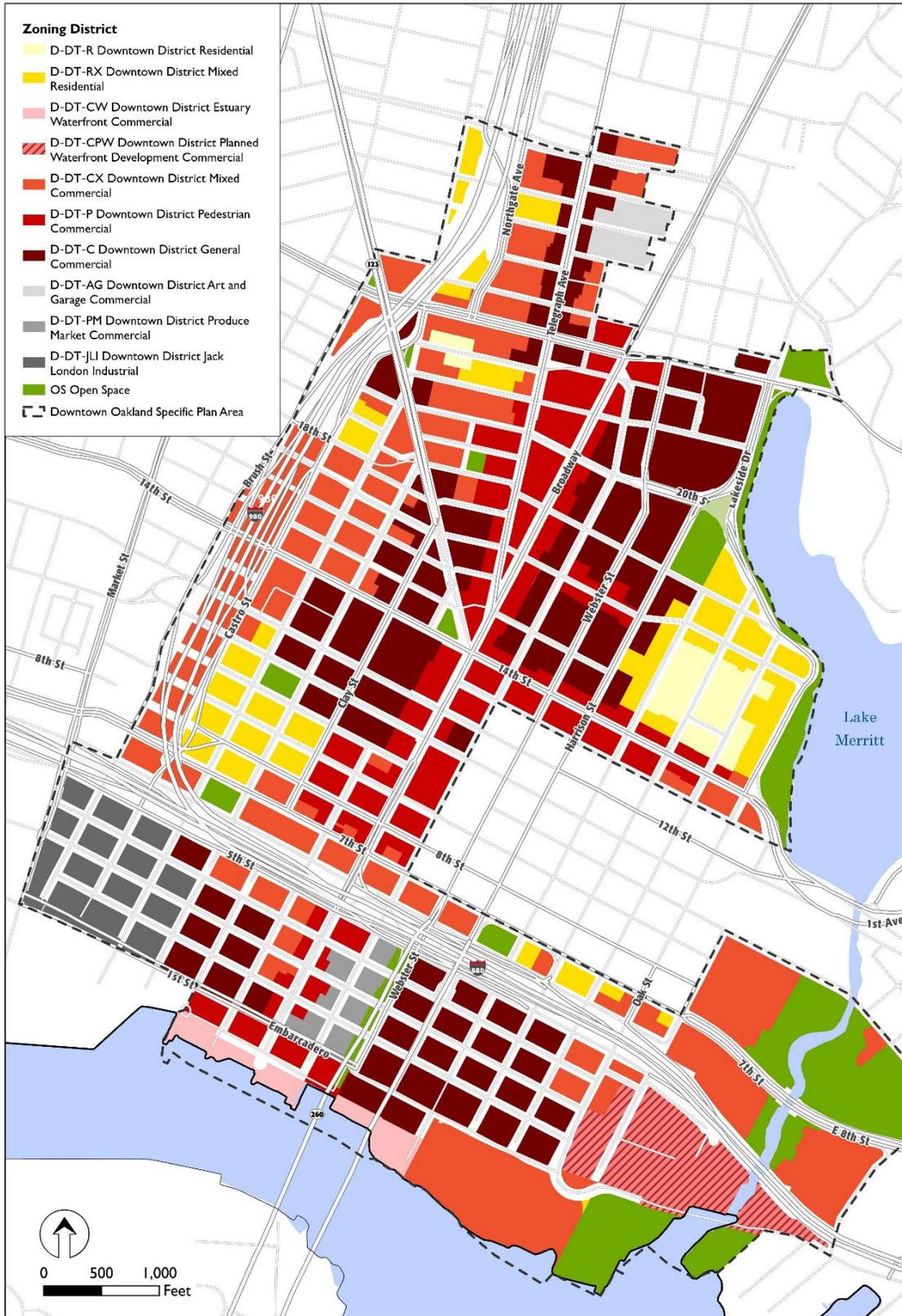


**Downtown Oakland Specific Plan  
Zoning  
Meeting 1:  
Land Use Activities**



**City of Oakland**

# Proposed Zoning Map



## Table 17.101K.01: Proposed Permitted, Conditionally Permitted, and Prohibited Activities

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
<b>Residential Activities</b>												
Permanent	P(L1)	P(L1)	P	P	P	P(L2)	--(L4)	--(L1)(L4)	--(L1)(L4)	--(L4)	P(L27)	
Residential Care	P(L1)(L3)	P(L1)(L3)	P(L3)	P(L3)	P(L3)	P(L2)(L3)	--(L4)	C(L1)(L3)(L4)	C(L1)(L3)(L4)	--(L4)	P(L27)	17.103.010
Supportive Housing	P(L1)	P(L1)	P	P	P	P(L2)	--(L4)	C(L1)(L4)	C(L1)(L4)	--(L4)	P(L27)	
Transitional Housing	P(L1)	P(L1)	P	P	P	P(L2)	--(L4)	C(L1)(L4)	C(L1)(L4)	--(L4)	P(L27)	
Emergency Shelter	C(L3)	C(L3)	C(L3)	C(L3)	C(L3)	C(L2)(L3)	--(L4)	C(L1)(L3)(L4)	C(L1)(L3)(L4)	--(L4)	C(L3)	17.103.010
Semi-Transient	C(L1)	C(L1)	C	C	C	C(L2)	--(L4)	C(L1)(L4)	C(L1)(L4)	--(L4)	P(L27)	
Bed and Breakfast	P	P	P	P	P	--	--(L4)	C(L1)(L4)	C(L1)(L4)	--(L4)	--	17.103.125
<b>Civic Activities</b>												
Essential Service	P	P	P	P	P	P(L2)	P	P	P	P	P	
