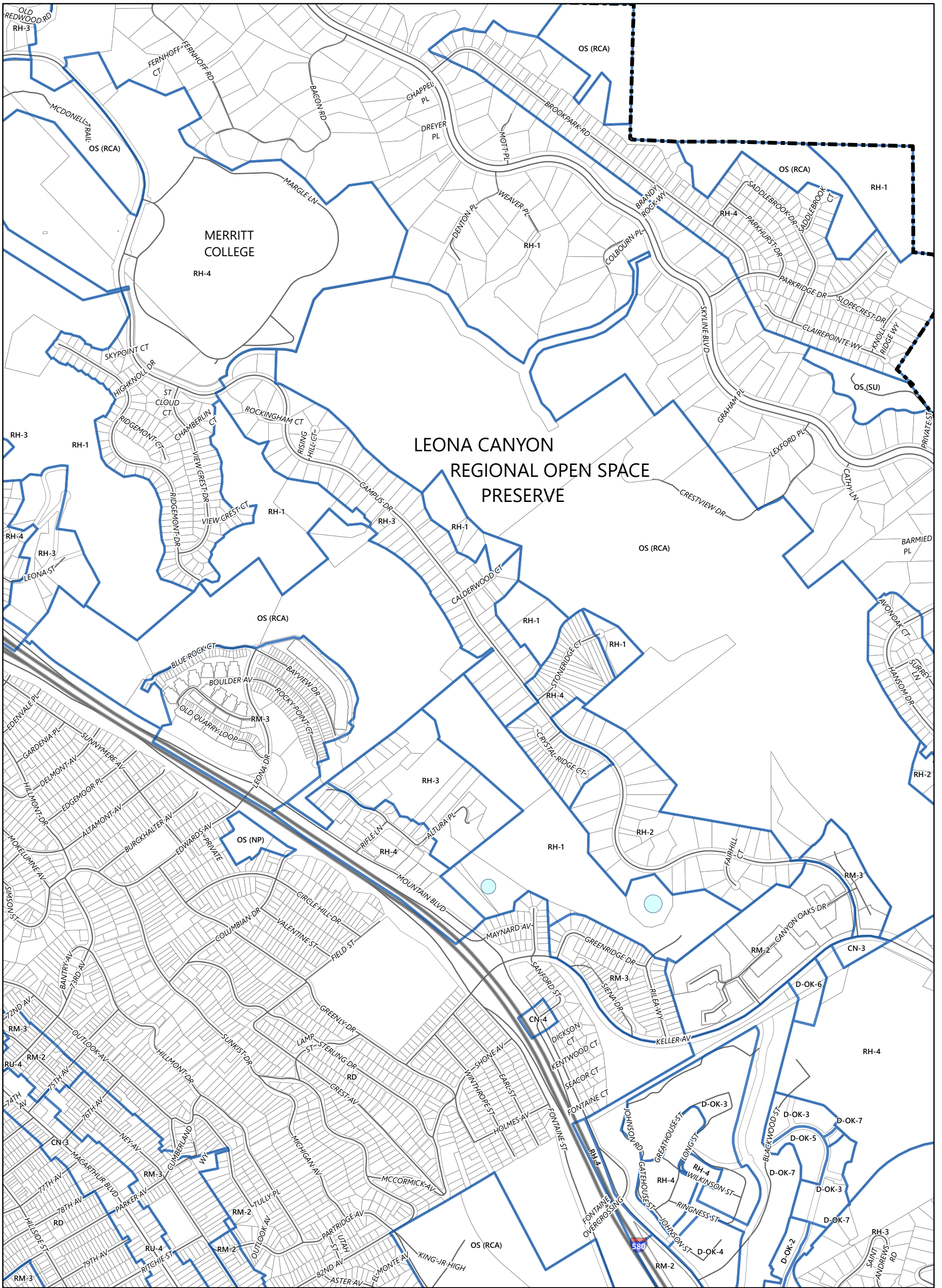
## Combining Zones

8/29/2024

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Sheet  
**CZ-13**

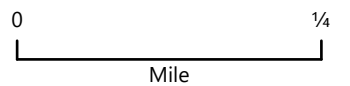
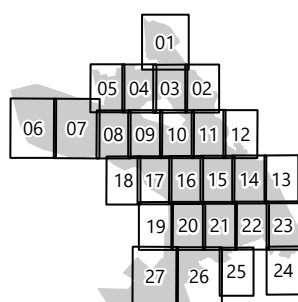


# Oakland Zoning Map

## Base Zones

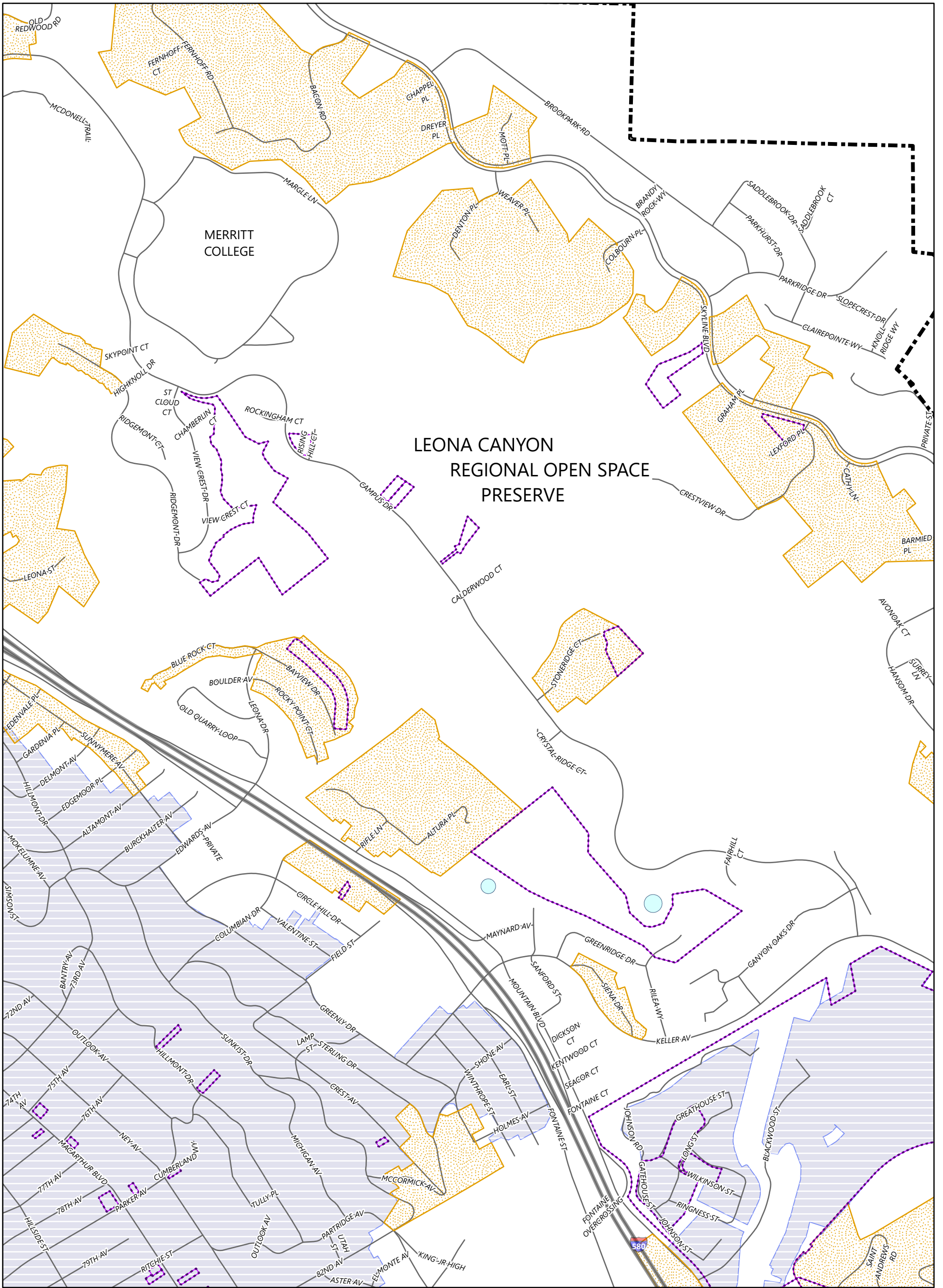
08/29/2024

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Sheet  
**Z-14**



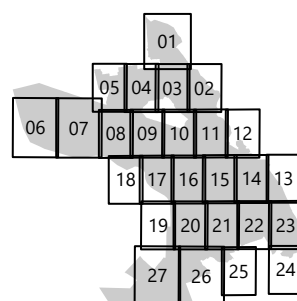
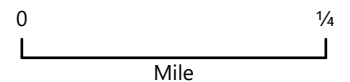


# Oakland Zoning Map

## Combining Zones

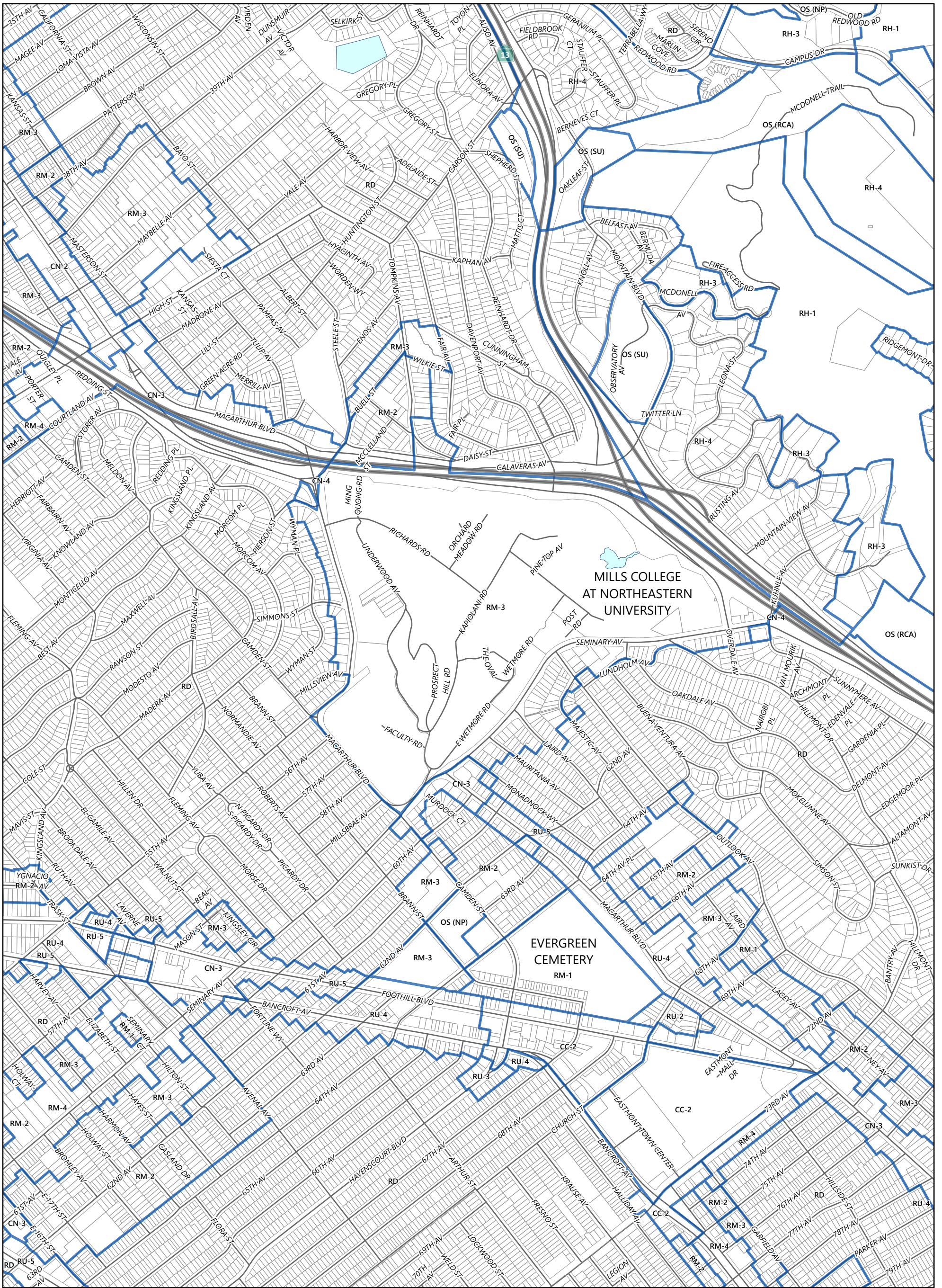
8/29/2024

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Sheet  
**CZ-14**



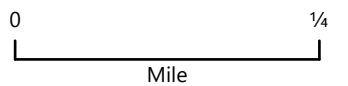
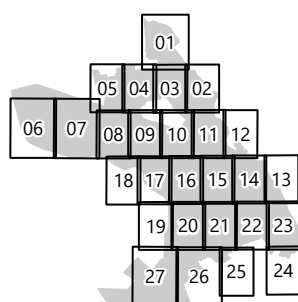


