



CITY OF OAKLAND

MINI-LOT DEVELOPMENTS

CONDITIONAL USE PERMIT FINDINGS

The Zoning Ordinance describes two different types of uses in each zoning district: 1) permitted uses; and 2) conditional uses. Conditional uses are those which require special consideration from the City. The Conditional Use Permit (CUP) process provides the City with the flexibility to determine if a specific use at a certain location will be compatible with the neighborhood. Conditional Use Permits can only be granted if all of the following findings can be made.

Mini-Lot developments are comprehensively designed developments containing lots which do not meet the minimum size or other requirements applying to individual lots in the zone where it is located, but where the property as a whole complies with the applicable zoning regulations as if it were one large lot rather than several smaller lots. Upon the granting of a Conditional Use Permit, the maximum height and minimum yard, lot area, width, and frontage requirements otherwise applying to individual lots may be waived or modified within a mini-lot development, and floor area, parking, and other facilities may be located within said development without reference to lot lines.

A conditional use permit may be granted only in the S-1 or S-2 zone or in any residential or commercial zone other than RH zones or the RD-1 Zone.

Chapter 17.102.320

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

1. There is adequate provision for maintenance of the open space and other facilities within the development:

2. The total development meets all the requirements that would apply to it if it were a single lot:
