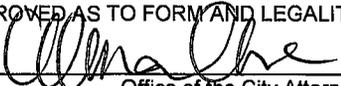


FILED
OFFICE OF THE CITY CLERK
OAKLAND
2016 SEP 29 PM 3:3

REVISED AT COUNCIL 9/20/16

APPROVED AS TO FORM AND LEGALITY


Office of the City Attorney

INTRODUCED BY COUNCILMEMBER _____

OAKLAND CITY COUNCIL
ORDINANCE No. 13393 G.M.S.

ORDINANCE AMENDING THE OAKLAND PLANNING CODE TO COMPREHENSIVELY UPDATE CITYWIDE OFF-STREET PARKING AND LOADING REGULATIONS AND MAKE CONFORMING CHANGES TO OTHER PLANNING CODE SECTIONS, AND ADOPTING ENVIRONMENTAL FINDINGS

WHEREAS, most of the City’s off-street parking and loading regulations were adopted with the original version of the Planning Code in 1965 and have not been comprehensively updated since 1965; and

WHEREAS, the City’s off-street parking and loading regulations are not consistent with nationwide best practices; and

WHEREAS, many of the current off-street parking requirements are inconsistent with regional policies established by the Metropolitan Transportation Commission and City policies related to transit use, housing supply, air quality, and climate change contained in the Land Use and Transportation Element of the General Plan, Housing Element of the General Plan, City’s “Transit First” policy, Climate Action Plan, and/or the Mayor’s Housing Cabinet Report; and

WHEREAS, many of the current off-street parking regulations create impediments to the rehabilitation of historic structures and the flexible reuse of commercial facilities; and

WHEREAS, some of the current off-street parking regulations discourage the efficient use of land; and

WHEREAS, the City seeks to update its off-street parking and loading regulations to make them more consistent with local, state and regional policies and with nationwide best practices; and

WHEREAS, this Ordinance will serve the public necessity, convenience and welfare for the reasons set forth in the accompanying Agenda Report dated August 18, 2016, and incorporates such reasons herein by reference; and

WHEREAS, this Ordinance is in conformity with adopted City policies related to transit use, housing supply, air quality, and climate change contained in the Land Use and Transportation Element of the General Plan, Housing Element of the General Plan, City’s “Transit First” policy, Climate Action Plan, and/or the Mayor’s Housing Cabinet Report; and

WHEREAS, adoption of this Ordinance is in compliance with the California Environmental Quality Act (California Public Resources Code sections 21000 et seq.); and

WHEREAS, staff presented the proposed updates to the off-street parking and loading requirements at several community meetings throughout the City; and

WHEREAS, the proposed updates were considered at a regular, duly noticed meeting of the Zoning Update Committee on March 9, 2016, and the Zoning Update Committee recommended that the proposal be presented to the full Planning Commission; and

WHEREAS, the proposed updates were considered, after a duly noticed public hearing, at a regular meeting of the Planning Commission on June 22, 2016, and the Planning Commission recommended that that the City Council adopt the proposed updates; and

WHEREAS, this Ordinance was considered at a regular, duly noticed, meeting of the Community and Economic Development Committee of the City Council (“Committee”) on September 13, 2016, and the Committee recommended adoption of this Ordinance; and

WHEREAS, this Ordinance was considered, after a duly noticed public hearing, at a regular meeting of the City Council on September 20, 2016, and all interested parties were provided an ample opportunity to participate in said hearing and express their views; now, therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The City Council finds and determines the forgoing recitals to be true and correct and hereby makes them a part of this Ordinance.

Section 2. Amendment of the Oakland Planning Code. Title 17 of the Oakland Municipal Code is hereby amended as detailed in *Exhibits A* and *B*, attached hereto and incorporated as set forth fully herein.

Section 3. Progress Report. City staff shall maintain current information about implementation of the updated parking regulations, and shall return to the City Planning Commission and Community and Economic Development Committee within two years to present a report analyzing the outcomes of the updated parking regulations.

Section 4. Enforcement Mechanism. City staff shall develop methods of enforcing the parking demand management requirements contained in the updated parking regulations.

Section 5. Severability. The provisions of this Ordinance are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section, Chapter or other provision is invalid, or that the application of any part of the provision to any person or circumstance is invalid, the remaining provisions of this Ordinance that can be given effect without the invalid provision or application and the application of those provisions to other persons or circumstances are not affected by that decision. The City Council declares that the City Council would have adopted this Ordinance irrespective of the invalidity of any particular

portion of this Ordinance.

Section 6. That the record before this Council relating to this Ordinance includes, without limitation, the following:

1. all final staff reports, and other final documentation and information produced by or on behalf of the City, including without limitation supporting technical studies and all related/supporting final materials, and all final notices relating to the parking regulations and attendant hearings;
2. all oral and written evidence received by the CED Committee and City Council during the public hearings on the parking regulations; and all written evidence received by the relevant City Staff before and during the public hearings on the parking regulations;
3. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) other applicable City policies and regulations; and (d) all applicable state and federal laws, rules and regulations.

Section 7. That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based, are respectively: (a) Planning and Building Department –Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, One Frank H. Ogawa Plaza, 1st Floor, Oakland, California.

Section 8. California Environmental Quality Act. The proposed amendments to the Planning Code rely on the previous set of applicable CEQA documents including: the Coliseum Area Specific Plan EIR (2015); Broadway Valdez Specific Plan EIR (2014); West Oakland Specific Plan EIR (2014); Central Estuary Area Plan EIR (2013); Land Use and Transportation Element of the General Plan EIR (1998); the Oakland Estuary Policy Plan EIRs (1999, 2006) and Supplemental EIR (2013); the Redevelopment Area EIRs – West Oakland (2003), Central City East (2003), Coliseum (1995), and Oakland Army Base (2002); the Historic Preservation Element of the General Plan EIR (1998); the 2007-2014 Housing Element Final EIR (2010) and Addendum (2014); and various Redevelopment Plan Final EIRs (collectively, "Previous CEQA Documents"). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163.

The proposed amendments are also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment), and Section 21099(d) of the Public Resources Code states that parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area are not to be considered significant environmental impacts, each as a separate and independent basis.

Section 9. Conforming Changes. The City Council hereby authorizes the City Administrator or designee to make non-substantive, technical conforming changes (essentially correction of typographical and clerical errors), prior to formal publication of the Amendments in the Oakland

Municipal Code.

Section 10. Effective Date. This Ordinance shall be effective 30 days from the date of final passage by the City Council, but shall not apply to (a) building/construction related permits already issued and not yet expired; (b) zoning applications approved by the City and not yet expired; or (c) zoning applications deemed complete by the City as of the date of final passage. However, zoning applications deemed complete by the City prior to the date of final passage of this Ordinance may be processed under provisions of these Planning Code amendments if the applicant chooses to do so.

Section 11. Authority. This Ordinance is enacted pursuant to the City of Oakland's general police powers, Section 106 of the Charter of the City of Oakland, and Article XI of the California Constitution.