Limited Child-Care Activities	P	P	P	P	P	P(L2)	P	--	--	--	P	
Community Assembly	C(L7)	C	C	C	C	C(L2)	C	--	--	C	C	
Recreational Assembly	P	P	P	P	P	P(L2)	P	--	C	C	P	

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
Community Education	P(L16)	P(L18)	P	P(L4)(L5)	P	P(L2)	--	--	--	--	--	
Nonassembly Cultural	P	P	P	P(L5)(L8)	P	P(L2)	P	P(L5)	C	P(L4)	P	
Administrative	P(L16)	P	P	P(L5)(L8)	P	P(L2)	C	P(L22)	P(L17)	P	C	
Health Care	P(L5)(L6)	P(L5)	P(L5)	P(L5)(L8)	P(L5)	P(L2)	--	P(L22)	--	C	--	
Special Health Care	C(L6)(L9)	C(L9)	C(L9)	--	C(L9)	C(L2)(L9)	--	--	--	C(L9)	--	17.103.020
Utility and Vehicular	C	C	C	C	C	C(L2)	C	C	C	C	C	
Extensive Impact	C	C	C	C	C	C(L2)	C	C	C	C	C	
<b>Commercial Activities</b>												
General Food Sales	P	P	P	P(L5)(L8)	P	P(L2)	P	P(L19)	P	P(L5)	P	
Full-Service Restaurants	P	P	P	P(L5)(L8)	P	P(L2)	P	P(L19)	P	C(L5)(L8)	P	
Limited Service Restaurant and Café	P	P	P	P(L5)(L8)	P	P(L2)	P	P(L19)	P	P(L5)	P	
Fast-Food Restaurant	C	C	C	--	C	C(L2)	C	--	--	C	C	17.103.030 and 8.09
Convenience Market	C	C	C	C(L8)	C	C(L2)	C	C	C	C	C	17.103.030
Alcoholic Beverage Sales	C	C	C	C(L8)	C	C(L2)	C	C	C	C	C	17.103.030 and 17.114.030

