

ATTACHMENT G: SUMMARY TABLES OF BULK AND DENSITY STANDARDS FOR EXISTING AND PROPOSED CBD ZONES

Existing Zones

	Zone	Permitted Res. Density*	Conditionally Permitted Res. Density*	Permitted F-A-R*	Conditionally Permitted F-A-R*	Max. Height
Most Common CBD Zones	C-51 Central Business Service Commercial	1 unit per 150 sq. ft. lot area	50% bonus with acquisition of development rights	7.0	50% bonus with acquisition of development rights	No limit
	C-52 Old Oakland Commercial	1 unit per 300 sq. ft. lot area	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	No limit	No limit	50 ft.
	C-55 Central Core Commercial	1 unit per 150 sq. ft. lot area	50% bonus with acquisition of development rights	7.0 for residential; no limit for commercial	50% bonus with acquisition of development rights	No limit
	R-90 Downtown Apartment Residential	1 unit per 150 sq. ft. lot area	50% bonus with acquisition of development rights	7.0	50% bonus with acquisition of development rights	No limit
Other CBD Zones	C-40 Community Thoroughfare Commercial	1 unit per 450 sq. ft. lot area	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	3.0 for commercial; no limit for residential	50% bonus with acquisition of development rights	No limit
	C-45 Community Shopping Commercial	1 unit per 300 sq. ft. lot area	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	7.0	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	No limit
	R-80 High-Rise Apartment Residential	1 unit per 300 sq. ft. lot area	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	3.5	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	No limit
	S-2 Civic Center	1 unit per 300 sq. ft. lot area	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	3.5	1) 50% bonus for res. facility >4 stories; 2) 50% bonus with acquisition of development rights	No limit

*Upon the granting of an Interim Conditional Use Permit, a project can reach the General Plan maximum density of one unit per 87 square feet of lot area and an FAR of 20.0 in any part of the CBD. This process is described in Chapter 17.01 of the Planning Code and the “Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations”.

Proposed Height Areas

	Height Area							Notes
	1	2	3	4	5	6	7	
Maximum Density (Square Feet of Lot Area Required Per Unit)								
Dwelling unit	300	200	90	90	90	90	90	
Maximum Floor Area Ratio	4.5	6.0	8.0	14.0	17.0	20.0	20.0	
Maximum Height								
Building base	55 ft	85 ft	55 ft	85 ft	85 ft	85 ft	120 ft	1
Total	No tower permitted	No tower permitted	170 ft	275 ft	400 ft	No height limit	No height limit	
Maximum Lot Coverage								
Building base (for each story)	Not applicable	Not applicable	100% of site area	100% of site area	100% of site area	100% of site area	100% of site area	
Average per story lot coverage above the base	Not applicable	Not applicable	50% of site area or 7,500 sf, whichever is greater	75% of site area or 10,000 sf, whichever is greater	75% of site area or 10,000 sf, whichever is greater	75% of site area or 10,000 sf, whichever is greater	85% of site area or 10,000 sf, whichever is greater	2

Notes:

1. In Height Areas 4, 5, and 6, lots having frontage on Broadway, San Pablo Avenue, or Telegraph Avenue where the width of the right of way is greater than eighty-five (85) feet shall have a maximum base height equal to the width of that right of way.
2. The average floor area of the stories above the base cannot exceed this percentage of lot area, with the following qualifications:
 - a. When a project contains more than one tower above the base, the floor area of a story is calculated by adding the square footages of the equivalent story in each tower. For example, if there are two towers above the base and the 5th story of one tower is 15,000 square feet and the 5th story of the other tower is 20,000 square feet, then the total floor area of the 5th story is 35,000 square feet.
 - b. To allow a variety of articulation in a building, the floor area of an individual story can be as much as fifteen (15) percent greater than the maximum average per story floor area above base.
 - c. A story that is more than fifteen (15) percent less than the maximum average floor area is not included in the average per story floor area above the base.