IN COUNCIL, OAKLAND, CALIFORNIA, OCT 0 4 2016

PASSED BY THE FOLLOWING VOTE:

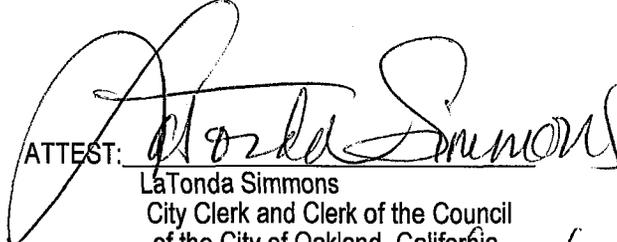
AYES- BROOKS, GALLO, GUILLEN, KALB, KAPLAN, REID, CAMPBELL-WASHINGTON, and ~~██████████~~ ~~██████████~~ - 7

NOES- 0

ABSENT- 0

ABSTENTION- 0

Raised - Givson McElhany - 1

ATTEST: 
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

DATE OF ATTESTATION: 10/24/16

Introduction Date

SEP 2 0 2016

EXHIBIT A: PROPOSED CHANGES TO MUNICIPAL CODE

The following contains proposed amendments to the Oakland Municipal Code (O.M.C.). Additions to the O.M.C. are underlined; deletions are in ~~strikethrough~~.

Title 17 PLANNING

Chapters:

Chapter 17.74 - S-1 MEDICAL CENTER COMMERCIAL ZONE REGULATIONS

Chapter 17.76 - S-2 CIVIC CENTER COMMERCIAL ZONE REGULATIONS

Chapter 17.78 - S-3 RESEARCH CENTER COMMERCIAL ZONE REGULATIONS

Chapter 17.97 - S-15 TRANSIT-ORIENTED DEVELOPMENT COMMERCIAL ZONES
REGULATIONS

Chapter 17.101F - D-GI GATEWAY DISTRICT INDUSTRIAL ~~DISTRICT~~-ZONE REGULATIONS

Chapter 17.09 DEFINITIONS

Sections:

17.09.040 Definitions.

17.09.040 Definitions.

"Car-share, public" means a service that provides an integrated citywide network of neighborhood-based motor vehicles available to members by reservation on an hourly basis or in smaller intervals.

"Car-share, private" means a service provided within a development that provides motor vehicles available only to occupants and only on an hourly basis or in smaller intervals.

"Dependent loading berth" means a loading berth that can only be accessed by driving across another parking space or loading berth. (See also "Independent loading berth" and "Tandem loading berth" in this Section.)

"Dependent parking space" means a parking space which ~~that~~ can only be accessed by driving across another parking space or loading berth. (See also "Independent parking space" and "Tandem parking" in this Section.)

"Ground floor" means the story of a building that is at or nearest ground level.

"Independent loading berth" means a loading berth that can be accessed without driving across another parking space or loading berth. (See also "Dependent loading berth" and "Tandem parking" in this Section.)

"Independent parking space" means a parking space which ~~that~~ can be accessed without driving across another parking space or loading berth. (See also "Dependent parking space" and "Tandem parking" in this Section.)

"Major Classes" are the categories of individual Activity and Facility Types that are in this Chapter. The Major Activity Classes are: Residential, Civic, Commercial, Industrial, and Agricultural and Extractive. The Major Facility Classes are: Residential, Nonresidential, Signs, and Telecommunications.

"Use" means an Activity and/or Facility.

Chapter 17.10 USE CLASSIFICATIONS

Sections:

Article I - General Classification Rules

Article I General Classification Rules

~~17.10.020 Definitions.~~

~~17.10.020 Definitions.~~

~~"Activity" means the performance of a function or operation.~~

~~"Facility" means a structure, open area, or other physical contrivance or object.~~

~~17.10.040 - Accessory activities.~~

~~N. Car-sharing services and parking spaces are considered accessory to all activities, as long as required parking space for that activity is not taken by car-sharing trucks and automobiles. Car-sharing services are considered accessory to all facility types, excepting: One-Family Dwellings, One-Family Dwellings with Secondary Units, Two-Family Dwellings, and Rooming Houses.~~

~~17.10.490 - Automotive Fee Parking Commercial Activities.~~

~~Automotive Fee Parking Commercial Activities include the parking and storage of motor vehicles on a fee basis, including, but not limited to, for-fee parking lots and parking for car share vehicles, other than the operation of parking facilities by a Civic Activity. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.~~

Chapter 17.33 CN NEIGHBORHOOD CENTER COMMERCIAL ZONES REGULATIONS

Sections:

17.33.030 Permitted and conditionally permitted activities.

17.33.030 Permitted and conditionally permitted activities.

Table 17.33.01: Permitted and Conditionally Permitted Activities

Activities	Zones				Additional Regulations
	CN-1	CN-2	CN-3	CN-4	
Commercial Activities					
Automotive Fee Parking	C(L4)	C(L4)	C(L4)	C	<u>17.103.055</u>

Chapter 17.35 CC COMMUNITY COMMERCIAL ZONES REGULATIONS

Sections:

17.35.030 Permitted and conditionally permitted activities.

17.35.030 Permitted and conditionally permitted activities.

Table 17.35.01: Permitted and Conditionally Permitted Activities

Activities	Zones			Additional Regulations
	CC-1	CC-2	CC-3	
Commercial Activities				
Automotive Fee Parking	C	C	C	<u>17.103.055</u>

Chapter 17.37 CR REGIONAL COMMERCIAL ZONES REGULATIONS

Sections:

17.37.030 Permitted and conditionally permitted activities.

17.37.030 Permitted and conditionally permitted activities.

Table 17.37.01 lists the permitted, conditionally permitted, and prohibited activities in the CR Zones. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

Table 17.37.01: Permitted and Conditionally Permitted Activities

Activities	Zone	Additional Regulations
	CR-1	
Commercial Activities		
Automotive Fee Parking	—(L7)	

Limitations on Table 17.37.01:

L7. Existing automotive fee parking lots may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or expanding the size of the parcel with the parking constitutes an expansion of a nonconforming use and is not permitted.

Chapter 17.58 CBD CENTRAL BUSINESS DISTRICT ZONES REGULATIONS ^[25]

Sections:

17.58.040 Permitted and conditionally permitted activities.

17.58.040 Permitted and conditionally permitted activities.

Table 17.58.01: Permitted and Conditionally Permitted Activities

Activities	CBD-R	CBD-P	CBD-C	CBD-X	Additional Regulations
Commercial Activities					
Automotive Fee Parking	C(L14)	C(L14)	C(L14)	C(L14)	<u>17.103.055</u>

Limitations:

L14. Automotive fee parking is permitted upon the granting of conditional use permit (see Chapter 17.134 for the CUP procedure) if it is located in either a parking structure that is at least three (3) stories high or in a below grade parking lot. Automotive fee parking is otherwise prohibited.

Chapter 17.65 HBX HOUSING AND BUSINESS MIX COMMERCIAL ZONES REGULATIONS

Sections:

17.65.010 Title, purpose, and applicability.

17.65.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the HBX Housing and Business Mix Commercial Zones Regulations. This Chapter establishes land use regulations for the HBX-1, HBX-2, HBX-3, and HBX-4 Zones.

Housing and Business Mix - 1 (HBX-1) Commercial Zone. The HBX-1 Commercial Zone is intended to provide development standards that provide for the compatible coexistence of industrial and heavy commercial activities and medium density residential development. This zone recognizes the equal importance of housing and business.

