

November 12, 2009  
City of Oakland Zoning Update Community Meeting

## A QUICK GUIDE TO THE COMMERCIAL CORRIDOR DISPLAY BOARDS

### **Board #1: Generalized Zoning Map**

This map shows *proposed* zoning designations for the commercial areas and corridors of the City. A zoning designation describes the types of activities (i.e. retail, industrial, residential, etc.) and development regulations (setbacks, design, etc.) allowed for a certain area. The zones on this map do not describe height limits. A framework for height limit regulations is described on Board #4. You should look up the proposed zoning for any neighborhood you are interested in before going to the next board.

### **Board #2: Zoning Framework**

This board gives a general description of the different zones mapped in Board #1 and the proposed activity regulations for each zone. Notice that each zone matches with a particular General Plan category on the corridors. These categories include: Urban Residential, Neighborhood Center Mixed Use, Community Commercial, and Regional Commercial. This correlation occurs because each proposed zone has regulations that are intended to match the policies in a particular General Plan category.

### **Board #3: Design Regulations**

This board describes new types of design rules that are proposed for how new buildings should look. These regulations are meant to assure that any new construction will have a high design quality.

### **Board #4: Height Framework**

Staff proposes that height limits be designated on a different map than the new zones. This method allows the City flexibility in establishing height limits for specific areas. Staff has yet to map these proposed height limits, so this board presents a sample, showing what the future height map will look like. It also describes the factors used in determining what the height limit should be in a certain area.