# Oakland Zoning Map

## Base Zones

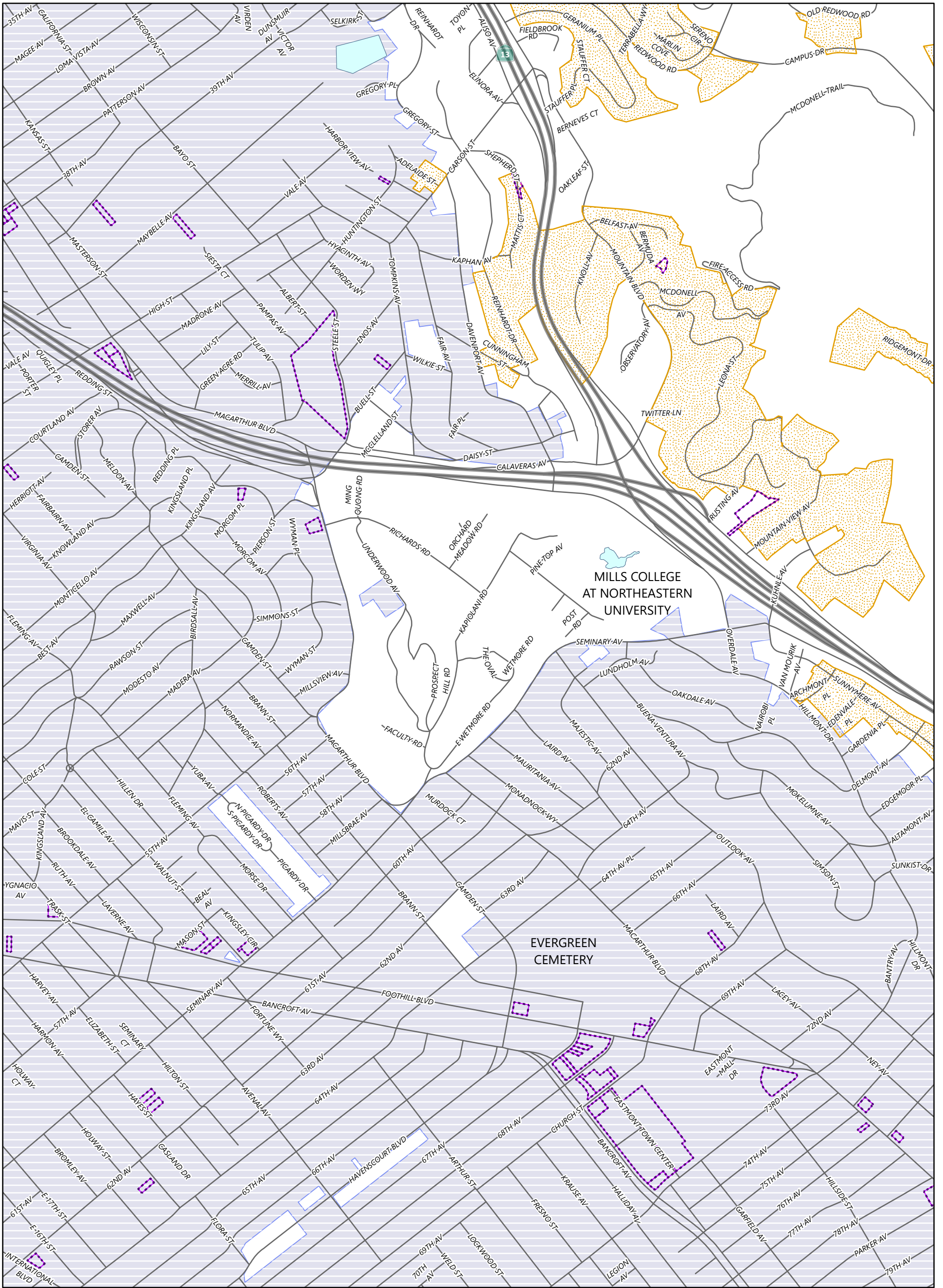
08/29/2024

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Sheet  
**Z-15**



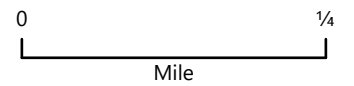
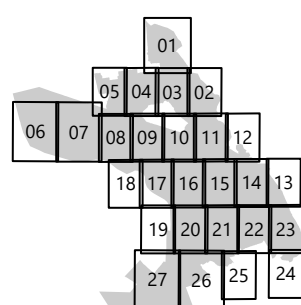


# Oakland Zoning Map

## Combining Zones

8/29/2024

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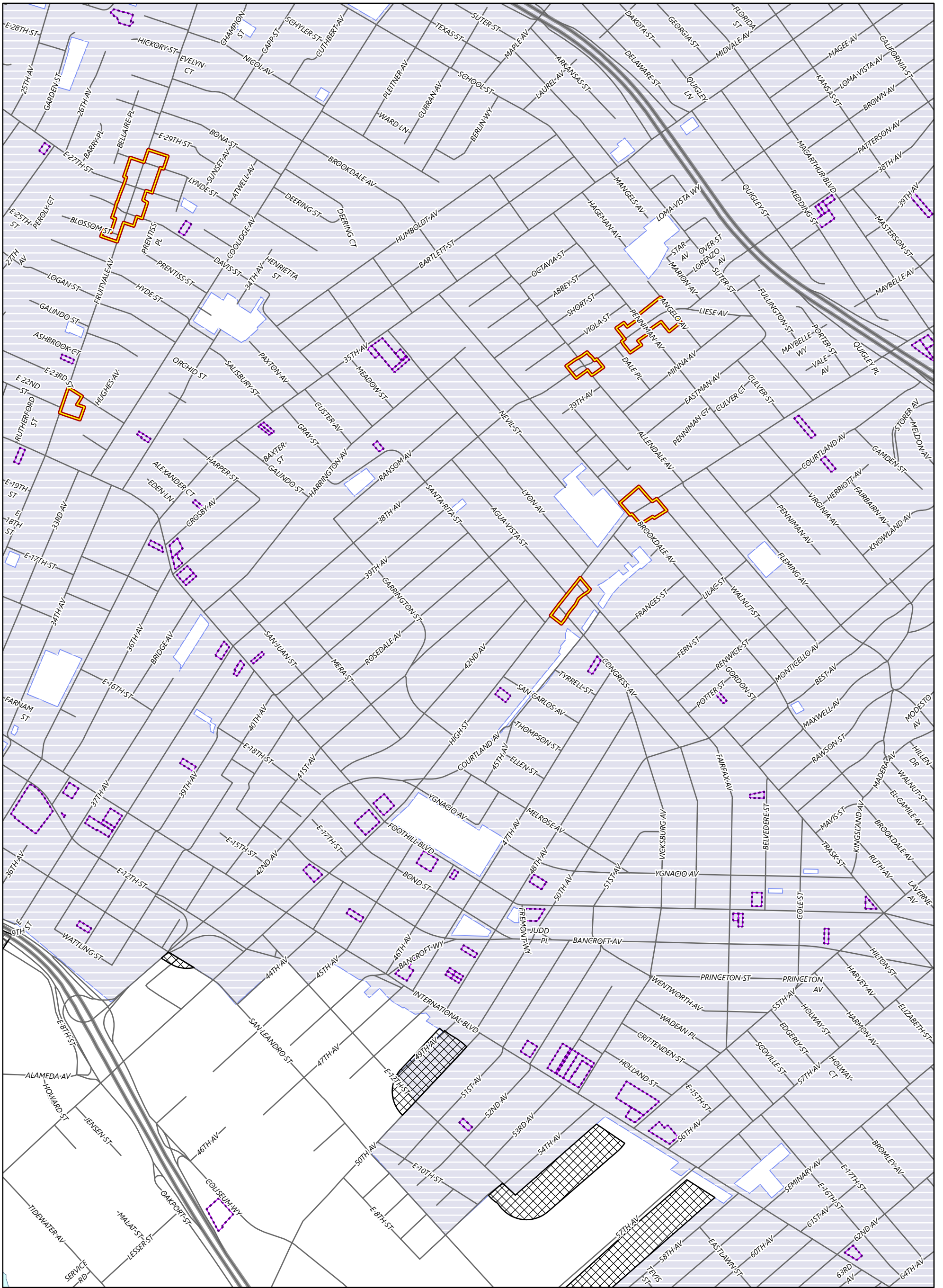


Sheet  
**CZ-15**







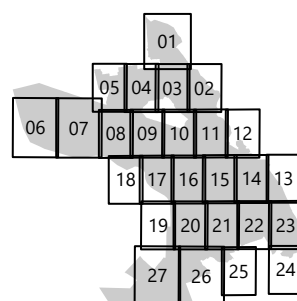
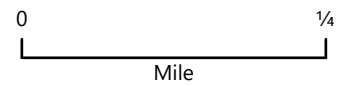


# Oakland Zoning Map

## Combining Zones

8/29/2024

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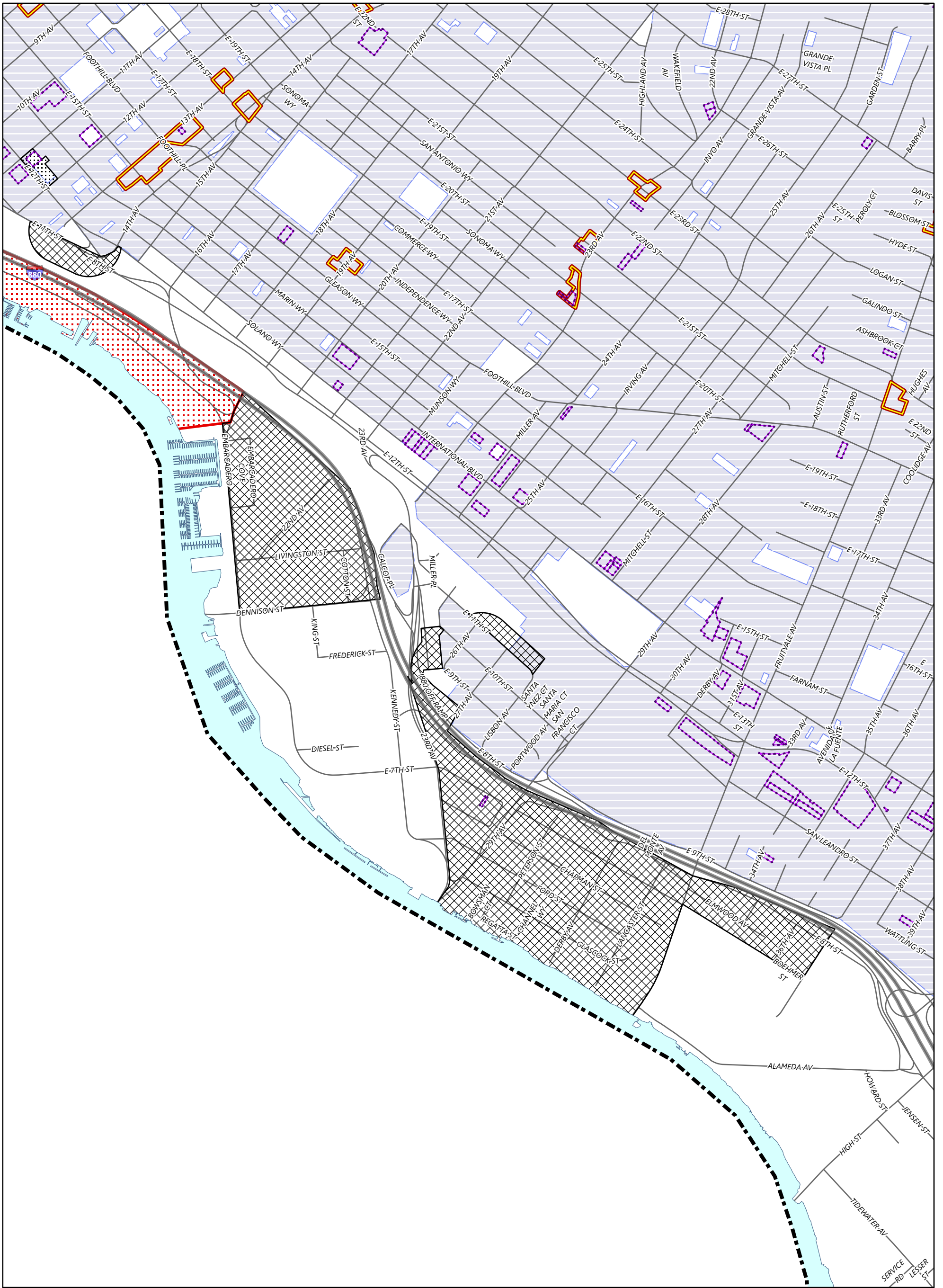