Housing and Business Mix - 2 (HBX-2) Commercial Zone. The HBX-2 Commercial Zone is intended to provide development standards for areas that have a mix of industrial, certain commercial and medium to high density residential development. This zone recognizes the equal importance of housing and business.

Housing and Business Mix - 3 (HBX-3) Commercial Zone. The HBX-3 Commercial Zone is intended to provide development standards for areas that have a mix of industrial, heavy commercial and higher density residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.

Housing and Business Mix - 4 (HBX-4) Commercial Zone. The HBX-4 Commercial Zone is intended to provide development standards for Live/Work, Work/Live, and housing in areas with a strong presence of industrial and heavy commercial activities.

Chapter 17.73 CIX, IG AND IO INDUSTRIAL ZONES REGULATIONS

Sections:

17.73.010 Title, purpose, and applicability.

17.73.010 Title, purpose, and applicability.

A. **Description of Zones.** This Chapter establishes land use regulations for the following zones:

1. **CIX-1 Commercial Industrial Mix - 1 Industrial Zone.** The CIX-1 Zone is intended to create, preserve, and enhance industrial areas that are appropriate for a wide variety of businesses and related commercial and industrial establishments. This zone is intended to accommodate existing older industries and provide flexibility in order to anticipate new technologies. Large-scale commercial and retail uses will be limited to sites with direct access to the regional transportation system.
2. **CIX-1A West Oakland Plan Area Commercial Industrial Mix - 1A Industrial Zone (Business Enhancement).** The CIX-1A Zone intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.
3. **CIX-1B West Oakland Plan Area Commercial Industrial Mix - 1B Industrial Zone (Low Intensity Business).** The CIX-1B Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.
4. **CIX-1C West Oakland Plan Area Commercial Industrial Mix - 1C Industrial Zone (High Intensity Business).** The CIX-1C Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of higher intensity commercial, retail, office, and advanced manufacturing-type users. This zone is applied to areas with strong locational advantages that make possible the attraction of high intensity commercial and light industrial land uses and development types.
5. **CIX-1D West Oakland Plan Area Commercial Industrial Mix - 1D Industrial Zone (Retail Commercial Mix).** The CIX-1D Zone is intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of large-scale retail and commercial uses. This district is applied to areas with a prominent street location.
6. **CIX-2 Commercial Industrial Mix - 2 Industrial Zone.** The CIX-2 Zone is intended to create, preserve, and enhance industrial areas that are appropriate for a wide variety of commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards and are buffered from residential areas.
7. **IG General Industrial Zone.** The IG Zone is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-

site impacts such as noise, light/glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar and related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

8. **IO Industrial Office Industrial Zone.** The IO Zone is intended to create and support areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments in a campus-style setting. Development and performance standards in this district are more restrictive and accommodate large-parcel development in an attractive, well-landscaped setting. Future development shall reflect large-scale office, research and development, light industrial, wholesaling and distribution, and similar and related supporting uses.

Chapter 17.74 S-1 MEDICAL CENTER COMMERCIAL ZONE REGULATIONS

Sections:

17.74.040 Conditionally permitted activities.

17.74.040 Conditionally permitted activities.

The following activities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

C. Commercial Activities:

Automotive Fee Parking (see Section 17.103.055 for Automotive Fee Parking on a lot containing a principal activity in a principal facility)

Chapter 17.76 S-2 CIVIC CENTER COMMERCIAL ZONE REGULATIONS

Sections:

17.76.010 Title, purpose, and applicability.

17.76.060 Conditionally permitted activities.

17.76.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-2 Civic Center Commercial Zone Regulations. The Civic Center (S-2) Zone is intended to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses, and is typically appropriate to portions of the Oakland Central District and to outlying areas of public facilities. These regulations shall apply in the S-2 Zone.

17.76.060 Conditionally permitted activities.

The following activities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

C. Commercial Activities:

Automotive Fee Parking (see Section 17.103.055 for Automotive Fee Parking on parcels containing a principal activity in a principal facility)

Chapter 17.78 S-3 RESEARCH CENTER COMMERCIAL ZONE REGULATIONS

Sections:

17.78.010 Title, purpose, and applicability.

17.78.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-3 Research Center Commercial Zone Regulations. The Research Center (S-3) Zone is intended to create, preserve, and enhance areas devoted primarily to conference, research, administrative, and recreational activities in attractive surroundings conducive to such pursuits, and is typically appropriate to relatively secluded locations. These regulations shall apply in the S-3 Zone.

Chapter 17.97 S-15 TRANSIT-ORIENTED DEVELOPMENT COMMERCIAL ZONES REGULATIONS

Sections:

17.97.010 Title, purpose, and applicability.

17.97.020 Required design review process.

17.97.025 Use Permit Criteria

17.97.030 Special regulations for large-scale developments.

17.97.035030 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.

17.97.040 Permitted and conditionally permitted activities.

17.15.050 Permitted and conditionally permitted facilities.

17.97.060 Property development standards.

17.97.070 Height, floor area ratio (FAR), density, and open space.

17.97.080 Special regulations for Mini-Lot and Planned Unit Developments.

17.97.090 Other zoning provisions.

~~17.97.080 Special regulations applying to certain Commercial and Industrial Activities.~~

~~17.97.085 Reserved.~~

~~17.97.090 Special regulations applying to the demolition of a facility containing rooming units or to the conversion of a living unit to a Nonresidential Activity.~~

~~17.97.100 Use permit criteria.~~

~~17.97.110 Limitations on Signs, marquees, awnings.~~

~~17.97.120 Minimum lot area, width, and frontage.~~

~~17.97.130 Height, floor area ratio (FAR), density, and open space.~~

~~17.97.140, 17.97.150 Reserved.~~

~~17.97.160 Minimum yards and courts.~~

~~17.97.170 Reserved.~~

~~17.97.180 Buffering and landscaping.~~

~~17.97.190 Special regulations for Mini-Lot Developments.~~

~~17.97.200 Special regulations for large-scale developments.~~

~~17.97.210 Other zoning provisions.~~

17.97.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-15 Transit-Oriented Development Commercial Zones Regulations. The Transit-Oriented Development (S-15) Zones are intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of Residential, Civic, Commercial, and Light Industrial Activities, allowing for amenities such as benches, kiosks, lighting, and outdoor cafes; and by limiting conflicts between vehicles and pedestrians, and is typically appropriate around transit centers such as Bay Area Rapid Transit (BART) stations, AC Transit centers, and other transportation nodes. These regulations shall apply in the S-15 Zones.

