

DRAFT

Proposed Height Limits, Residential Density and Floor Area Ratio in Commercial Zones

In areas with commercial zoning, the height limits, floor area ratios (ratio of square feet of structure per square feet of lot area for commercial uses) and residential densities (number of residential units per lot area) will be regulated by a separate height map that is independent of the proposed zoning districts.

The following factors were considered to determine the height limits in different areas:

- Is the area considered “Maintain and Enhance” or “Grow and Change” by the General Plan?
- Width of street – greater or less than 100 feet wide?
- Access to transit – BART station and major transit hubs
- Historic properties and areas (as designated by the Oakland Cultural Heritage Survey)
- Proximity to Downtown
- Hillside behind corridor
- Height limits in adjacent neighborhoods
- Existing height limits
- Community input

Height Limit	No. Stories	Residential Density sf (lot area)/unit	Floor Area Ratio (commercial space only)
35 feet	3	550	2.0
45 feet	4	450	2.5
60 feet	5	375	3.0
75 feet	5 to 6	275	4.0
90 feet	8	220	4.0 to 4.5
120 feet	11	220	4.0 to 5.0
160 feet	15	220	5.0