Sheet  
**CZ-16**







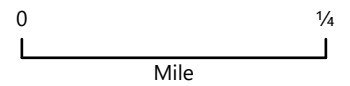
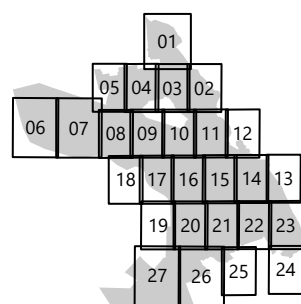


# Oakland Zoning Map

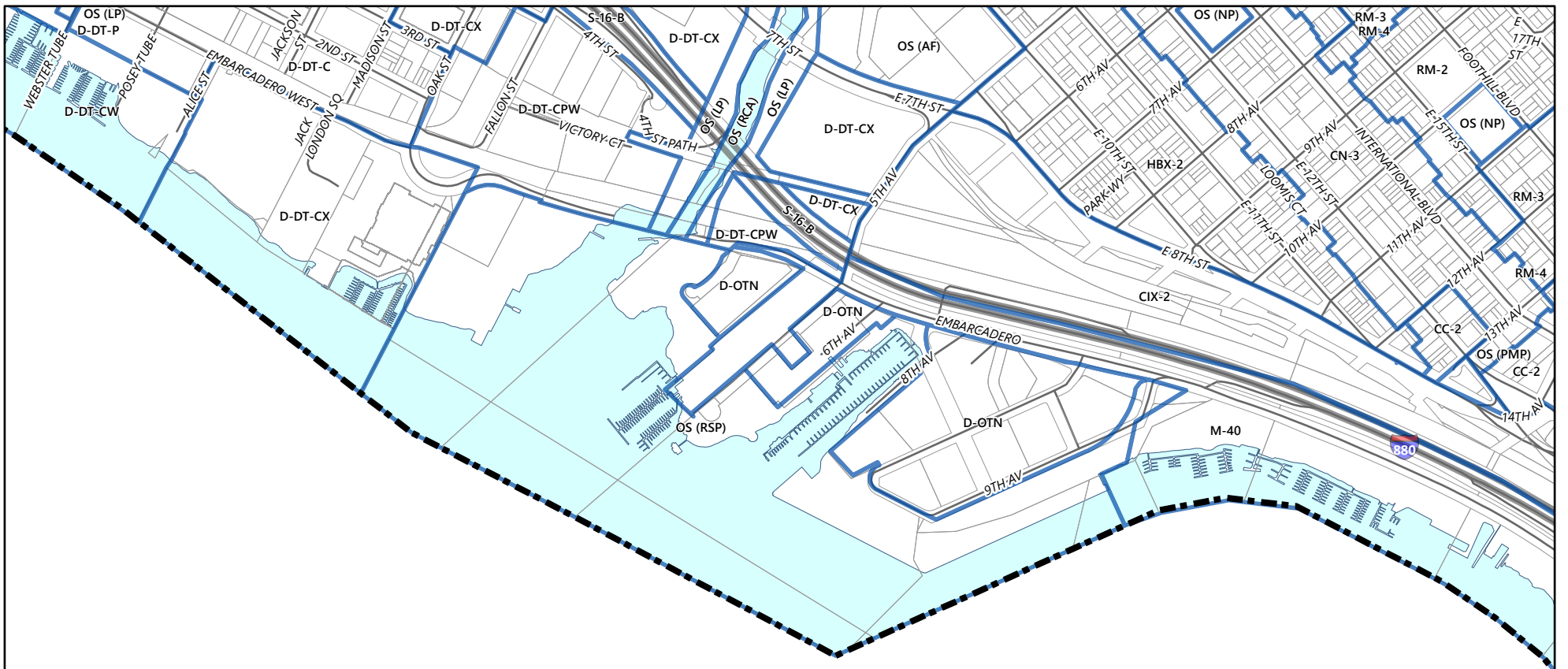
## Combining Zones

8/29/2024

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Sheet  
**CZ-17**



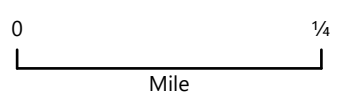
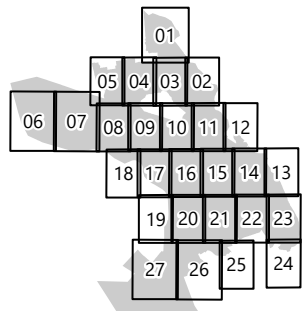
Brooklyn Basin

# Oakland Zoning Map

## Base Zones

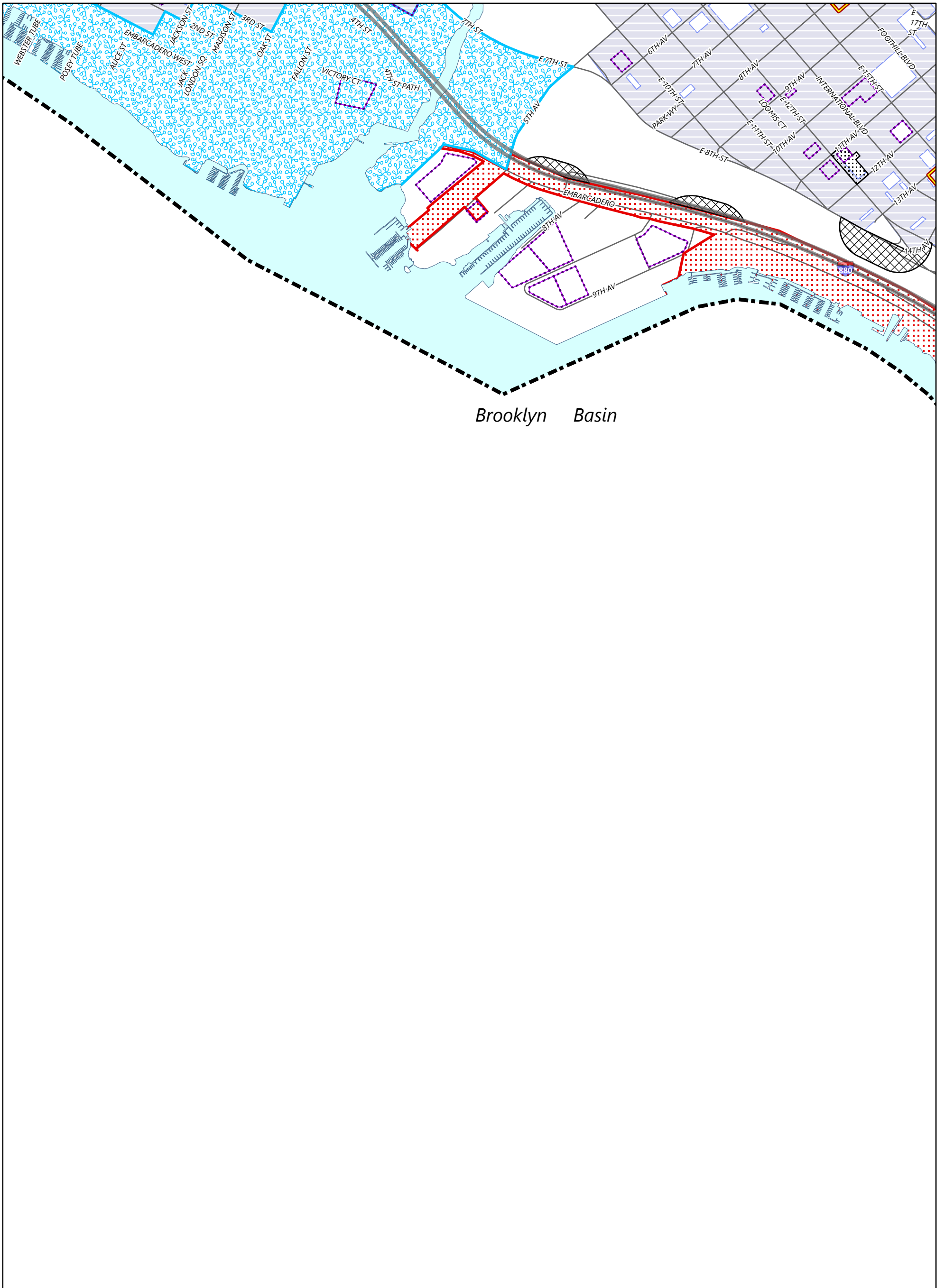
08/29/2024

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Sheet  
**Z-18**



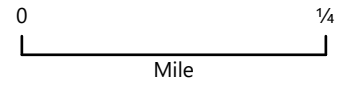
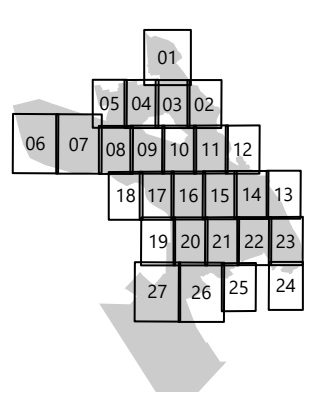


# Oakland Zoning Map

## Combining Zones

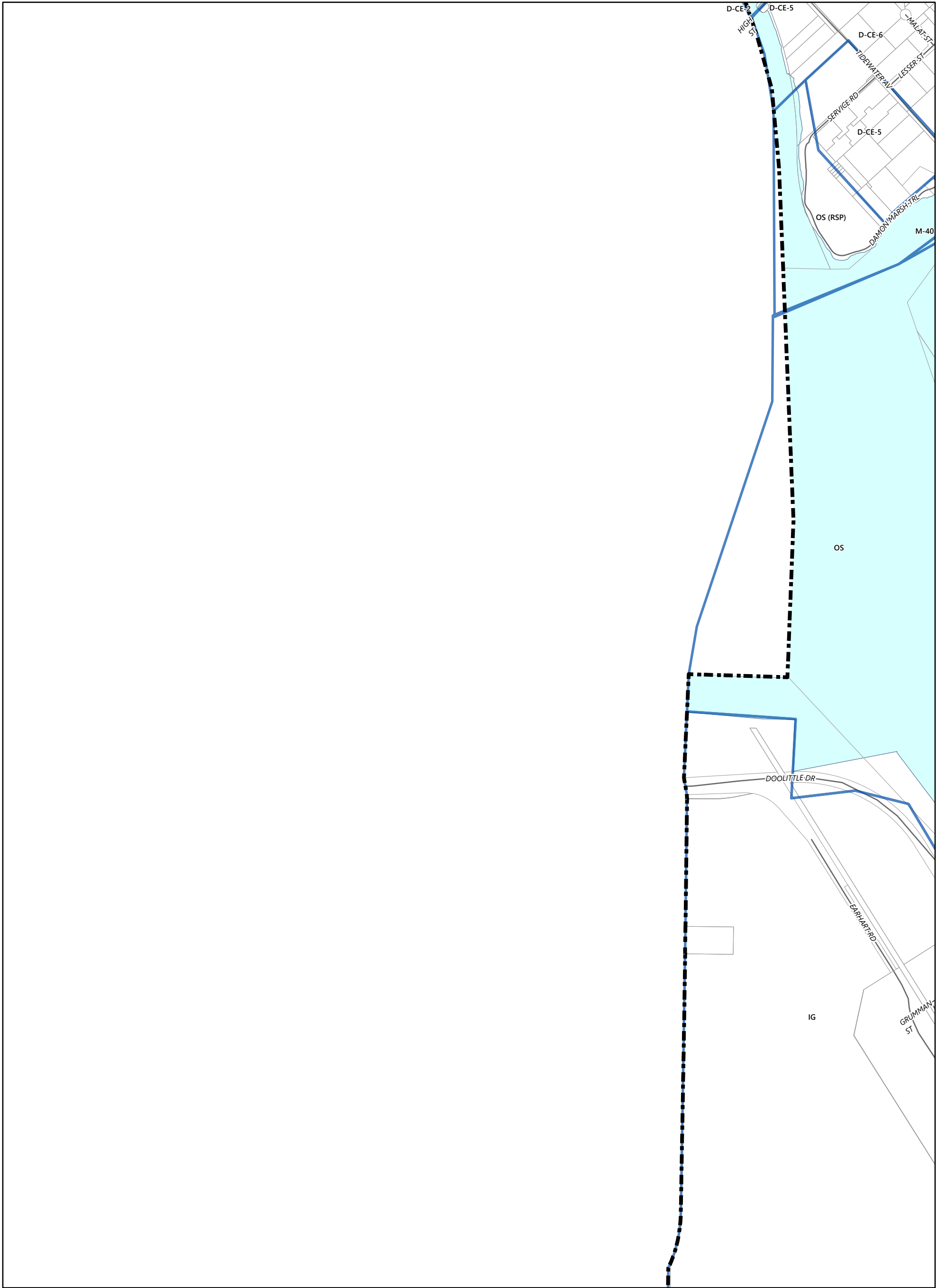
8/29/2024

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Sheet  
**CZ-18**



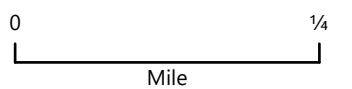
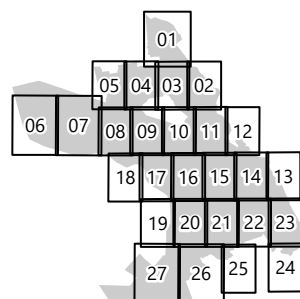