17.97.025 Use permit criteria.

In the S-15 Zones, a Conditional Use Permit for any Activity or Facility listed in Sections 17.97.030, 17.97.040, 17.97.050, and 17.97.080, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:

- A. That the proposal will be of a quality and character which harmonizes with and serves to protect the value of private and public investment in the area;
- B. That the proposal will encourage an appropriate mixture of Residential and/or Commercial Activities in a manner which promotes and enhances use of multiple modes of transportation;
- C. That the proposal is designed to provide a safe and pleasant pedestrian environment;
- D. That no front yard parking, loading area, or driveway shall connect or abut directly with the principal commercial street unless the determination can be made:
 1. That vehicular access cannot reasonably be provided from a different street or other way;
 2. That every reasonable effort has been made to share means of vehicular access with abutting properties;
 3. That the proposal is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B.
- E. That the amount of off-street parking, if any, provided in excess of this code will not contribute significantly to an increased orientation of the area to automobile or truck movement.
- F. In addition to the foregoing criteria and any other applicable requirements, Automotive Fee Parking within this zone shall be subject to the following use permit criteria:
 1. Automotive Fee Parking Commercial Activities shall be part of a larger development that contains a significant amount of Commercial and/or Residential Facilities;

2. Automotive Fee Parking Commercial Activities may only be contained in a structured parking facility of at least three (3) stories that replaces an existing at grade parking facility;
3. The new parking structure shall represent no more than a seventy-five percent (75%) increase of existing parking at the site;
4. Automotive Fee Parking Commercial Activities at the site shall be specifically designated by a city sponsored plan or study designed to promote a transit oriented district as defined by the General Plan;
5. The facility or facilities containing the Residential and/or Commercial Activities shall be adjacent to the principal street(s) and the Automotive Fee Parking Commercial Activities shall be behind and substantially visually obstructed from the principal Street(s) by the Residential and/or Commercial Facility or Facilities; and
6. The project shall be consistent in all significant respects with the General Plan's goals, objectives, and policies that promote transit oriented development and districts.

17.97.030 Special regulations for large-scale developments.

No development which involves more than one hundred thousand (100,000) square feet of new floor area shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and Section 17.97.100, or upon the granting of a Planned Unit Development approval pursuant to Chapters 17.140 and 17.142.

17.97.035030 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.

No mixed-use developments that include Bay Area Rapid Transit (BART) stations located on sites with one (1) acre or more land area shall be permitted except upon the granting of a conditional use permit pursuant to Section 17.97.025400 and the conditional use permit procedure in Chapter 17.134 or upon the granting of a Planned Unit Development permit pursuant to Chapters 17.140 and 17.142, and shall be subject to the following special regulations:

- A. Intermodal Activities and Pedestrian Plaza. Developments should incorporate multiple forms of public transportation and a pedestrian plaza.
- B. Professional Design. The application shall utilize the following professionals in the design process for the development:
 1. An architect licensed by the state of California; and
 2. A landscape architect licensed by the state of California, or an urban planner holding or capable of holding membership in the American Institute of Certified Planners.
- C. Undergrounding of Utilities. All electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities shall be placed underground by the developer as required by the city. Electric and telephone facilities

shall be installed in accordance with standard specifications of the serving utilities. Street lighting and fire alarm facilities shall be installed in accordance with standard specifications of the Electrical Department.

- D. Performance Bonds. The City Planning Commission or, on appeal, the City Council may, as a condition of approval of any said development, require a cash bond or surety bond for the completion of all or specified parts of the development deemed to be essential to the achievement of the purposes set forth in Section 17.97.010. The bond shall be in a form approved by the City Attorney, in a sum of one hundred fifty percent (150%) of the estimated cost of the work, and conditioned upon the faithful performance of the work specified within the time specified. This requirement shall not apply if evidence is provided to the city which indicates that alternative bonding or other assurances have been secured by the Bay Area Rapid Transit District.

17.97.040 Permitted and conditionally permitted activities.

Table 17.97.01: Permitted and Conditionally Permitted Activities

Activities	Zone		Additional Regulations
	S-15	S-15W	
Commercial Activities			
Automotive Fee Parking	C	C	
Industrial Activities			
Custom Manufacturing	C(L3)	P(L3)	
Light Manufacturing	—	C	
Research and Development	—	C(L3)	
Agriculture and Extractive Activities			
Limited Agriculture	P(L43)	P(L43)	
Extensive Agriculture	C(L54)	C(L54)	

Limitations on Table 17.97.01:

L3. Industrial Activities. All accessory Industrial Activities shall be conducted entirely within an enclosed facility.

L43. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre 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).

L54. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, these activities must meet the use permit criteria in Section 17.97.025400.

17.97.060 Property development standards.

A. **Zone Specific Standards.** Table 17.97.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.97.03: Property Development Standards

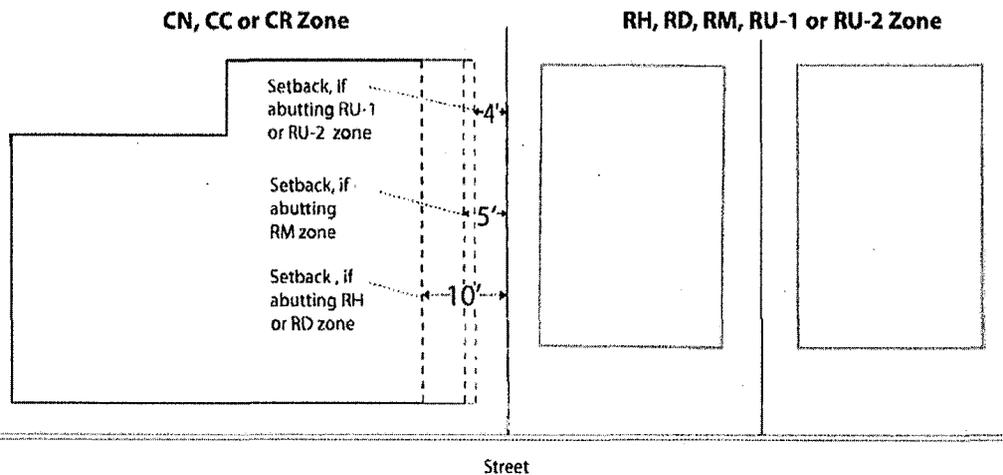
<u>Activities</u>	<u>Zones</u>		<u>Additional Regulations</u>
	<u>S-15</u>	<u>S-15W</u>	
<u>Minimum Lot Dimensions</u>			
<u>Lot Width mean</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>1</u>
<u>Frontage</u>	<u>25 ft.</u>	<u>25 ft.</u>	<u>1</u>
<u>Lot area</u>	<u>4,000 sf.</u>	<u>4,000 sf.</u>	<u>1</u>
<u>Minimum/Maximum Setbacks</u>			
<u>Minimum front</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>2</u>
<u>Minimum interior side</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>3</u>
<u>Minimum street side</u>	<u>0 ft.</u>	<u>0 ft.</u>	<u>4</u>
<u>Rear (Residential Facilities)</u>	<u>10 ft.</u>	<u>10 ft.</u>	<u>5, 6</u>
<u>Rear (Nonresidential Facilities)</u>	<u>0/10 ft.</u>	<u>0/10 ft.</u>	<u>5, 6</u>
<u>Parking Requirement</u>	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking		<u>14</u>
<u>Courtyard Regulations</u>	See Section 17.108.120		
<u>Height and Floor Area Ratio Regulations</u>	See Table 17.97.04		
<u>Ground Floor Parking and Loading Requirement</u>	<u>Yes</u>		<u>7</u>

Additional Regulations for Table 17.97.03:

1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, lot width mean, and street frontage regulations.
2. If fifty percent (50%) or more of the frontage on one side of the street between two intersecting streets is in any Residential Zone and all or part of the remaining frontage is in any Commercial or Industrial Zone, the required front setback of the commercially or industrially zoned lots is one-half (½) of the minimum front setback required in the Residential Zone. If fifty percent (50%) or more of the total frontage is in more than one Residential Zone, then the minimum front setback on the commercially or industrially zoned lots is one-half (½) of that required in the Residential Zone with the lesser front setback.
3. Wherever an interior side lot line abuts an interior side lot line of any lot located in an RH or RD Zone, the setback of the abutting portion of its side lot line is ten (10) feet. In the case where an interior side lot line abuts an interior side lot line in an RM Zone, the setback of the abutting portion of its side lot line is five (5) feet. In the case where an interior side lot line abuts a side yard of an RU-1 or RU-2 lot, a side setback of four (4) feet is required (see Illustration for Table 17.97.03 [Additional Regulation 3], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.97.03 [Additional Regulation 3]

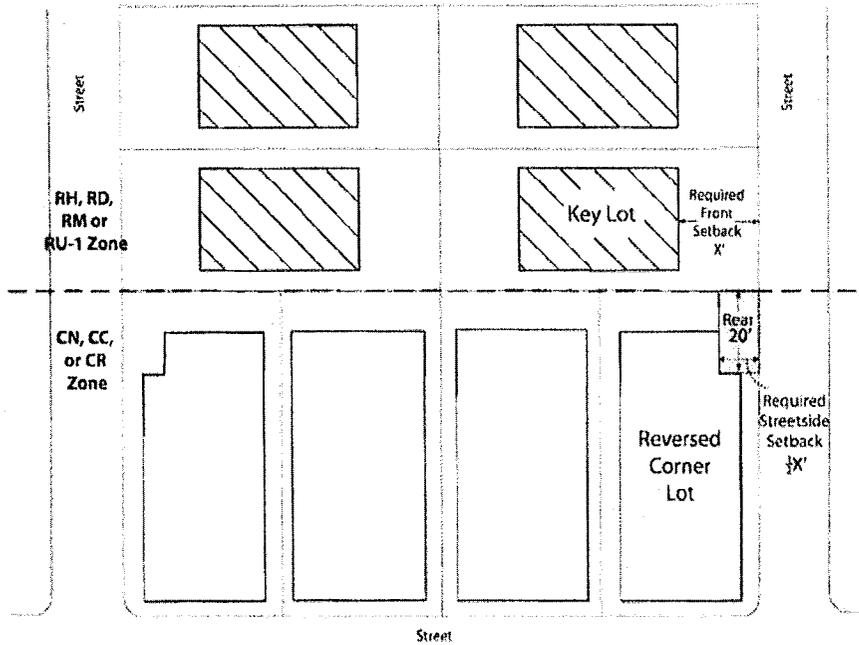
*for illustration purposes only



4. When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM Zone, the required street side yard setback in the rear twenty (20) feet of the reversed corner lot is one-half (½) of the minimum front yard required on the key lot. (see Illustration for Table 17.97.03 [Additional Regulation 4], below) Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.97.03 [Additional Regulation 4]

*for illustration purposes only



5. Wherever a rear lot line abuts an alley, one-half of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.

6. When a rear lot line is adjacent to an RH, RD, or RM Zone, the required rear setback for both Residential and Nonresidential Facilities is ten (10) feet. When a rear lot line is not adjacent to an RH, RD, or RM Zone, the required rear setback is ten (10) feet for Residential Facilities and there is no required setback for Nonresidential Facilities.

7. Ground Floor Parking and Loading. Off-street parking, loading, and driveway located within twenty (20) feet from all pedestrian walkways and plazas may only be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134 and the use permit criteria in Section 17.97.025.

~~17.97.080 Special regulations applying to certain Commercial and Industrial Activities.~~

~~A. Fast Food Restaurants, Convenience Markets, and Certain Establishments Selling Alcoholic Beverages. See Section 17.103.030.~~

~~B. Industrial Activities. All accessory Industrial Activities, as defined in Section 17.10.040.F, shall be conducted entirely within an enclosed facility.~~

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. 12899 § 4, Exh. A (part), 2008; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 11892 § 4 (part), 1996; prior planning code § 6858)

~~17.97.090 Special regulations applying to the demolition of a facility containing rooming units or to the conversion of a living unit to a nonresidential activity.~~

See Sections ~~17.97.100 and 17.102.230.~~

(Ord. 12776 § 3, Exh. A (part), 2006; Ord. 11892 § 4 (part), 1996; prior planning code § 6859)

~~17.97.100 Use permit criteria.~~

~~In the S-15 Zones, a conditional use permit for any activity or facility listed in Sections 17.97.030, 17.97.040, 17.97.050, and 17.97.200, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:~~

- ~~A. That the proposal will be of a quality and character which harmonizes with and serves to protect the value of private and public investment in the area;~~
- ~~B. That the proposal will encourage an appropriate mixture of Residential and/or Commercial Activities in a manner which promotes and enhances use of multiple modes of transportation;~~
- ~~C. That the proposal is designed to provide a safe and pleasant pedestrian environment;~~
- ~~D. That no front yard parking, loading area, or driveway shall connect or abut directly with the principal commercial street unless the determination can be made:
 - ~~1. That vehicular access cannot reasonably be provided from a different street or other way;~~
 - ~~2. That every reasonable effort has been made to share means of vehicular access with abutting properties;~~
 - ~~3. That the proposal is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B.~~~~
- ~~E. That the amount of off-street parking, if any, provided in excess of this code will not contribute significantly to an increased orientation of the area to automobile or truck movement.~~
- ~~F. In addition to the foregoing criteria and any other applicable requirements, auto fee parking within this zone shall be subject to the following use permit criteria:
 - ~~1. Auto fee parking shall be part of a larger development that contains a significant amount of commercial and/or residential facilities;~~
 - ~~2. Auto fee parking may only be contained in a structured parking facility of at least three stories that replaces an existing at grade parking facility;~~
 - ~~3. The new parking structure shall represent no more than a seventy-five percent (75%) increase of existing parking at the site;~~
 - ~~4. Auto fee parking at the site shall be specifically designated by a city sponsored plan or study designed to promote a transit oriented district as defined by the general plan;~~~~

- ~~5. The facility or facilities containing the residential and/or commercial activities shall be adjacent to the principal street(s) and the auto fee parking shall be behind and substantially visually obstructed from the principal Street(s) by the residential and/or commercial facility or facilities; and~~
- ~~6. The project shall be consistent in all significant respects with the general plan's goals, objectives, and policies that promote transit oriented development and districts.~~

~~For purposes of Subsection 17.97.100(F), "principal street" means the street or streets on which the development is most primarily oriented and that is appropriately designated in the general plan to accommodate the amount of trips proposed. On an interior lot, the principal street shall be the street in front of the development. On a corner lot, the principal streets shall be both the streets adjacent to the development. On a lot that has frontage on three (3) or more streets, at least two (2) streets shall be designated as principal streets.~~

~~(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 12561 § 3 (part), 2004; Ord. 11892 § 4 (part), 1996; prior planning code § 6860)~~

~~17.97.110 Limitations on Signs, marquees, awnings.~~

~~A. General Limitations. All Signs shall be subject to the applicable limitations set forth in Chapter 17.104~~

~~(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 12606 An. A (part), 2004; Ord. 11892 § 4 (part), 1996; prior planning code § 6863)~~

