

## Existing Zoning Regulations: Maximum Height, Density, and Floor Area Ratio

This tables presents a summary of the existing regulations, please refer to the Planning Code (Chapter 17 of the Oakland Municipal Code) for more detailed information.

Zone	Height Maximum	Nonresidential Floor Area Ratio Maximum*	Residential Density (square feet of lot area per unit)*	Notes
C-5	30	No maximum	2,500	
C-10	45	No maximum	1,500	
C-20	45	No maximum	1,500	
C-25/C-30/R-70	No maximum	2.0	450	2:1 stepback over 40 feet
C-27	45		450	
C-28	45	3.0	450	
C-31	35		450	
C-35	No maximum	3.0	450	
C-36	No maximum	2.5	No residential allowed	
C-40	No maximum	3.0	450	
			300	7.0 base, 3.5 more for a mixed use project
C-45	No maximum	10.5		
C-60	No maximum	No maximum		

\* Currently the General Plan Conformity Guidelines allow increases in floor area ratios and densities upon the granting of an Interim Conditional Use Permit. Densities can be increased to one unit per 261 square feet of lot area; floor area ratios can be increased to 4.0 for areas designated as Neighborhood Center Mixed Use or Regional Commercial and 5.0 for areas designated as Community Commercial. These figures are the maximum allowed under the General Plan.