# Oakland Zoning Map

## Base Zones

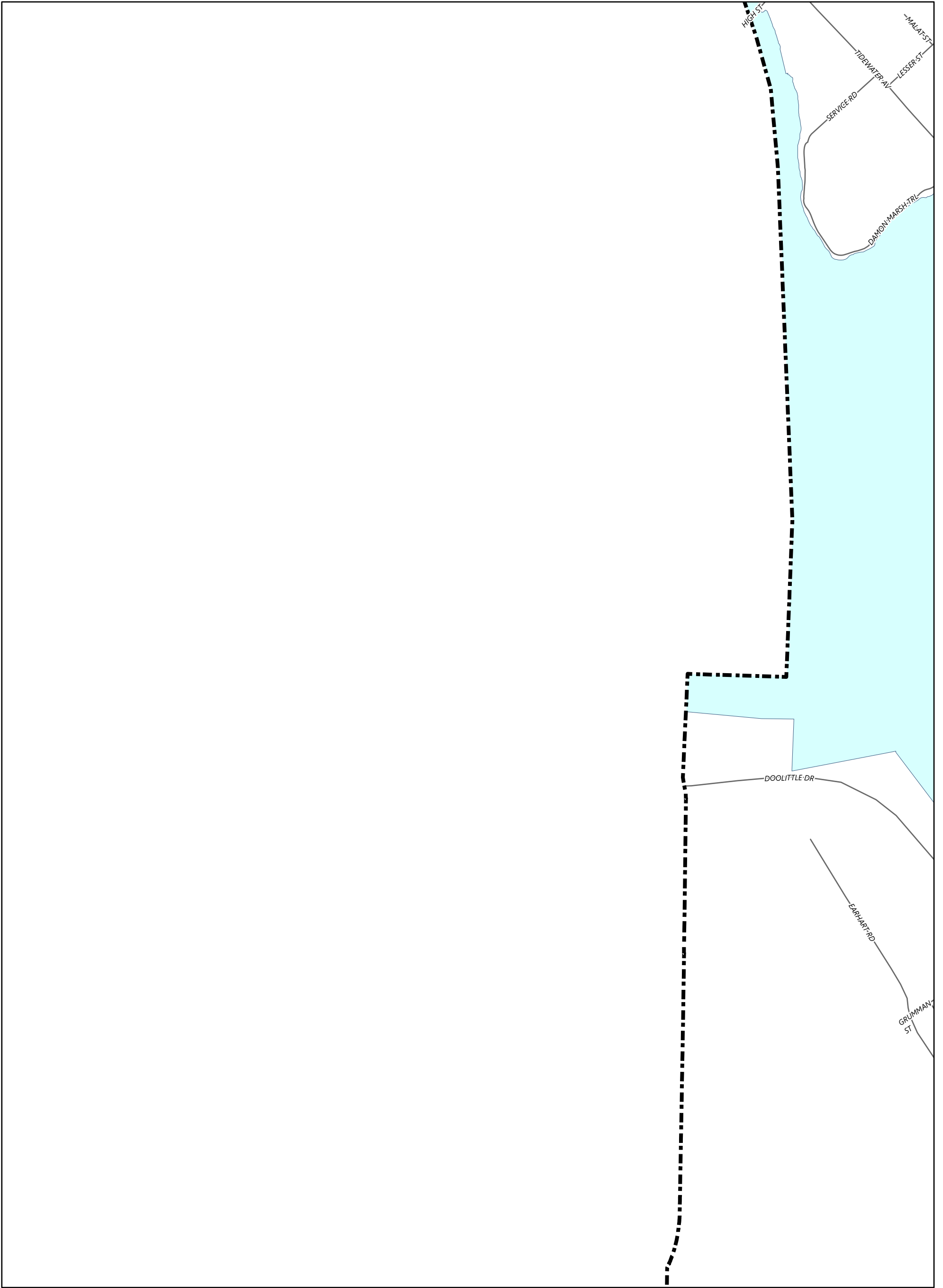
08/29/2024

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Sheet  
**Z-19**



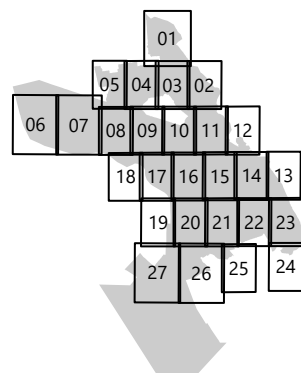


# Oakland Zoning Map

## Combining Zones

8/29/2024

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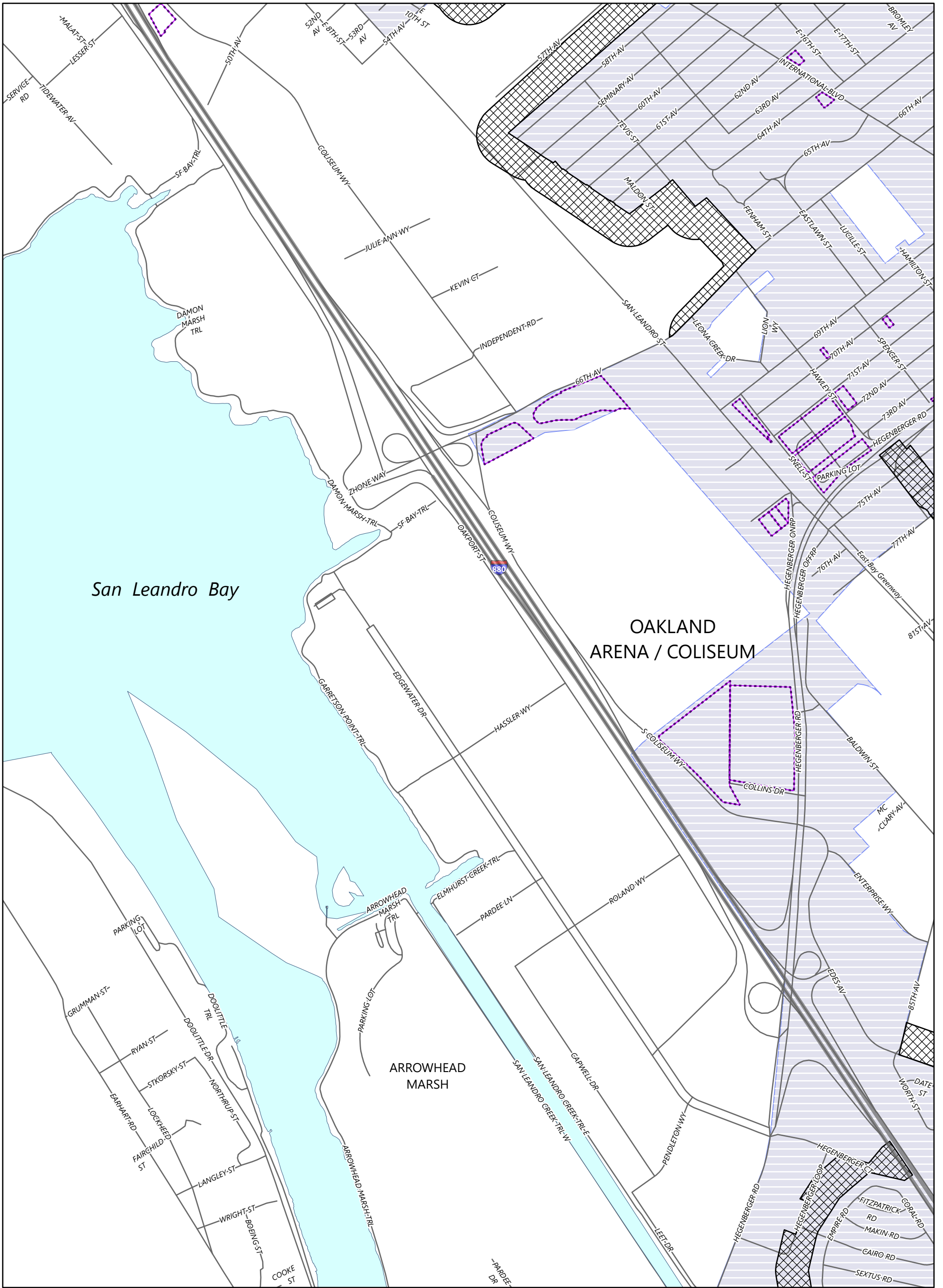


Sheet  
**CZ-19**







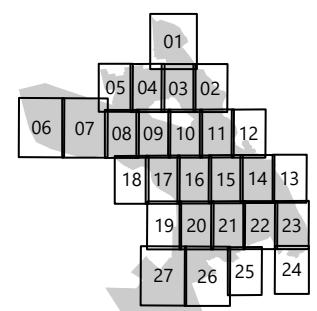
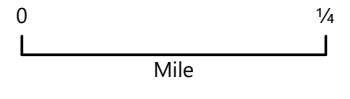


# Oakland Zoning Map

## Combining Zones

8/29/2024

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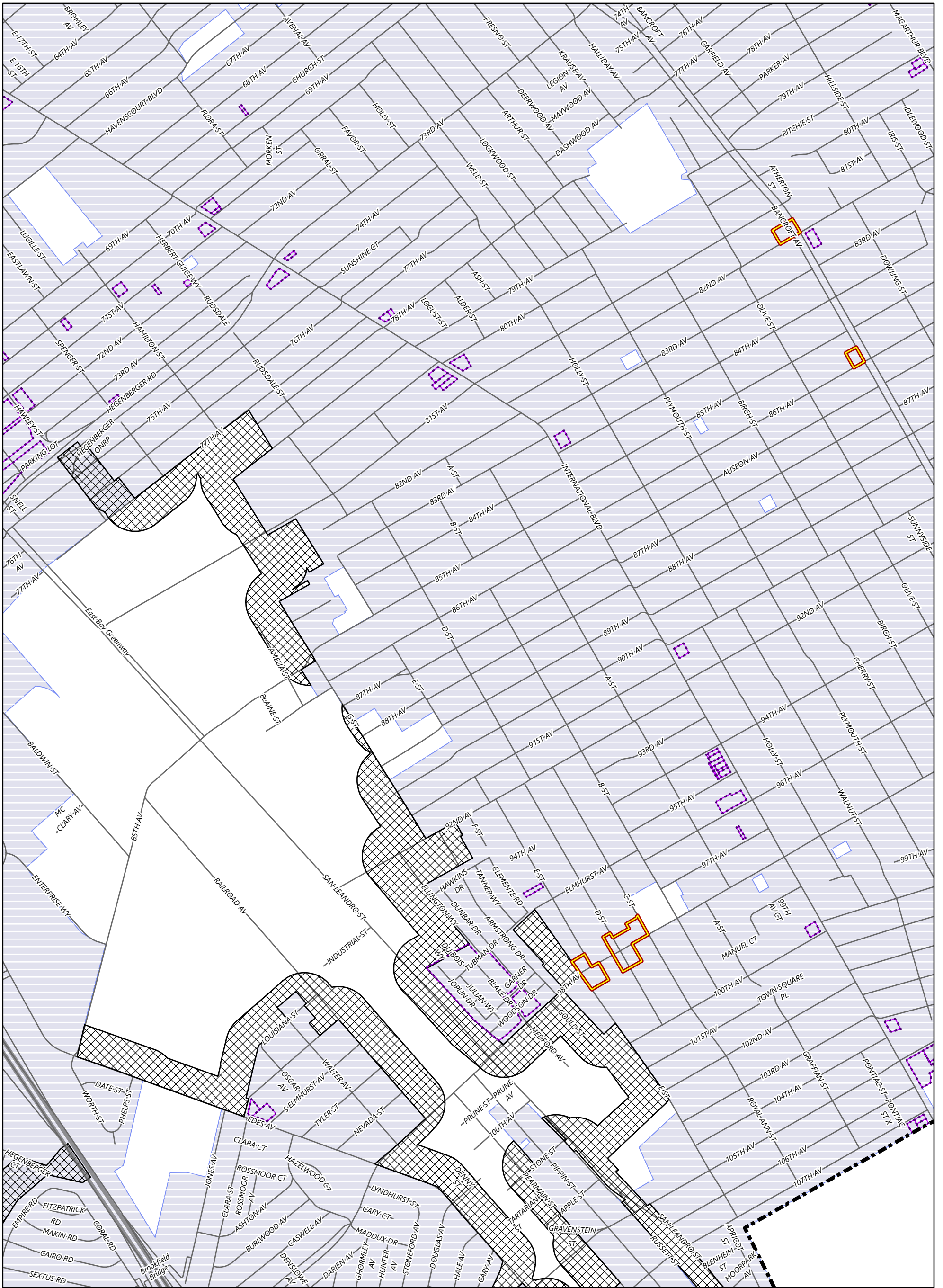