~~17.97.120 Minimum lot area, width, and frontage.~~

~~Every lot containing a Residential Facility shall have a minimum lot area of four thousand (4,000) square feet and a minimum lot width mean of twenty five (25) feet, except as a lesser area or width is allowed by Section 17.106.010. No minimum lot area or lot width is prescribed for any lot which does not contain a Residential Facility. Every lot shall have a minimum frontage of twenty five (25) feet upon a street, except as this requirement is modified by Section 17.106.020.~~

~~(Ord. 12776 § 3, Exh. A (part), 2006; Ord. 11892 § 4 (part), 1996; prior planning code § 6864)~~

~~17.97.070430 Height, floor area ratio (FAR), density, and open space.~~

17.97.090 Special regulations for Mini-Lot and Planned Unit Developments.

- A. Mini-Lot Developments. In Mini-Lot Developments, certain regulations that apply to individual lots in the S-15 Zones may be waived or modified when and as prescribed in Chapter 17.142.
- B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the S-15 Zones, and certain of

the other regulations applying in said zone may be waived or modified. The normally required design review process may also be waived for developments at the time of initial granting of a Planned Unit Development (PUD) permit. Unless otherwise specified in the PUD permit, any future changes within the Planned Unit Development shall be subject to applicable design review regulations.

~~17.97.160 Minimum yards and courts.~~

~~No yards or courts are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or other facilities allowed therein by Section 17.108.130:~~

- ~~A. Front Yard. A front yard shall be provided, as prescribed in Section 17.108.040, in certain situations where part of the frontage on the same side of a block is in a Residential Zone.~~
- ~~B. Side Yard—Street Side or Corner Lot. A side yard shall be provided, as prescribed in Section 17.108.070, on the street side of a corner lot in certain situations where a lot to the rear of the corner is in a Residential Zone.~~
- ~~C. Side Yard—Interior Lot Line.
 - ~~1. A side yard shall be provided along an interior side lot line, when and as prescribed in Section 17.108.080, for Residential Facilities.~~
 - ~~2. A side yard shall be provided, as prescribed in Section 17.108.090, along an interior side lot line lying along a boundary of any of certain other zones.~~~~
- ~~D. Rear Yard.
 - ~~1. A rear yard with a minimum depth of ten (10) feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 17.108.110.~~
 - ~~2. A rear yard shall be provided, as prescribed in Section 17.108.100, along a boundary of any of certain other zones.~~~~
- ~~E. Courts. On each lot containing a Residential Facility, courts shall be provided when and as required by Section 17.108.120.~~

~~(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12776, § 3(Exh. A), adopted 2006; Ord. 11892 § 4 (part), 1996; prior planning code § 6870)~~

~~17.97.170 Reserved.~~

~~Editor's note—~~

~~Ord. No. 13064, § 2(Exh. A), adopted March 15, 2011, repealed the former Section 17.97.170 in its entirety, which pertained to minimum usable open space and derived from the prior planning code, § 6871; Ord. No. 11892, § 4, adopted 1996, and Ord. No. 12776, § 3(Exh. A), adopted 2006.~~

~~17.97.180 Buffering and landscaping.~~

- A. ~~Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.~~
- B. ~~Landscaping. All uses shall be subject to the applicable requirements of the standards for required landscaping and screening, Chapter 17.124, with respect to maintenance, required materials and capacity, combination materials, and heights; and other matters specified therein.~~

~~(Ord. 12776 § 3, Exh. A (part), 2006; Ord. 11892 § 4 (part), 1996; prior planning code § 6872)~~

~~17.97.190 Special regulations for Mini-Lot Developments.~~

~~In Mini-Lot Developments, certain of the regulations otherwise applying to individual lots in the S-15 Zones may be waived or modified when and as prescribed in Chapter 17.142.~~

~~(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 11892 § 4 (part), 1996; prior planning code § 6873)~~

~~17.97.200 Special regulations for large-scale developments.~~

~~No development which involves more than one hundred thousand (100,000) square feet of new floor area shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and Section 17.97.100, or upon the granting of a Planned Unit Development approval pursuant to Chapters 17.140 and 17.142.~~

~~17.97.100210 Other zoning provisions.~~

Chapter 17.101A - D-WS WOOD STREET DISTRICT ZONE REGULATIONS

Sections:

17.101A.020 - Permitted and conditionally permitted activities.

17.101A.020 Permitted and conditionally permitted activities.

Table 17.101A.01: Permitted and Conditionally Permitted Activities

Activities	Development Areas of the D-WS Zone									Additional Regulations	
	1	2	3	4	5	6	7	8	9		
Commercial Activities											
Automotive Fee Parking	—	—	—	—	—	—	—	—	—	—	<u>17.103.055</u>

Chapter 17.101B D-OTN OAK TO NINTH DISTRICT ZONE REGULATIONS

Sections:

17.101B.020 Permitted and conditionally permitted activities.

17.101B.020 Permitted and conditionally permitted activities.

Table 17.101B.01: Permitted and Conditionally Permitted Activities

Activities	Zones		Additional Regulations
	D-OTN	OS-RSP	
Commercial Activities			
Automotive Fee Parking	C	—	<u>17.103.055</u>

Chapter 17.101C D-BV BROADWAY VALDEZ DISTRICT COMMERCIAL ZONES REGULATIONS

Sections:

17.101C.010 - Title, intent, and description.

17.101C.050 - Property development standards.

17.101C.010 - Title, intent, and description.

B. **Description of Zones.** This Chapter establishes land use regulations for the following four (4) zones:

1. **D-BV-1 Broadway Valdez District Retail Priority Sites—Commercial— 1 Commercial Zone.** The intent of the D-BV-1 Zone is to establish Retail Priority Sites in the Broadway Valdez District Specific Plan Area in order to encourage a core of comparison goods retail with a combination of small-, medium-, and large-scale retail stores. Priority Sites 3 and 5 are further divided into subareas a, b, and c and Priority Site 4 into subareas a and b as shown in the Height Area Map. Each Retail Priority Site and subarea will have a specified minimum square footage of retail required prior to Residential or Transient Habitation Activities and Facilities being permitted.
2. **D-BV-2 Broadway Valdez District Retail—Commercial— 2 Commercial Zone.** The intent of the D-BV-2 Zone is to create, maintain, and enhance areas of the Broadway Valdez District Specific Plan Area for ground-level retail, restaurants, entertainment, and art activities with pedestrian-oriented, active storefront uses. Upper-story spaces are intended to be available for a wide range of Office and Residential Activities.
3. **D-BV-3 Broadway Valdez District Mixed Use Boulevard—Commercial— 3 Commercial Zone.** The D-BV-3 Zone is intended to create, maintain, and enhance areas with direct frontage and access along Broadway, 27th Street, Piedmont Avenue, and Harrison Street. A wider range of ground-floor office and other commercial activities are allowed than permitted in the D-BV-2 Zone with upper-story spaces intended to be available for a broad range of Residential, Office, or other Commercial Activities. Mixed uses can either be vertical and/or horizontal.
4. **D-BV-4 Broadway Valdez District Mixed Use—Commercial— 4 Commercial Zone.** The D-BV-4 Zone is intended to create, maintain, and enhance areas that do not front Broadway, 27th Street, Piedmont Avenue, or Harrison Street, and allows the widest range of uses on the ground floor including both residential and commercial businesses. Upper-story spaces are intended to be available for a broad range of Residential or Commercial Activities.

