



CITY OF OAKLAND
PLANNING & BUILDING DEPARTMENT

CITY OF OAKLAND ZONING AND ESTUARY POLICY PLAN MAPS

NOTES
The designations on the Estuary Policy Plan Map are a general illustration of the written goals and policies of the Estuary Policy Plan. A determination for a specific site is based upon an analysis of the Estuary Policy Plan text and policies in addition to an evaluation of the surrounding land uses.
If an area has an Institutional General Plan Land Use classification check with Planning Department staff to determine allowed land uses.
This map may not contain all parcel-specific zoning information. Zoning information may also be viewed online at:
<http://maps.oaklandnet.com/planmap/index.aspx>
or you may call the Planning and Zoning Hotline at (510) 238-3911. Verify all zoning information with the City of Oakland Planning and Zoning Division before making any final determinations.
Bureau of Planning, May 12, 2017

RESIDENTIAL ZONING

RH Hillside
RD Detached Unit
RM Mixed Housing
RU Urban
R-80 High-Rise Apartment

COMMERCIAL ZONING

CN Neighborhood Center
CC Community
CR Regional
C-40 Community Thoroughfare
C-45 Community Shopping
HBX-1 Housing and Business Mix 1
HBX-2 Housing and Business Mix 2
HBX-3 Housing and Business Mix 2
HBX-4 Housing and Business Mix 4

OPEN SPACE ZONING

OS (AF) Athletic Field
OS (CP) Community Park
OS (LP) Linear Park
OS (AMP) Active Mini-Park
OS (NP) Neighborhood Park
OS (PMP) Passive Mini-Park
OS (RCA) Resource Conservation Area
OS (RSP) Region-Serving Park
OS (SU) Special Use

INDUSTRIAL ZONING

M-20 Light
M-30 General
M-40 Heavy
CIX-1 Commercial Industrial Mix 1
CIX-1A Business Enhancement
CIX-1B Low Intensity Business
CIX-1C High Intensity Business
CIX-1D Retail Commercial Mix
CIX-2 Commercial Industrial Mix 2
IG Industrial General
IO Industrial Office

CENTRAL BUSINESS DISTRICT ZONING

CBD-C Central Business District Commercial
CBD-P Central Business District Pedestrian Retail
CBD-R Central Business District Residential
CBD-X Central Business District Mixed Commercial

SPECIAL AND COMBINING ZONING

C Residential Commercial
D-BV Broadway Valdez District
D-GI Gateway Industrial District
D-KP Kaiser Permanente Oakland Medical Center District
D-OTN Oak To Ninth District
D-WTS Wood Street District
N North Large Development Site
S-1 Medical Center
S-2 Civic Center
S-3 Research Center
S-4 Design Review
S-6 Mobile Home
S-7 Preservation
S-9 Fire Safety Protection
S-10 Scenic Route
S-11 Site Development and Design Review
S-12 Residential Parking
S-15 Transit Oriented
S-15W Transit Oriented West
S-17 Downtown Residential Open Space
S-19 Health and Safety Protection Overlay
S-20 Historic Preservation District
T West Oakland Industrial Overlay

LAKE MERRITT STATION AREA DISTRICT ZONING

D-LM-1 Lake Merritt Station Area District Mixed Residential Zone-1
D-LM-2 Lake Merritt Station Area District Pedestrian Commercial Zone-2
D-LM-3 Lake Merritt Station Area District General Commercial Zone-3
D-LM-4 Lake Merritt Station Area District Mixed Commercial Zone-4
D-LM-5 Lake Merritt Station Area District Institutional Zone-5

COLISEUM AREA DISTRICT ZONING

D-CO-1 Coliseum Area Transit Oriented Development District Zone-1
D-CO-2 Coliseum Area Commercial District Zone-2
D-CO-3 Coliseum Area Commercial District Zone-3
D-CO-5 Coliseum Area Commercial Industrial Mix District Zone-5
D-CO-6 Coliseum Area Commercial Industrial Mix District Zone-6

— Zoning Boundaries

— Estuary Policy Plan Area

Commercial / Corridor Height Limits (Feet)

Base Heights < 90'

35
35*
45
45*
60
65
75
85
85/135

Base Heights ≥ 90'

90
100
120
135
140
160
250