Sheet  
**CZ-20**







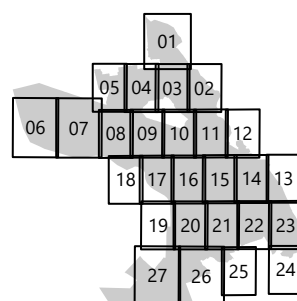
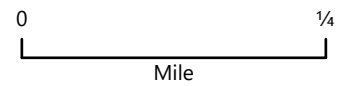


# Oakland Zoning Map

## Combining Zones

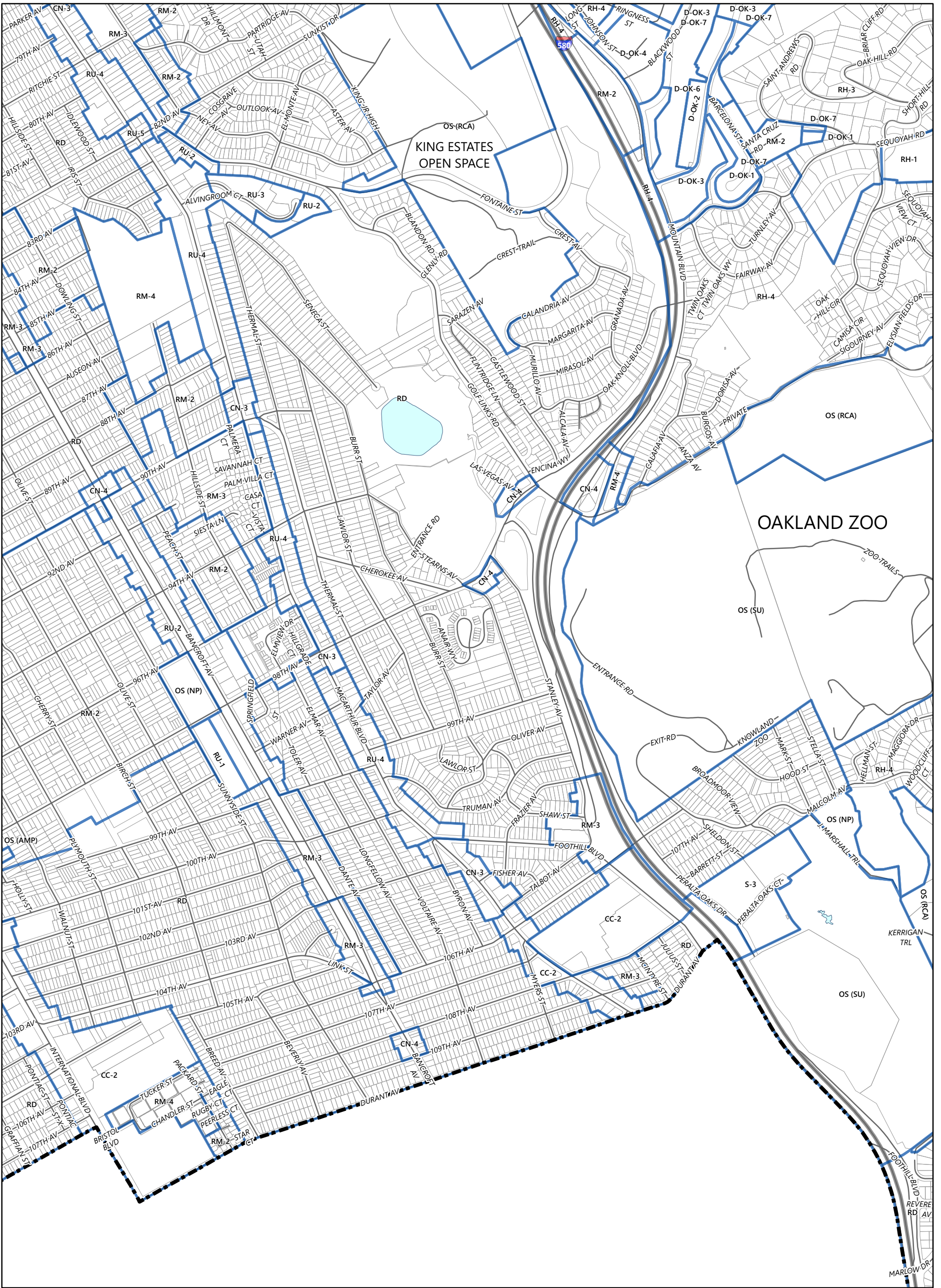
8/29/2024

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Sheet  
**CZ-21**



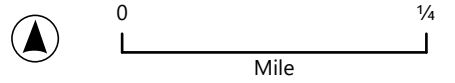
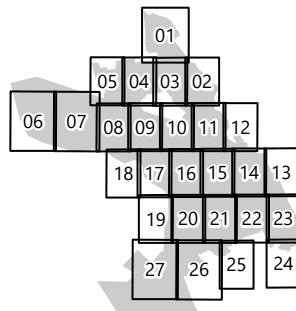


# Oakland Zoning Map

## Base Zones

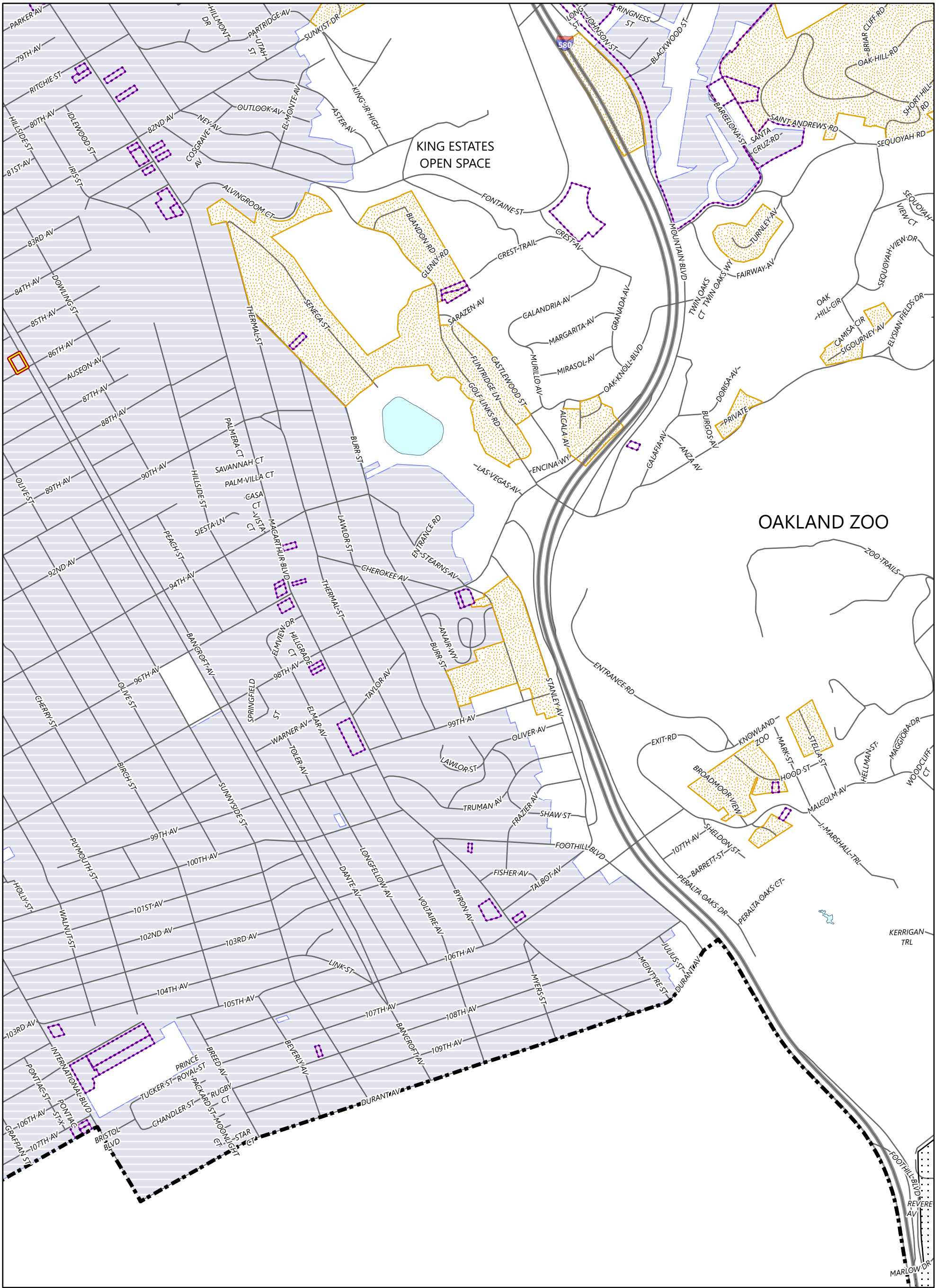
08/29/2024

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Sheet  
**Z-22**



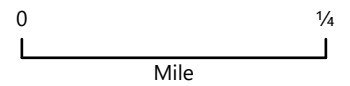
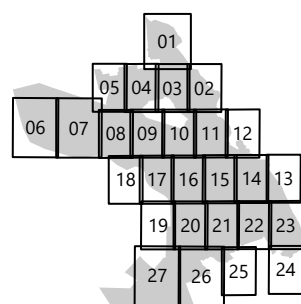