17.101C.050 - Property development standards.

A. **Zone Specific Standards.** Table 17.101C.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations"

column refer to the regulations listed at the end of the Table. "—" indicates that a standard is not required in the specified zone.

Table 17.101C.03: Property Development Standards

Development Standards	Zones				Combining Zone*	Additional Regulations
	D-BV-1	D-BV-2	D-BV-3	D-BV-4	N	
Minimum Required Parking	See Chapter 17.116 for automobile parking regulations; and Sections 17.116.080, 17.116.082, and 17.116.110(l) for additional parking regulations for the D-BV Zones. See Chapter 17.117 for bicycle parking regulations.					

Chapter 17.101D D-KP KAISER PERMANENTE OAKLAND MEDICAL CENTER DISTRICT ZONES REGULATIONS

Sections:

17.101D.010 Title, purpose and applicability.

17.101D.030 Permitted and conditionally permitted activities.

17.101D.040 Permitted and conditionally permitted facilities, ~~in the D-KP-1, D-KP-2, and D-KP-3 Zones.~~

17.101D.010 Title, purpose and applicability.

A. **Title and Purpose.** The provisions of this Chapter shall be known as the D-KP Kaiser Permanente Oakland Medical Center District Zones Regulations. This Chapter establishes land use regulations for the D-KP-1, D-KP-2 D-KP-3 and D-KP-4 Zones, ~~which are depicted in Figure OMC-1.~~ The purposes of the Kaiser Permanente Oakland Medical Center Zones are to:

B. **Description of Zones.** This Chapter establishes land use regulations for the following four (4) zones:

1. **D-KP-1 Kaiser Permanente Oakland Medical Center Commercial-District – 1 Commercial Zone:** The D-KP-1 Zone is intended for those properties north of MacArthur Boulevard and west of Broadway.
2. **D-KP-2 Kaiser Permanente Oakland Medical Center Commercial-District – 2 Commercial Zone:** The D-KP-2 Zone is intended for those properties south of MacArthur Boulevard.
3. **D-KP-3 Kaiser Permanente Oakland Medical Center Commercial-District – 3 Commercial Zone:** The D-KP-3 Zone is intended for those properties north of MacArthur Boulevard and east of Broadway.
4. **D-KP-4 Kaiser Permanente Oakland Medical Center Residential-District – 4 Residential Zone:** The D-KP-4 Zone is intended for those single family residential properties on the east side of Manila Avenue and will have the permitted uses further restricted during time the properties remain a part of the Kaiser Permanente Oakland Medical Center.

17.101D.030 Permitted and conditionally permitted activities.

Table 17.101D.01 Permitted and Conditionally Permitted Activities

Activity Types	Zones			Additional Regulations
	D-KP-1	D-KP-2	D-KP-3	
Commercial Activities				
Automotive Fee Parking	C	C	C	<u>17.103.055</u>

17.101D.040 Permitted and conditionally permitted facilities, in the ~~D-KP-1, D-KP-2, and D-KP-3~~ Zones.

Table 17.101D.02 lists the permitted, conditionally permitted, and prohibited facilities in the D-KP-1, D-KP-2, and D-KP-3 Zones. The descriptions of these activities are contained in Chapter 17.10.

Chapter 17.101E D-CE CENTRAL ESTUARY DISTRICT ZONES REGULATIONS

Sections:

17.101E.010 Title, intent, and description.

17.101E.030 Permitted and conditionally permitted activities.

17.101E.010 Title, intent, and description.

B. **Description of Zones.** This Chapter establishes land use regulations for the following six (6) zones:

1. **D-CE-1 Central Estuary District Commercial-- 1 Commercial Zone (Embarcadero Cove).** The D-CE-1 Zone is intended to create, maintain, and enhance areas of the Central Estuary that have a mix of marine, office and other commercial uses.
2. **D-CE-2 Central Estuary District Commercial-- 2 Commercial Zone (High Street Retail).** The D-CE-2 Zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.
3. **D-CE-3 Central Estuary District Mix - 3 Commercial Zone (Jingletown/Elmwood).** The D-CE-3 Zone is intended to create, preserve, and enhance areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of Commercial and Industrial Activities.
4. **D-CE-4 Central Estuary District Mix - 4 Commercial Zone (Mixed Use Triangle).** The D-CE-4 Zone is intended to create, maintain, and enhance areas of the Central Estuary that have a mix of Industrial and Heavy Commercial Activities. Higher density residential development is also appropriate in this zone.
5. **D-CE-5 Central Estuary District Industrial-- 5 Industrial Zone (Food Industry Cluster/High St. Warehouse Wedge/Tidewater South).** The D-CE-5 Zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.
6. **D-CE-6 Central Estuary District Industrial-- 6 Industrial Zone (Con Agra/Owens Brockway/Tidewater North).** The D-CE-6 Zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts, such as noise, light/glare, odor, and traffic. This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

17.101E.030 Permitted and conditionally permitted activities.

Table 17.101E.01: Permitted and Conditionally Permitted Activities

Activities	Zones						Additional Regulations
	D-CE-1	D-CE-2	D-CE-3	D-CE-4	D-CE-5	D-CE-6	
Commercial Activities							
Automotive Fee Parking	—	—	—	C	C	C	<u>17.103.055</u>

Chapter 17.101F D-GI GATEWAY DISTRICT INDUSTRIAL ~~DISTRICT~~ ZONE REGULATIONS

Sections:

17.101F.010 Title, intent, and description.

17.101F.010 Title, intent, and description.

The provisions of this Chapter shall be known as the D-GI Gateway District Industrial ~~District~~ Zone Regulations. The intent of the Gateway District Industrial ~~District~~ (D-GI) Zone is to facilitate implementation of the Oakland Army Base Reuse Plan.

Chapter 17.101H D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS

Sections:

- 17.101H.010 Title, intent, and description.
- 17.101H.030 Permitted and conditionally permitted activities.
- 17.101H.070 Use permit criteria in the D-CO-1 Zone.

17.101H.010 Title, intent, and description.

B. Description of Zones. This Chapter establishes land use regulations for the following six (6) zones:

1. **D-CO-1 Coliseum Area Transit-Oriented Development District - 1 Commercial Zone (Coliseum BART/ San Leandro Street)**. The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of Residential, Civic, Commercial, and Light Industrial Activities.
2. **D-CO-2 Coliseum Area ~~Commercial~~ District - 2 Commercial Zone (Coliseum District)**. The D-CO-2 Zone is intended to create, maintain and enhance areas that allow a broad mixture of residential, retail, commercial, office, and light industrial uses, and serve as region-drawing centers of sports, entertainment, and business activities.
3. **D-CO-3 Coliseum Area ~~Commercial~~ District - 3 Commercial Zone (Oakport South / Hegenberger Road)**. The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of Commercial, and Light Industrial Activities.
4. **D-CO-4 Coliseum Area ~~Commercial~~ District - 4 Commercial Zone (Edgewater North / Waterfront)**. The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. This zone allows for the consideration of housing, if shown to be compatible in an area with a strong presence of Commercial and Industrial Activities.
5. **D-CO-5 Coliseum Area ~~Commercial-Industrial-Mix~~ District - 5 Industrial Zone (Edgewater South / Pardee Drive)**. The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of Office, Commercial, Industrial, and Logistics Activities.
6. **D-CO-6 Coliseum Area ~~Commercial-Industrial-Mix~~ District - 6 Industrial Zone (Oakport North)**. The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher intensity commercial and light industrial land uses and development types.