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
Mechanical or Electronic Games	P	P	P	--	P	P(L2)	P	--	P	--	P	
Medical Service	P(L6)	P	P	P(L5)(L8)	P	P(L2)	P	--	--	C	P	
General Retail Sales	P	P	P	P(L5)(L8)	P	P(L2)	P	P	P	P	P	
Large-Scale Combined Retail and Grocery Sales	--	--	--	--	--	--	--	--	--	--	--	
Consumer Service	P(L5)(L10)	P(L10)	P(L10)	P(L5)(L8)(L10)	P(L10)	P(L2)(L10)	P(L10)	P(L10)	P(L10)	P(L10)	P(L10)	
Consultative and Financial Service	P(L6)	P	P	P(L5)(L8)	P	P(L2)	P	P(L5)	P(L17)	--	P	
Check Cashier and Check Cashing	C(L11)	C(L11)	C(L11)	--	--	C(L2)(L11)	--	--	--	--	--	17.103.040
Consumer Cleaning and Repair Service	P(L5)	P	P	P(L5)(L8)	P	P(L2)	P	P	P	P	P	
Consumer Dry Cleaning Plant	P(L20)	P(L20)	P(L20)	P(L20)	P(L20)	P(L2)(L20)	P(L20)	P(L20)	P(L20)	P(L20)	P(L20)	
Artisan Production	P(L28)	P(L28)	P(L28)	P(L5)(L8)(L28)	P(L28)	P(L28)	P(L28)	P(L28)	P(L28)	P(L28)	P(L28)	
Group Assembly	P(L5)(L12)	P(L12)	P(L12)	P(L8)(L12)	P(L12)	P(L2)(L12)	P(L5)(L12)	C(L12)	C(L12)	C(L12)	P(L5)	
Personal Instruction and	P	P	P	P(L8)	P	P(L2)	P	C	C	C	P	

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
Improvement Services												
Administrative	P(L6)	P	P	P(L5)	P	P(L2)	C(L21)	P(L5)(L22)	P(L5)(L22)	--(L23)	P	
Business, Communication, and Media Services	P	P	P	P(L5)(L8)	P	P(L2)	P	P	P	P	P	
Broadcasting and Recording Services Commercial Activities	P(L16)	P	P	P(L5)(L8)	P	P(L2)	P	P	P(L22)	P	P	
Research Service	P(L6)	P	P	P(L5)(L8)	P	P(L2)	P	P	P	P	P	
General Wholesale Sales	--	--	C	--	--	C(L2)	--	--	P	P	C	
Transient Habitation	C	C	C	C	C	C(L2)	C	--	--	--	--	17.103.050
Building Materials Sales	--	--	--	--	--	--	--	--	--	--	--	
Boat and Marine-Related Sales, Rental, Repair and Servicing	--	--	C(L13)	--	--	C(L2)	P	--	--	P(L13)	--	
Automobile and Other Light Vehicle Sales and Rental	--	--	C(L13)	--	--	--	--	C	--	C(L13)	--	

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
Automobile and Other Light Vehicle Gas Station and Servicing	--	C(L13)	C(L13)	--	--	--	--	C(L13)	--	P(L13)	--	
Automobile and other light Vehicle Repair and Cleaning	--	--	--	--	--	--	--	P	--	P(L13)	--	
Taxi and Light Fleet-Based Services	--	C(L13)	C(L13)	--	--	C(L2)(L13)	--	C(L13)	--	C	--	
Automotive Fee Parking	C(L14)	C(L14)	C(L14)	C(L14)	C(L14)	C(L2)	--	--	--	C	--	
Animal Boarding	--	--	--	--	--	P(L2)(L24)	--	--	--	C	--	
Animal Care	C(L7)	P	P	C	P	P(L2)	P	--	P(L22)	P	P	
Undertaking Service	--	C	C	--	--	--	--	--	--	C	--	
<b>Industrial Activities</b>												
Custom Manufacturing	C(L7)(L13)(L25)	C(L13)	C(L13)	--	C(L13)	C(L2)(L13)	C(L13)	C(L13)	C(L13)	C	C(L13)	
Light Manufacturing	--	C(L13)(L25)	C(L13)	--	--	C(L2)(L13)	--	--	C(L13)	C	--	
General Manufacturing	--	--	--	--	--	--	--	--	--	C	--	
Heavy/High Impact	--	--	--	--	--	--	--	--	--	--	--	
Research and Development	--	C(L13)	C(L13)	--	--	P(L2)(L13)	--	--	C(L13)(L22)	P(L13)	--	

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
Construction Operations	--	--	--	--	--	--	--	--	--	--	--	
Warehousing, Storage, and Distribution-Related												
A. General Warehousing, Storage and Distribution	--	--	C(L13)	--	--	C(L2)(L13)(L26)	--	--	P	P	--	
B. General Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	
C. Self- or Mini-Storage	--	--	--	--	--	C(L2)(L26)	--	--	--	--	--	
D. Container Storage	--	--	--	--	--	--	--	--	--	--	--	
E. Salvage/Junk Yards	--	--	--	--	--	--	--	--	--	--	--	
Regional Freight Transportation	--	--	--	--	--	--	--	--	--	--	--	
Trucking and Truck-Related	--	--	--	--	--	--	--	--	--	--	--	
Recycling and Waste-Related												
A. Satellite Recycling Collection Centers	--	C	C	--	--	C(L2)	C	--	--	C	C	
B. Primary Recycling Collection Centers	--	--	--	--	--	--	--	--	--	--	--	

