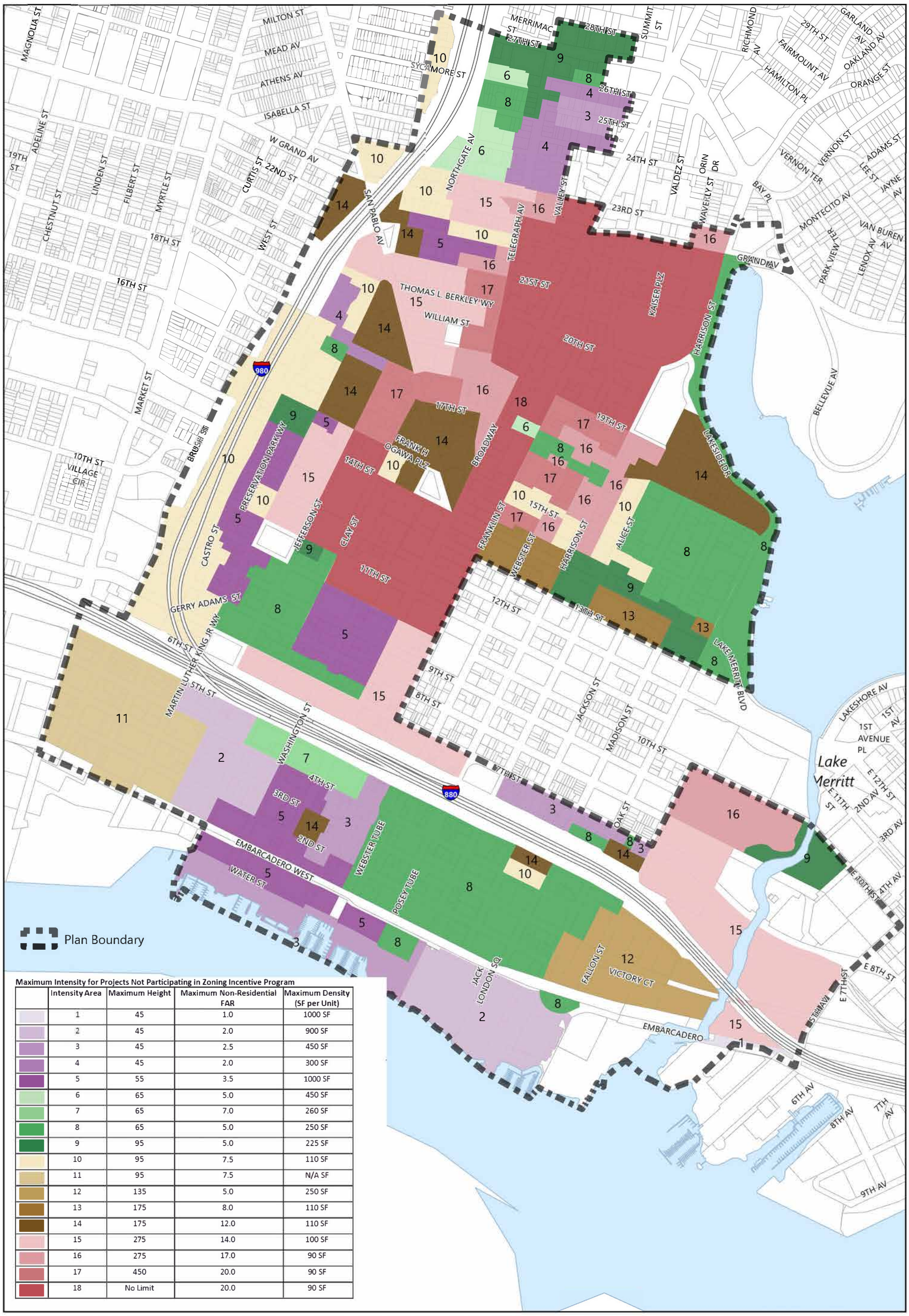

Maximum Intensity for Projects Not Participating in Zoning Incentive Program

	Intensity Area	Maximum Height	Maximum Non-Residential FAR	Maximum Density (SF per Unit)
	1	45	1.0	1000 SF
	2	45	2.0	900 SF
	3	45	2.5	450 SF
	4	45	2.0	300 SF
	5	55	3.5	1000 SF
	6	65	5.0	450 SF
	7	65	7.0	260 SF
	8	65	5.0	250 SF
	9	95	5.0	225 SF
	10	95	7.5	110 SF
	11	95	7.5	N/A SF
	12	135	5.0	250 SF
	13	175	8.0	110 SF
	14	175	12.0	110 SF
	15	275	14.0	100 SF
	16	275	17.0	90 SF
	17	450	20.0	90 SF
	18	No Limit	20.0	90 SF

Proposed Maximum Intensity for Projects Not Participating in Zoning Incentive Program

Downtown Oakland Specific Plan

CITY OF OAKLAND

Planning & Building Department, May 6, 2024

1,000 Ft