# Oakland Zoning Map

## Combining Zones

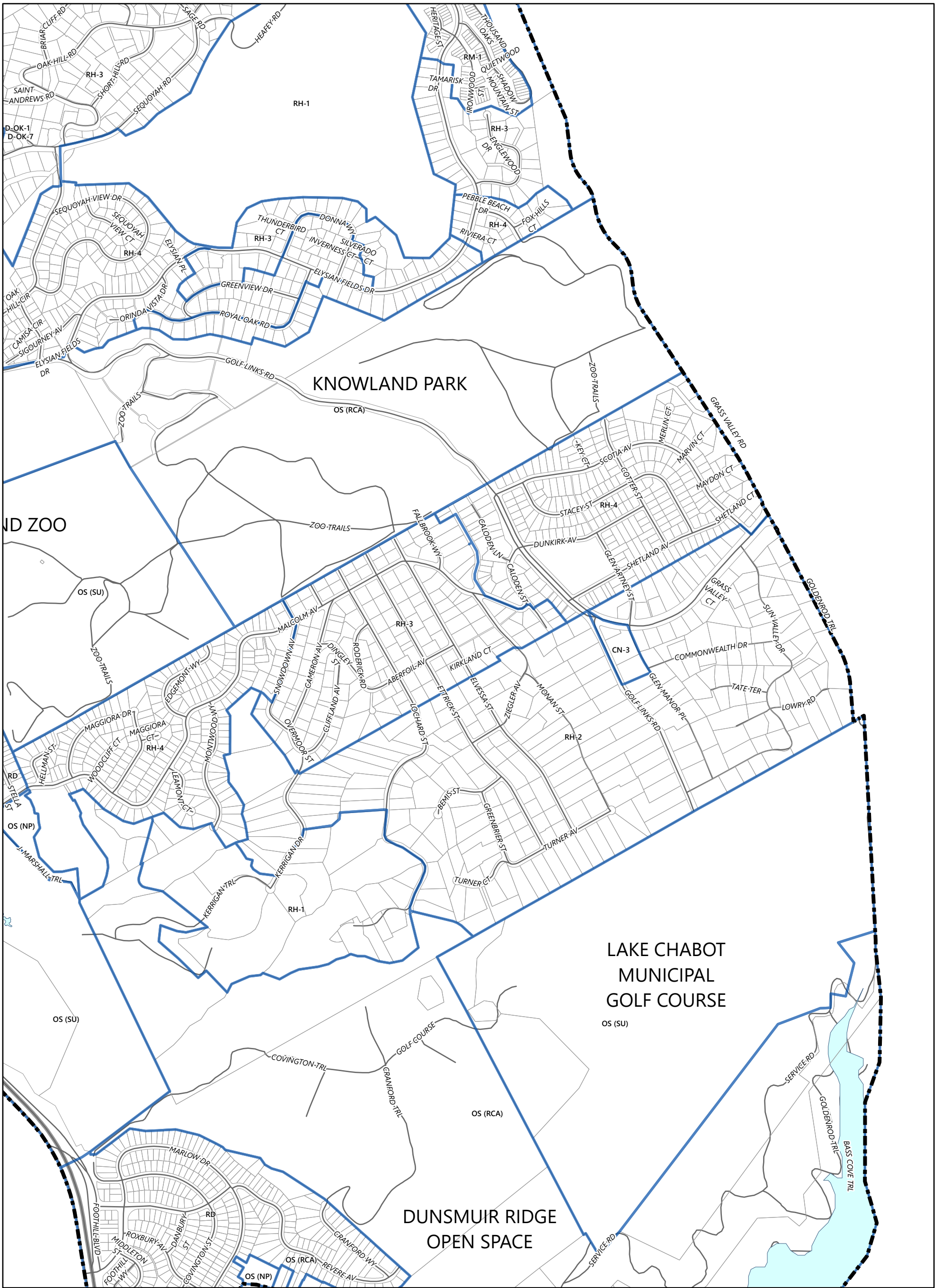
8/29/2024

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Sheet  
**CZ-22**



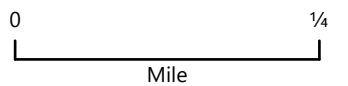
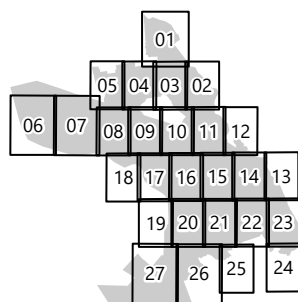


# Oakland Zoning Map

## Base Zones

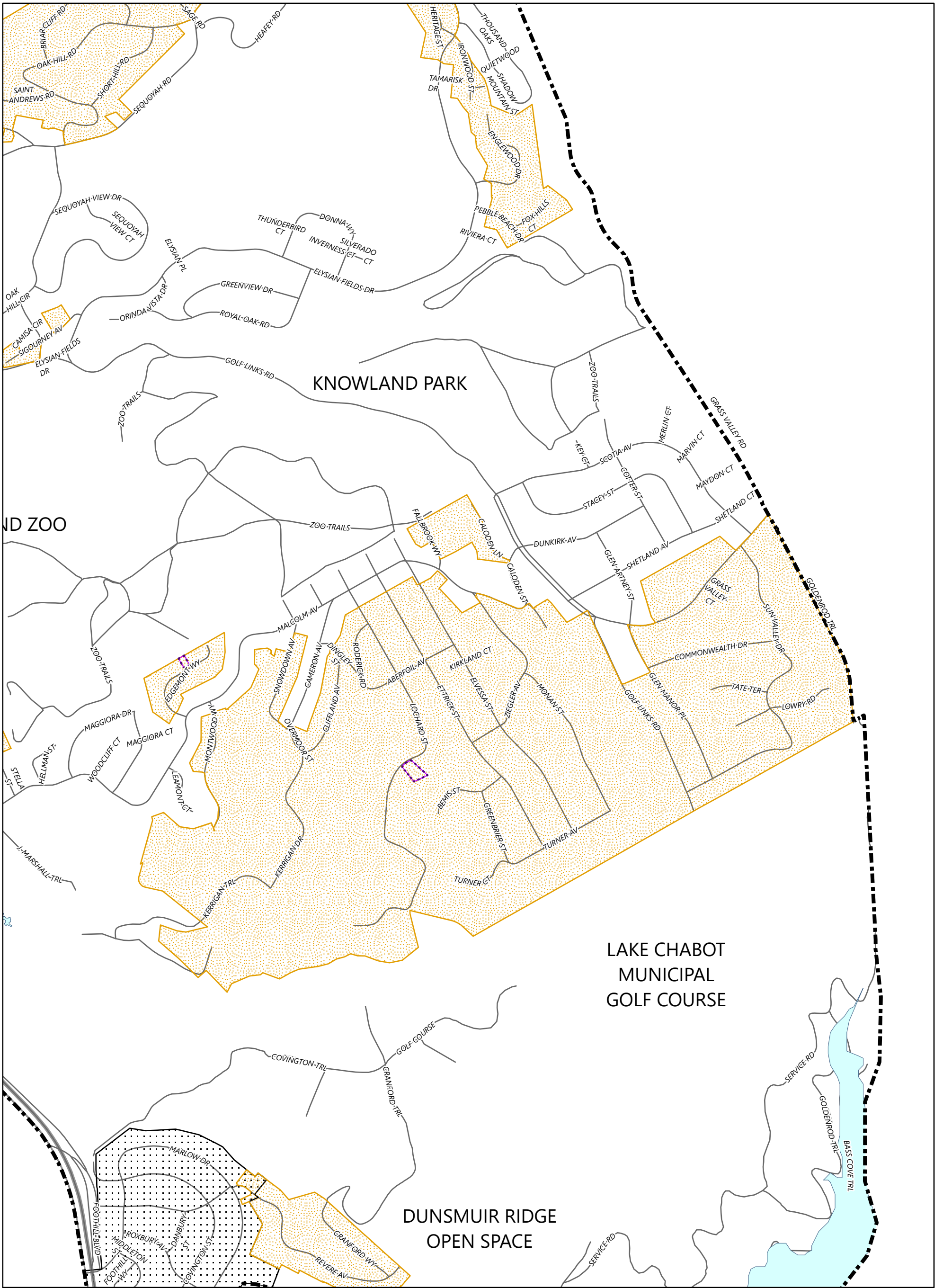
08/29/2024

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Sheet  
**Z-23**



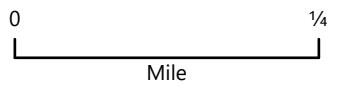
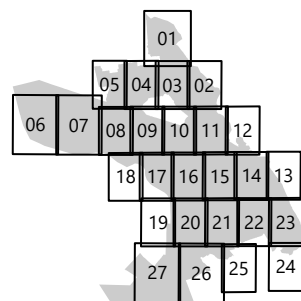


# Oakland Zoning Map

## Combining Zones

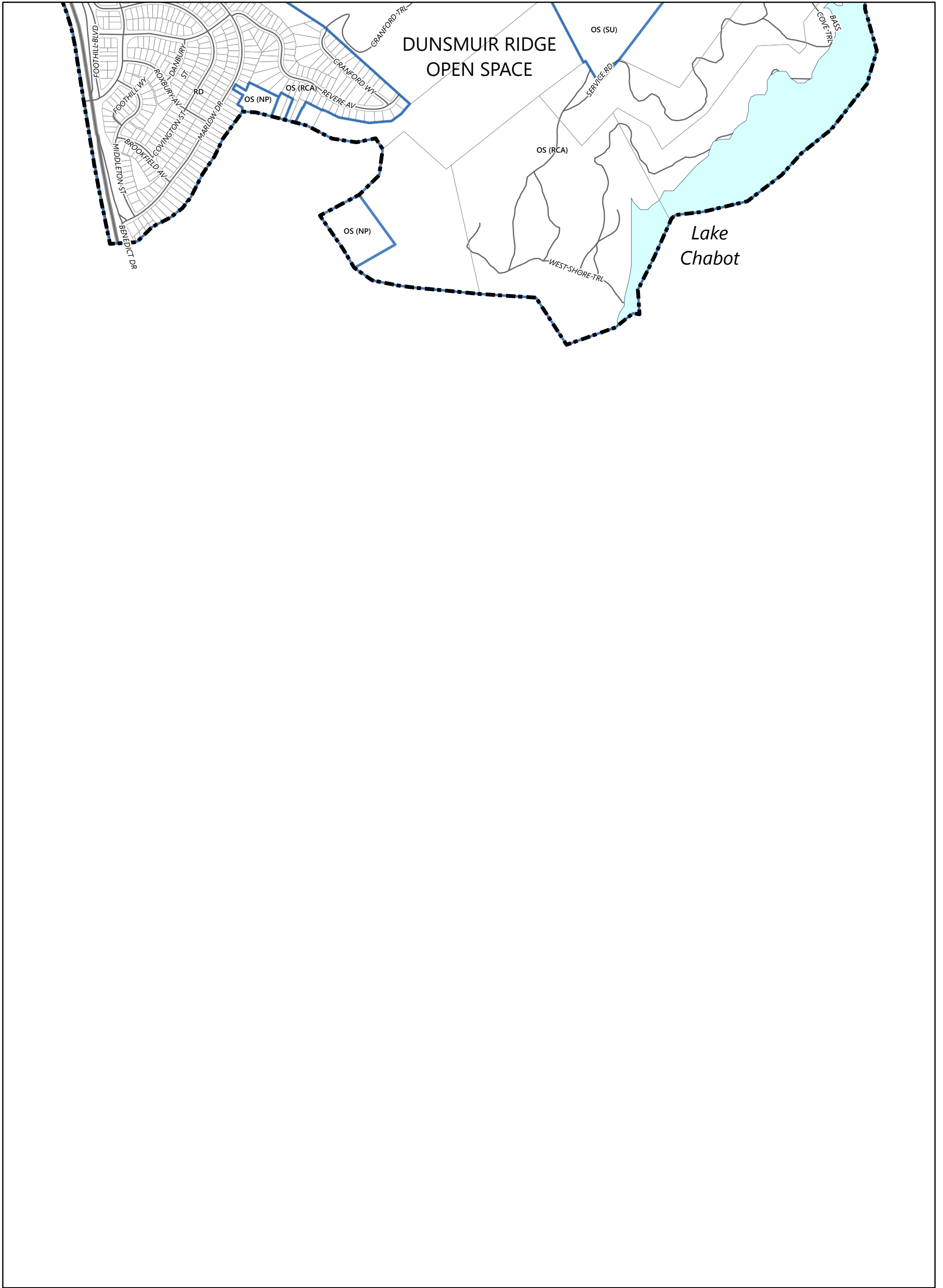
8/29/2024

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Sheet  
**CZ-23**



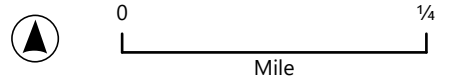
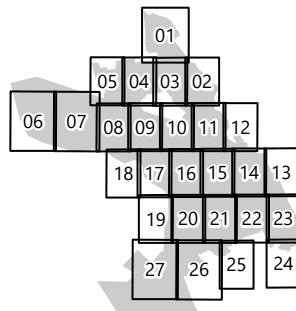


# Oakland Zoning Map

## Base Zones

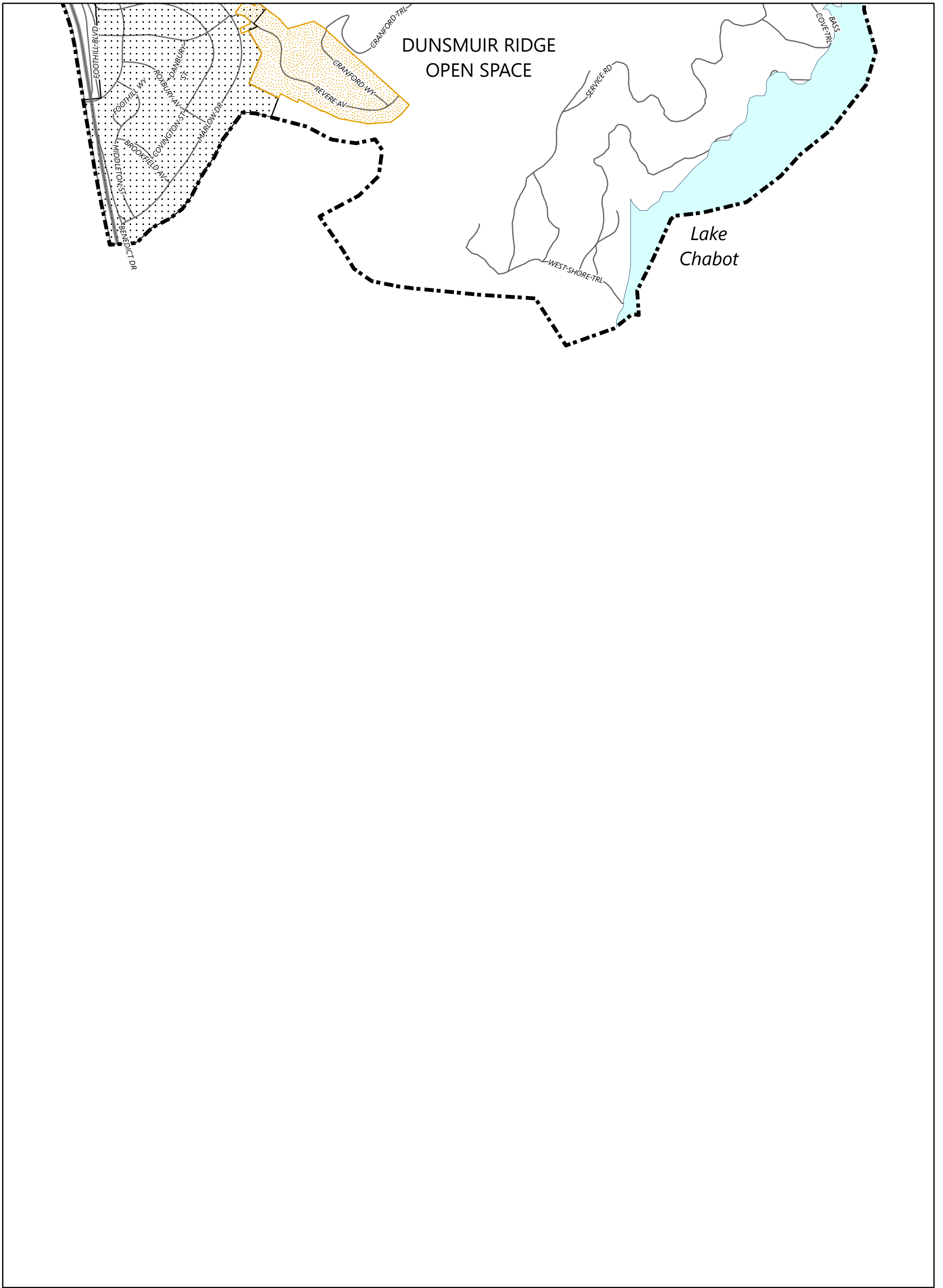
08/29/2024

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Sheet  
**Z-24**



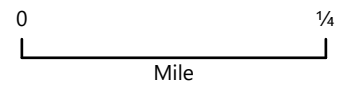
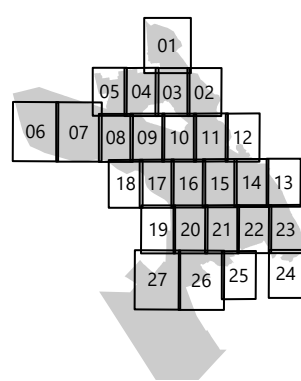


# Oakland Zoning Map

## Combining Zones

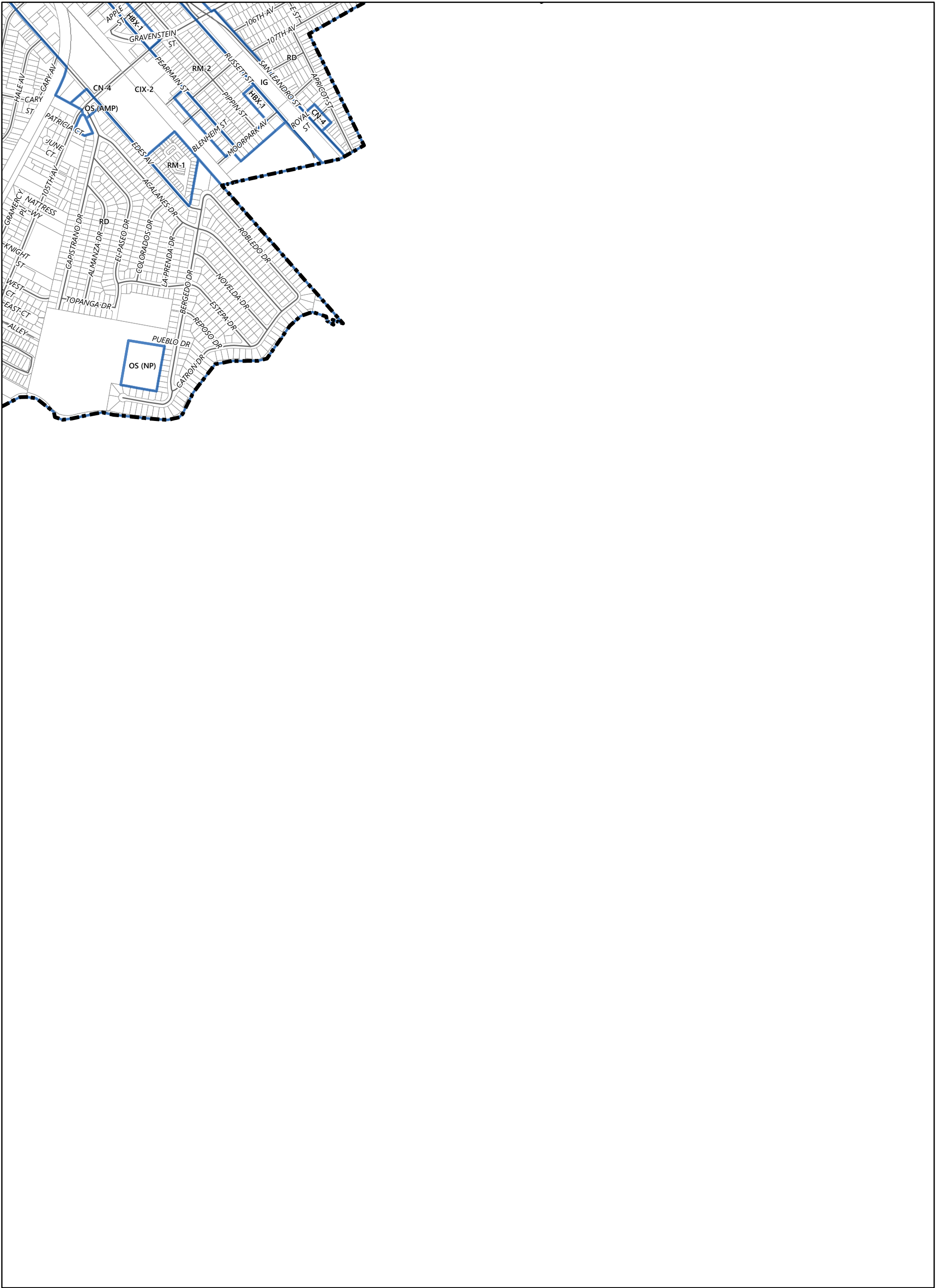
8/29/2024

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Sheet  
**CZ-24**



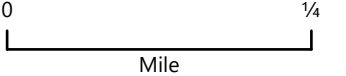
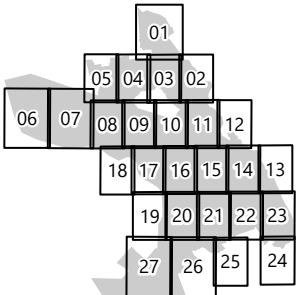


# Oakland Zoning Map

## Base Zones

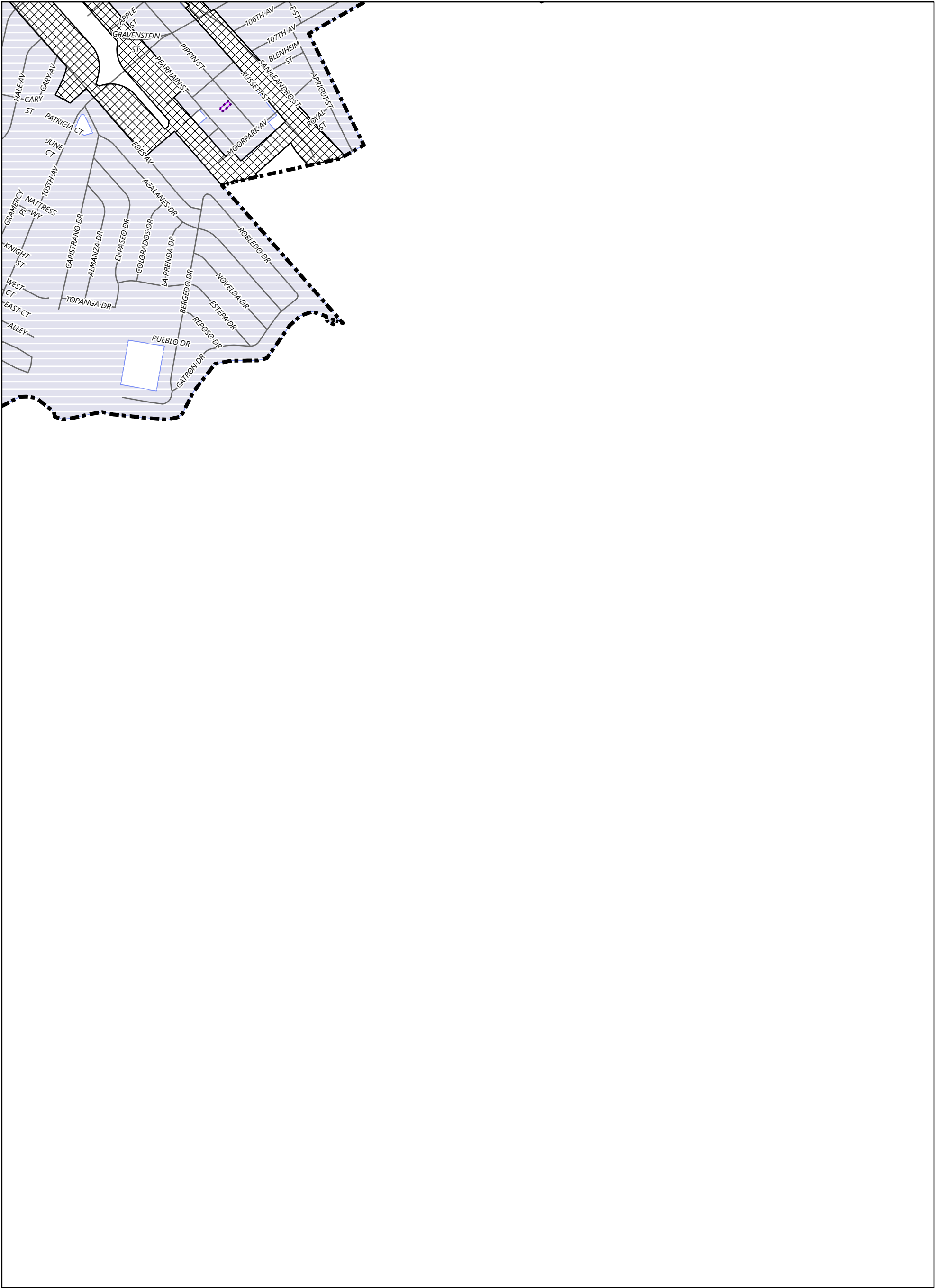
08/29/2024

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Sheet  
**Z-25**



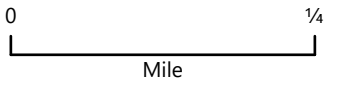
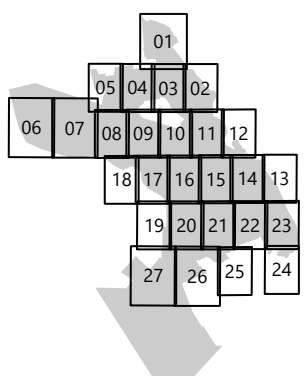