Activities	Primary Zones										Combining Zone	Additional Regulations
	D-DT-P	D-DT-C	D-DT-CX	D-DT-R	D-DT-RX	D-DT-CPW	D-DT-CW	D-DT-AG	D-DT-PM	D-DT-JLI	Office Priority*	
Hazardous Materials Production, Storage, and Waste Management	--	--	--	--	--	--	--	--	--	--	--	
<b>Agriculture and Extractive Activities</b>												
Limited Agriculture	--	P(L15)	P(L15)	P(L15)	P(L15)	P(L2) (L15)	--	--	--	P(L15)	--	
Extensive Agriculture	--	--	--	--	--	--	--	--	--	--	--	
Plant Nursery	--	--	--	--	--	C	--	--	--	P	--	
Mining and Quarrying	--	--	--	--	--	--	--	--	--	--	--	
<b>Accessory off-street parking serving prohibited activities</b>	C	C	C	C	C	C	C	C	C	C	--	17.116.075
<b>Activities that are listed as prohibited, but are permitted or conditionally permitted on nearby lots in an adjacent zone</b>	C	C	C	C	C	C	C	C	C	C	C	17.102.110

**Limitations on Table 17.101K.01:**

\* The Office Priority Combining Zone activity regulations supersede the regulations of the base zone.

**L1.** See Table 17.101K.02 for limitations on the construction of new ground-floor Residential Facilities and new Residential Facilities in the Office Priority Zone.

**L2.** See Table 17.101K.02 for requirements and limitations regarding the construction of Residential Facilities, principal buildings, D-DT-Work/Live Nonresidential Facilities, additions, and accessory structures in the D-DT-CPW Zone.

**L3.** Residential Care is permitted if located in a One-Family Dwelling Residential Facility; conditionally permitted if located elsewhere (see Chapter 17.134 for the CUP procedure). No Residential Care or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility. See Section 17.103.010 for other regulations regarding Residential Care and Emergency Shelter Residential Activities.

**L4.** These activities are only permitted in existing Residential Facilities. For the purposes of this limitation, a facility is considered existing if it received its certificate of occupancy or passed its final building inspection on its building permit prior the effective date of this Chapter.

**L5.** With the exception of parcels facing Broadway, San Pablo Avenue, Telegraph Avenue, and 14th Street, the total floor area devoted to these activities on the ground floor by any single establishment may only exceed seven thousand five hundred (7,500) square feet upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure).

**L6.** With the exception of retail bank branches and coworking spaces with one hundred (100) percent transparent windows, if located both on the ground floor of a building and within thirty (30) feet of the principal

street facing façade (see Section 17.101K.080 for how to identify the principal street), these activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this Conditional Use Permit requirement. In addition to the general CUP criteria contained in Section 17.134.050, these conditionally permitted ground floor proposals must also meet each of the following criteria:

- a. The proposal will not impair a generally continuous wall of building facades; and
- b. The proposal will not weaken the concentration and continuity of ground-floor commercial and will not impair the retention or creation of an important shopping frontage.

**L7.** These activities are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, when these activities are located within thirty (30) feet of the front of the ground floor of the principal building (with the exception of incidental pedestrian entrances that lead to one (1) of these activities elsewhere in the building), the proposed activities must also meet the criteria contained in Note L6., above.

**L8.** These activities shall only be located on or below the ground floor of a building with the following two (2) exceptions:

- a. An activity is permitted anywhere above the ground floor if the floor area devoted to the activity is three thousand (3,000) square feet or less; and
- b. An activity located on the ground floor may extend to the second floor of a building if both: 1) the activity on the second floor is the same as, or accessory to, the ground floor activity and part of the same business or establishment; and 2) there is a direct internal connection between the ground floor and the second story activities.

