

LAND USE AND ZONING

59 Attachment 5

**Borough of Oakland**

**Schedule A**

**Limiting Lot and Yard Sizes and Bulk Principal Building and Use<sup>1</sup>**

(Section 59-47)

[Amended 11-1-89 by Ord. No. 89-Code-171; 3-21-90 by Ord. No. 90-Code-192; 10-25-95 by Ord. No. 95-Code-301; 7-11-07 by Ord. No. 07-Code-556; 10-24-07 by Ord. No. 07-Code-560; 7-23-08 by Ord. No. 08-Code-572; 5-9-12 by Ord. No. 12-Code-662; 9-19-12 by Ord. No. 12-Code-672; 9-19-12 by Ord. No. 12-Code-673; 6-23-2021 by Ord. No. 21-Code-837; 6-23-2021 by Ord. No. 21-Code-838; 6-23-2021 by Ord. No. 21-Code-839; 6-23-2021 by Ord. No. 21-Code-841]

Zone	Minimum Area	Minimum Lot Dimensions		Building Coverage (%)	Impervious Coverage (%)	Maximum Number of Stories	Maximum Height (feet)	Front Yard Minimum Depth (feet) <sup>2</sup>	Side Yards, Minimum Width of Each (feet)	Rear Yard Minimum Depth (feet)
		Width	Depth							
RA-I S.F. Res.	43,560 sq. ft.	150	200	20	40	2 1/2	35	50	30	75
RA-2 S.F. Res.	30,000 sq. ft.	135	175	20	40	2 1/2	35	50	30	75
RA-3 S.F. Res.	15,000 sq. ft.	100	140	20	40	2 1/2	35	40	15	35
RA-4 S.F. Res. <sup>9,10</sup>	45,000 sq. ft.	200	150	20	40	2 1/2	35	50	50	75
RA-MD Multifamily	5 acres	300	400	20	40	2 1/2	35	50	50	50
TH Town House Zone	5 acres	300	700	20	40	2 1/2	35	75	50	50
RA-C Cluster SF Res.	40 acres			20	40	2 1/2	35	100	50	50
RC Residential Cluster	30 acres	8	100	20	40	2 1/2	35	30	15	40
B-2 Local Business	10,000 sq. ft.	50	100	30	55	2 1/2	35	10 <sup>3</sup>	4	25
B-3 Neighborhood Business	20,000 sq. ft.	100	200	30	55	2 1/2	35	40	30	30
I-1 Industrial	43,560 sq. ft.			25	50	2	40	50	25	25
I-3 Industrial	2 acres			25	50	2	40	50	25	25
I-P Industrial Park	See Note 5			25	50	2	40	50	25	50
CO Corporate Office	10 acres	200 <sup>60</sup>		25	50	3	40	100	50	50
IP-CO Industrial Park/ Corporate Office	2 acres			25	50	3	40	100	50	50
C Conservation	5 acres			20	30	2 1/2	35	100	50	50
PO Professional Office	43,560 sq. ft.	150	250	25	50	3	35	50	25	80
AH-1 Affordable Housing	20 acres	500	750	20	45	2 1/2	35	50	30	30
AH-2 Affordable Housing <sup>2</sup>	75 acres	300	7	20	45	3	35	7	7	7
RA-2 Affordable Housing (RA-2AH)	30,000 sq. ft.	135	175	20	40	2.5	35	50	30 <sup>11</sup>	75
CBD-I Central Business District-I (See Section 59-53.1)										
CBD-II Central Business District-II (See Section 59-53.2)										

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RA-3AH Affordable Housing (See Section 59-52.4)								
RA-4AH Affordable Housing (See Section 59-52.5)								
RA-5AH Affordable Housing (See Section 59-52.6)								
SAHD Senior Affordable Housing (See Section 59-52.7)								

NOTES:

- <sup>1</sup> For the schedule pertaining to shopping centers, see Section 59-66. For the schedule pertaining to nursing homes, see Section 59-65.
- <sup>2</sup> For additional regulations as to front yard depth in residential zones, see Section 59-60, Setbacks.
- <sup>3</sup> In the B-2 Zone, buildings shall be set back from the street on which the lot fronts and from an adjoining side street a distance equal to the average setback in the block front, but in no case less than ten (10) feet from the curbline. In addition, on a corner lot the triangular area at the intersection of the street right-of-way lines and a straight line joining the same from points fifteen (15) feet distance from their intersection shall be clear and unobstructed.
- <sup>4</sup> A minimum of zero feet, if attached to an adjacent building or a minimum of ten (10) feet if not attached to an adjacent building.
- <sup>5</sup> A minimum of two (2) acres per lot, subject to the condition that in any tract in this district no more than twenty-five percent (25%) of the area of said tract shall be divided into plots having a minimum of two (2) acres per plot, and no more than twenty-five percent (25%) of the area of said tract shall be divided into plots having a minimum of three (3) acres per plot. The remainder of the tract shall be divided into plots having a minimum area of more than five (5) acres per plot.

- <sup>6</sup> Two hundred (200) feet frontage is required with no minimum lot width or depth requirements.
- <sup>7</sup> See Section 59-66.2.
- <sup>8</sup> Minimum lot width at street frontage is twenty-five (25) feet, with a minimum lot width at the front yard setback of sixty-five (65) feet.
- <sup>9</sup> Zone average lot size – one hundred thousand (100,000) square feet.
- <sup>10</sup> Minimum lot width - one hundred fifty (150) square feet if frontage limited only to cul-de-sac bulb.
- <sup>11</sup> A side yard of twenty (20) feet is required for corner lots as per Schedule A, footnote #2.