# Oakland Zoning Map

## Combining Zones

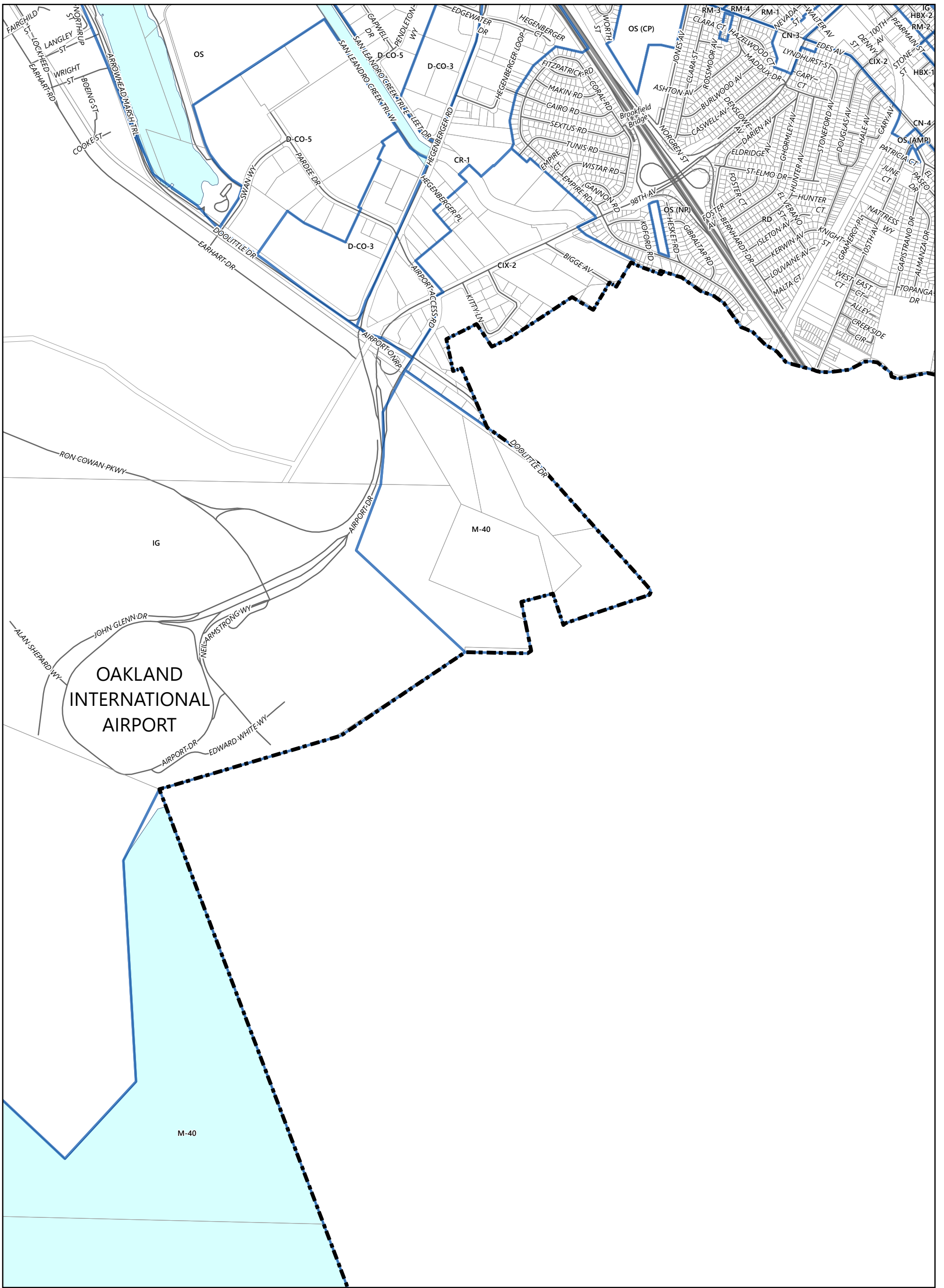
8/29/2024

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Sheet  
**CZ-25**



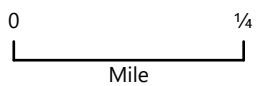
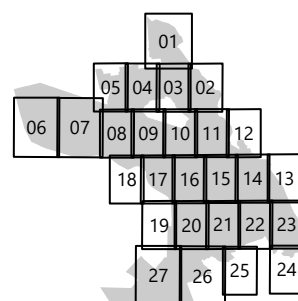


# Oakland Zoning Map

## Base Zones

8/29/2024

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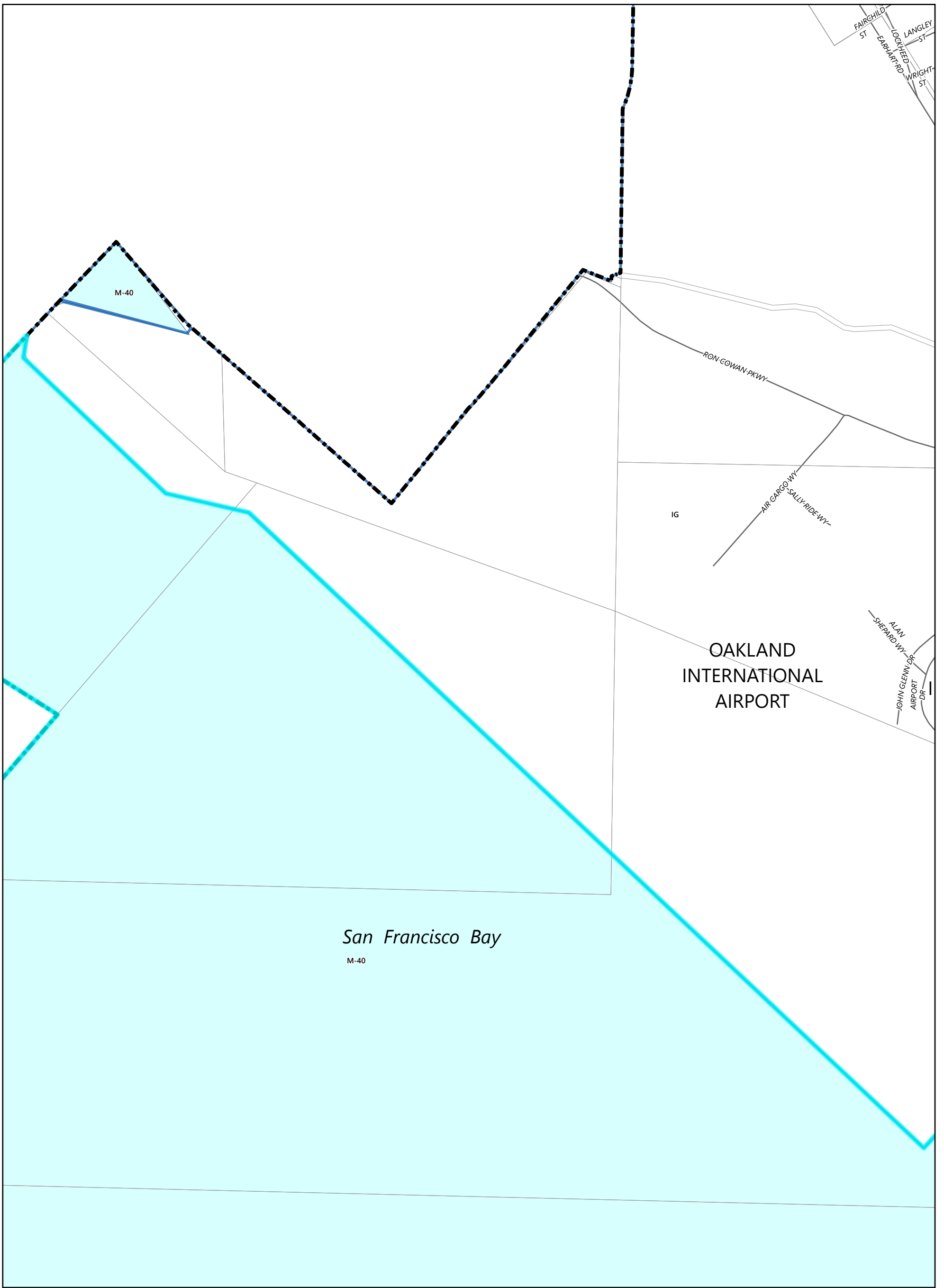


Sheet  
**Z-26**







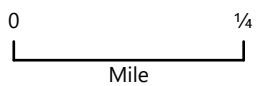
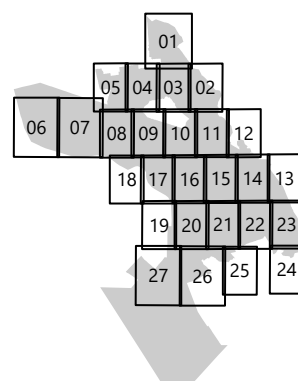


# Oakland Zoning Map

## Base Zones

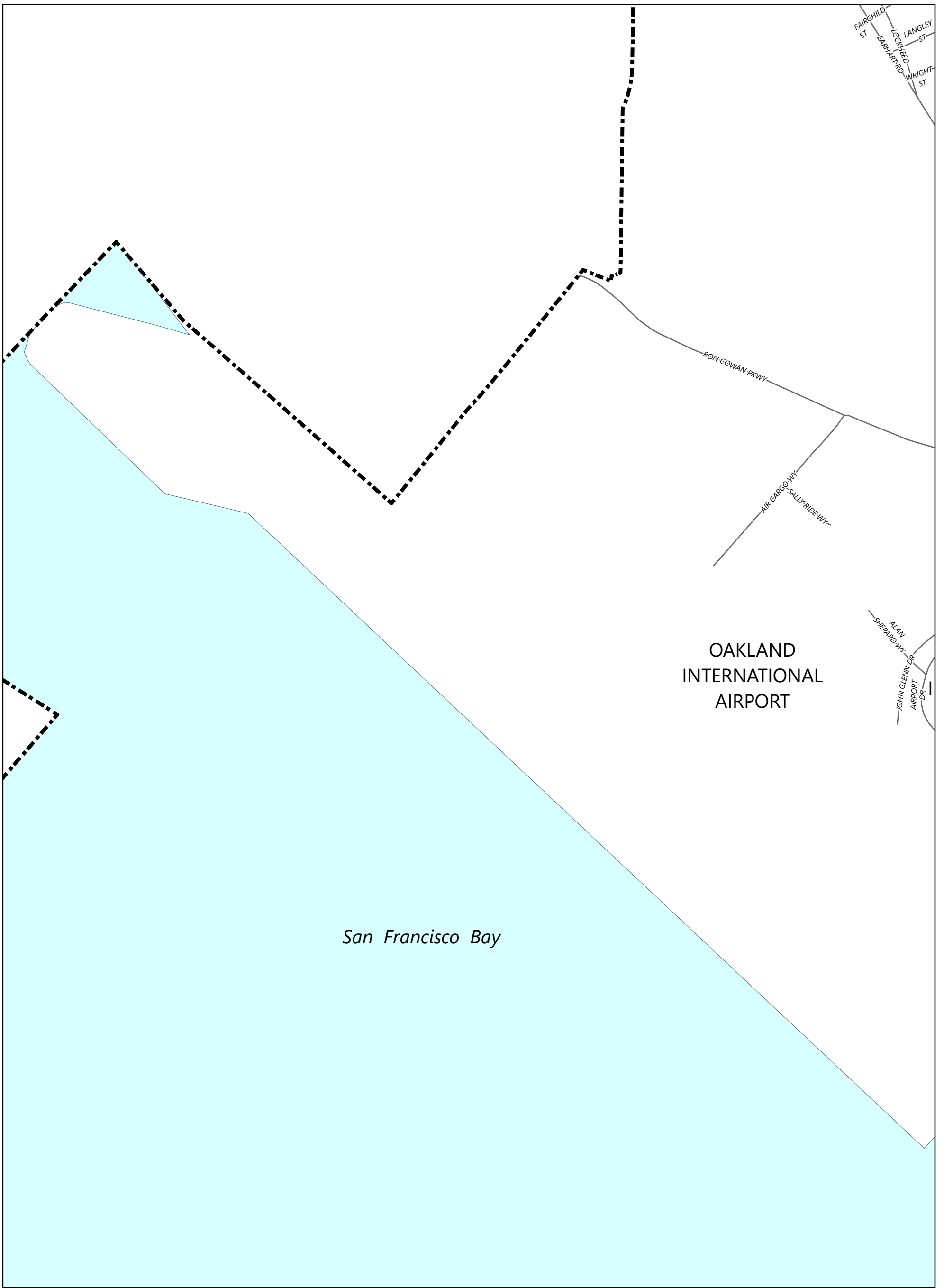
8/29/2024

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Sheet  
**Z-27**



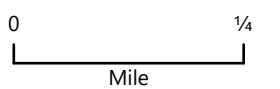
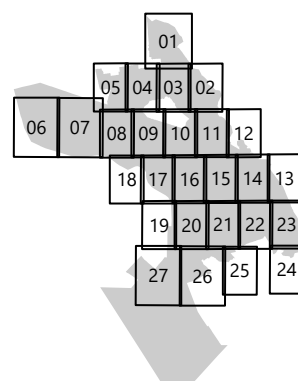


# Oakland Zoning Map

## Base Zones

8/29/2024

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Sheet  
**CZ-27**