**L9.** No new or expanded Special Health Care Civic Activity shall be located closer than two thousand five hundred (2,500) feet from any other such activity, or five hundred (500) feet from any K-12 school or Licensed Emergency Shelters. See Section 17.103.020 for further regulations regarding Special Health Care Civic Activities.

**L10.** See Section 17.102.170 for special regulations relating to massage services. Also, no new or expanded laundromat shall be located closer than five hundred (500) feet from any existing laundromat. See Section 17.102.450 for further regulations regarding laundromats.

**L11.** No new or expanded Check Cashier and Check Cashing Commercial Activity shall be located closer than one thousand (1,000) feet from any other such activity or five hundred (500) feet from any Community Education, Community Assembly, or Recreational Assembly Civic Activity; State or Federally chartered bank, savings association, credit union, or industrial loan company; or certain Alcoholic Beverage Sales Commercial Activities. See Section 17.103.040 for further regulations regarding Check Cashier and Check Cashing Commercial Activities.

**L12.** No new or expanded Adult Entertainment Activity shall be located closer than one thousand (1,000) feet to the boundary of any Residential Zone or three hundred (300) feet from any other Adult Entertainment Activity. See Section 17.102.160 for further regulations regarding Adult Entertainment Activities.

**L13.** These activities, including accessory activities, are only allowed to be performed indoors. This requirement includes but is not limited to: vehicles stored before and after servicing, general storage, vehicle and other repair, and automotive cleaning. This requirement excludes parking for customers currently at the business and automotive fueling.

**L14.** Automotive fee parking is permitted upon the granting of Conditional Use Permit (see Chapter 17.134 for the CUP procedure) if it is in either a parking structure or in a below-grade parking lot. Automotive fee parking is otherwise prohibited.

**L15.** Limited Agriculture is permitted if the activity occupies less than five thousand (5,000) square feet of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure). In the D-DT-JLI Zone, applicant must receive approval from Alameda County that the soil is suitable for limited agriculture.

**L16.** If located both on the ground floor of a building and within thirty (30) feet of the principal street façade (see Section 17.101K.080 for how to identify the principal street), these activities are not permitted in a tenant space that is adjacent to two streets at an intersection. The total linear frontage length devoted to these activities on the ground floor, and within thirty (30) feet of the principal street facade (with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building), may only exceed twenty-five percent (25%) of the total linear frontage length from street corner to street corner on the subject side of the street upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the general CUP criteria contained in Section 17.134.050, these conditionally permitted activities must also meet the additional criteria contained in Note L6, above. Also, all ground floor window space on the ground floor facade shall be clear, non-reflective, and allow views into the indoor space.

**L17.** These activities are not permitted if both located on the ground floor of a building and within fifty (50) feet of a front property line; incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this restriction.

**L18.** The activities are limited to daycare and elementary schools occupying less than ten thousand (10,000) square feet of floor area or daycare and elementary schools occupying more than ten thousand (10,000) square feet of floor area that include an approved circulation plan, including passenger loading areas and student pickup and drop-off sites.

- L19.** These activities are only permitted if they occupy less than fifty percent (50%) of the total ground floor of a building.
- L20.** These activities are only permitted as accessory to Consumer Cleaning and Repair Service facilities.
- L21.** These activities shall only be located on the ground floor of a principal building if they provide services to the public.
- L22.** These activities are not permitted on the ground floor of a building.
- L23.** Administrative activities accessory to an Industrial Activity are limited to twenty percent (20%) of floor area in the D-DT-JLI Zone.
- L24.** These activities are only permitted as accessory activities to an Animal Care Commercial Activity.
- L25.** These activities shall only be permitted if they have ground floor space dedicated to General Retail Sales Commercial Activity within the front thirty (30) feet of the principal building.
- L26.** These activities are only permitted in existing buildings. For the purposes of this limitation, a facility is considered existing if it received its certificate of occupancy or passed its final building inspection on its building permit prior to the effective date of this Chapter.
- L27.** Residential activities are only permitted in the Office Priority Combining Zone if the project meets the office floor area requirements contained in Table 17.101K.02, note L6.
- L28.** During operating hours, ground floor Artisan Production Commercial Activities shall be open to the public to purchase and view items produced on site. On other floors, these activities shall either be open to the public during operating hours or available by appointment to view and purchase items produced on site.