

Attachment B: Summary of Commercial Zoning Regulations

Zone	Purpose and Location	Residential Density	Commercial Floor Area Ratio	Height (1)	Min. Open Space/unit (8)	Required Design Review	Limitations
C-5	Small scale retail neighborhoods	2 units (2)	No maximum	30 feet	300 sf	No	
C-10	Small shopping clusters in residential neighborhoods	2 units (2)	No maximum	45 feet	200 sf	No	
C-20	Primarily retail shopping near major thoroughfares	2 units (2)	No maximum	45 feet	200 sf	Yes	
C-25	Professional offices and high density residential on major thoroughfares	1 regular unit per 450 sf of lot area (3), (3a)	2.0, plus a bonus of 10% for a corner lot, and 10% increase if faces or abuts a public park	35 ft for nonresidential; 40 ft for residential	150 sf	Yes	
C-27	selective range of retail establishments oriented toward pedestrian comparison shopping, and is appropriate to commercial clusters having their own special identity (Montclair)	1 regular unit per 450 sf of lot area (3), (3a)	No maximum	45 feet	150 sf	Yes	CUP required for non-retail uses on the ground floor (such as Residential, or Group Assembly).
C-28	On major boulevards of medium-scale retail buildings, featuring higher density nodes, oriented to pedestrian comparison shopping, and to encourage mixed-use residential and nonresidential developments (Temescal and Fruitvale)	1 regular unit per 450 sf (3), (3a)	3.0 (3a), (4)	35 ft for nonresidential; 40 ft for residential	150 sf (5)	Yes	CUP required for non-retail uses on the ground floor (such as Residential, or Group Assembly).
C-30	Along major thoroughfares with a wide range of retail establishments serving both short and long term needs in convenient locations.	1 regular unit per 450 sf (3), (3a)	3.0 FAR on lots containing both nonresidential and residential facilities.	45 ft for nonres; 40 ft for res;	150 sf	No	There are limitations on Convenience Markets, Fast-Food Restaurants, and Certain Establishments Selling Alcoholic Beverages or Providing Mechanical or Electronic Games. And Automotive Servicing.

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C-31	Mapped in areas with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping, and is typically appropriate along important shopping streets having a special or particularly pleasant character. (Rockridge, Piedmont, Dimond, Laurel)	1 regular unit per 450 sf (3), (3a)	No maximum	35 feet	150 sf	Yes	The total floor area devoted to Commercial or Manufacturing Activities by any single establishment shall not exceed seven thousand five hundred (7,500) square feet, except that a greater floor area may be permitted upon the granting of a conditional use permit pursuant
C-35	Mapped in areas with a wide range of retail establishments serving both short and long term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares. (West Oakland, Golden Gate)	1 regular unit per 450 sf (3), (3a)	3.00 FAR for nonresidential facilities (3a), (4)	no maximum, but see Section 17.108.01, for lots lying along a boundary of any of certain other zones	150 sf	No	
C-36	Mapped in areas with a variety of offices, travel accommodations, and related consumer and business service activities needing visually prominent and attractive locations and abundant vehicular access, and is typically appropriate along wide, landscaped major thoroughfares (Airport, Hegenberger)	No residential allowed	2.5 FAR (3a) (4)	No maximum	n/a	Yes	Height is limited, as prescribed in Section 17.108.010, on lots lying along a boundary of any of certain other zones.
C-40	Mapped in areas with a wide range of both retail and wholesale establishments serving both short and long term needs in convenient locations, and is typically appropriate along major thoroughfares (International, Broadway Auto Row, East Lake).	1 regular unit per 450 sf (3), (3a)	3.00 FAR (3a), (4)	No maximum	150 sf	No (9)	Height is limited, as prescribed in Section 17.108.010, on lots lying along a boundary of any of certain other zones.
C-45	Mapped in areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares.	1 regular unit per 300 sf (3), (3a)	7.00 17.106.030 residential and nonresidential, 10% corner lot and 10% lot which faces or abuts public park, Nonres. Not to exceed 15% from 17.126.050	None	150 sf	No	
C-51	The C-51 zone is intended to create, preserve, and enhance areas for medium-intensity development of offices and business service activities, and is typically appropriate to the service commercial areas immediately adjoining the core of the central district.	1 regular unit per 150 sf (3), (3a)	7.00 FAR (3a), (4)	None	150 sf	No	FAR: In the case of a Nonresidential Facility, by not to exceed fifteen (15) percent if one square foot of plaza, conforming to the provisions of Section 17.126.050, is provided for each seven square feet of additional floor area.
C-52	The C-52 zone is intended to preserve and enhance an area of historically or architecturally valuable structures of moderate scale for office, retail, and other appropriate uses along streets oriented to pedestrian movement, and is appropriate to Old Oakland	1 regular unit per 300 sf (3), (3a)	No maximum	50 feet	150 sf	No	
C-55	The C-55 zone is intended to preserve and enhance a very high-intensity regional center of employment, shopping, culture, and recreation, and is appropriate to the core of the central district.	1 regular unit per 150 sf (3), (3a)	7.00 FAR (3a)	None	150 sf	No	17.106.030 residential and nonresidential,

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C-60	C-60 zone is intended for areas with a variety of commercial services which are essential to the economy of the city, but which are frequently incompatible with the operations of a retail shopping or office area, and is mapped in the area north of the CBD.	Not allowed	7.00 FAR (3a)	None	--	No	See 17.64.020 for list of activity types that require design review; see 17.106.030 for residential and nonresidential FAR.
S-1	The S-1 zone is intended to create, preserve, and enhance areas devoted primarily to medical facilities and auxiliary uses, and is typically appropriate to compact areas around large hospitals (i.e. Kaiser)	1 regular unit per 300 sf (3), (3a)	4.00 FAR (3a)	None	150 sf	Yes	See 17.106.030 for residential and nonresidential FAR
S-2	The S-2 zone is intended to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses, and is typically appropriate to portions of the Oakland Central District and to outlying areas of public facilities.	1 regular unit per 300 sf (3), (3a)	3.50 17.106.030 residential and nonresidential, 10% corner lot and 10% lot which faces or abuts public park	None	150 sf	No	
S-3	The S-3 zone is intended to create, preserve, and enhance areas devoted primarily to conference, research, administrative, and recreational activities in attractive surroundings conducive to such pursuits, and is typically appropriate to relatively secluded locations.	not allowed	0.5 FAR	45 feet 17.108.030 17.128 17.78.130C 17.78.090	--	Yes	
S-15	The S-15 zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development;	1 regular unit per 450 sf (3), (3a), (3b)	4.00 FAR (3a)	45ft	Group: 150 sf Private: 30 sf (6)	Yes	17.108.020 17.108.030 17.128, 17.108.010A
R-60	The R-60 zone is intended to create, preserve, and enhance areas for apartment living at relatively high densities in desirable settings, and is typically appropriate to areas having good accessibility to transportation routes and shopping and community centers. Mapped around Fruitvale and West Oakland BART stations only.	1 regular unit per 800 sf (3), (3a), (4)	1.50 FAR (3a)	40 ft	75 sf	No	
R-70	R-70 zone is intended to create, preserve, and enhance areas for apartment living at high densities in desirable settings, and is typically appropriate to areas having good accessibility to transportation routes and major shopping and community centers.	1 regular unit per 450 sf (3), (3a)	2.25 FAR (3a)	40ft	150 sf	No	17.28.050D 17.108.010 17.28.100; See 17.106.030 for residential and nonresidential FAR.
R-80	The R-80 zone is intended to create, preserve, and enhance areas for high-rise apartment living at high densities in desirable settings, and is typically appropriate to areas near major shopping and community centers and rapid transit stations.	1 regular unit per 300 sf (3), (3a)	3.50 FAR (3a)	none	150 sf	No	17.108.010 17.108.120 17.108.130; See 17.106.030 for residential and nonresidential FAR.

1. See Sections 17.108.010, 17.108.120 and 17.108.130 for exceptions to this height limit
2. C-5, C-10 and C-20 allows 1 primary unit with 1 secondary unit
3. Efficiency units and rooming units are permitted at smaller square footages
 - 3a. allowed to increase by 10% if located on a corner lot, or if facing or abutting a public park.
 - 3b. With a conditional use permit, allowed to increase number of units by 25%.
4. With a conditional use permit, allowed a 50% bonus with transfer of development rights from nearby lots
5. In C-28 districts, mixed use buildings are allowed 120 sf per unit of open space with a CUP (see 17.44.200 (C1c))
6. In S-15 (TOD) districts, group open space can be located anywhere on lot and entirely on roof.
8. The S-17 Downtown Residential Open Space zone allows 75 square feet of open space per regular dwelling unit. See Section 17.99.050 for specifics
9. See section 17.54.040 for specific activity types that require building review.