17.101H.030 Permitted and conditionally permitted activities.

Table 17.101H.01: Permitted and Conditionally Permitted Activities

Activities	Zones						Additional Regulations
	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6	
Commercial Activities							
Transient Habitation (Hotels)	C	C	C	C	—	C	17.103.050
Automotive Fee Parking	C	C	C(L11)(L15)	C	C	C	

Limitations on Table 17.101H.01:

L15. Existing automotive fee parking lots within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or expanding the size of the parcel with the parking constitutes an expansion of a nonconforming use and is not permitted.

17.101H.070 Use permit criteria in the D-CO-1 Zone.

In the D-CO-1 Zone, a conditional use permit for any activity or facility listed in Sections 17.101H.030, 17.101H.040, and 17.101H.060, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:

- F. In addition to the foregoing criteria and any other applicable requirements, Aautomotive Ffee Pparking within this zone shall be subject to the following additional use permit criteria:
1. The Aautomotive Ffee Pparking is part of a larger development that contains a significant amount of Commercial and/or Residential Facilities;
 2. The Aautomotive Ffee Pparking is contained in a structured parking facility of at least three stories that replaces an existing at-grade parking facility;
 3. The new parking structure represents no more than a seventy-five percent (75%) increase of existing parking at the site;
 4. Automotive Ffee Pparking at the site is designed to promote a transit oriented district as defined by the General Plan;

5. Where feasible, the Automotive Free Parking is located behind and substantially visually obstructed from the principal street(s) by the Residential and/or Commercial Facility or Facilities; and
6. The project shall be consistent in all significant respects with the ~~general-plan's~~ goals, objectives, and policies of the General Plan that promote transit oriented development and districts.

For purposes of Subsection 17.101H.100(F), "principal street" means the street or streets on which the development is most primarily oriented and that is appropriately designated in the general plan to accommodate the amount of trips proposed. On an interior lot, the principal street shall be the street in front of the development. On a corner lot, the principal streets shall be both the streets adjacent to the development. On a lot that has frontage on three (3) or more streets, at least two (2) streets shall be designated as principal streets.

**Chapter 17.103 SPECIAL REGULATIONS AND FINDINGS FOR CERTAIN USE
CLASSIFICATIONS**

Sections:

Article III - Commercial Activities

Article III Commercial Activities

17.103.055 Automotive Fee Parking.

17.103.055 Special Regulation regarding Automotive Fee Parking.

- A. Automotive Fee Parking is permitted regardless of the use regulations of the underlying zone, as specified in (1) or (2), below.
1. For parking that is not devoted to car share services, the Facility meets all of the following:
 - a) It is further than one-half (1/2) a mile from a BART Station;
 - b) It is in an RU-5 Zone, or any Commercial Zone except a D-BV, S-15, CR, HBX, or D-CO-1 Zone; and
 - c) It is on a parcel with a principal Enclosed Nonresidential Facility that contains a principal Nonresidential Activity other than an Auto Fee Parking Commercial Activity.
 2. For parking that is devoted to car share services, the Facility is in an RU-5 Zone or any Commercial Zone.
- B. Required parking for a use on the same lot may be used for the Automotive Fee Parking described in (A), above.

Chapter 17.116 OFF-STREET PARKING AND LOADING REQUIREMENTS

Sections:

Article I - General Provisions

Article II - Off-Street Parking Requirements

Article III – Reductions in Required Parking

Article IV - Off-Street Loading Requirements

Article V - Standards for Required Parking and Loading Facilities

Article I General Provisions

17.116.020 Effect on new and existing uses.

17.116.030 More than one activity on a lot.

17.116.040 Determination by Director of City Planning.

17.116.020 Effect on new and existing uses.

(See illustrations I-19a, b.)

- A. **New Parking and Loading to Be Provided for New Facilities and Additions to Existing Facilities.** The off-street parking and loading requirements of this Chapter shall only be provided for activities occupying any portion of new facilities and new additions to existing facilities. The required amount of new parking and loading shall be based on the cumulative increase in floor area, or other applicable unit of measurement, and any minimum size for which parking or loading is required in Articles II and IV of this Chapter. Except as otherwise provided in Sections 17.114.030 and Chapter 17.138, new off-street parking and loading as prescribed hereafter shall be provided for activities occupying facilities, or portions thereof, which are constructed, established, wholly reconstructed, or moved onto a new lot after the effective date of the zoning regulations, or of a subsequent rezoning or other amendment thereto establishing or increasing parking or loading requirements for such activities, except to the extent that existing parking or loading exceeds such requirements for any existing facilities. The required amount of new parking and loading shall be based on the cumulative increase in floor area, or other applicable unit of measurement prescribed hereafter, after said effective date; provided, however, that for an activity occupying a facility existing on said effective date, new parking shall be required for said increase to the extent that the total of such existing facility and the added facilities exceeds any minimum size hereafter prescribed for which any parking is required for such activity.
- B. **Changes in Use within an Existing Facility.** Except as otherwise provided for conversions in historic facilities as described in Subsection 17.116.110(F), new dwelling units described in Subsection C, and for Residentially Oriented Joint Living and Working Quarters described in Section 17.102.195, a change of use within an existing facility to a different major class

shall meet the parking and loading requirements of the new use. Additional parking and loading is not required for a change of use within an existing facility from one classification to another that is within the same major class.

C. New Parking and Loading Provided for New Dwelling Units in Existing Facilities.

Except as provided for the conversion of historic facilities in Section 17.116.110(F), additions to historic facilities in Section 17.116.110(G), and for the conversion of a building into Residentially Oriented Joint Living and Working Quarters, as specified in Section 17.102.195, the parking and loading requirements of this Chapter apply to newly established dwelling units. However, additional parking only needs to be provided to the extent that the existing parking does not meet the new total parking requirement.

~~**B. New Parking to Be Provided for New Living Units in Existing Facilities.** Except as provided in Sections 17.116.110(D)(3) for the conversion of historic buildings in the D-BV and D-LM Zones, if any facility, or portion thereof, which is in existence on the effective date of the zoning regulations, or of a subsequent rezoning or other amendment thereto establishing or increasing parking or loading requirements for an activity therein, is altered or changed in occupancy so as to result in an increase in the number of residential living units therein, new off-street parking as prescribed hereafter shall be provided for the added units. However, such new parking need be provided only in the amount by which the requirement prescribed hereafter for the facility after said alteration or change exceeds the requirement prescribed hereafter for the facility as it existed prior to such alteration or change; and such new parking need not be provided to the extent that existing parking exceeds the latter requirement. Other alterations and substitutions or other changes in activities may be made in any facility or portion thereof existing on said date without regard for the parking and loading requirements prescribed hereafter, and new parking and loading shall not be required therefor, except as otherwise provided in Subsection A. of this Section with respect to additions and in Subsection C. of this Section.~~

D. Existing Required Parking and Loading to Be Maintained. Existing parking or loading that is equal to or less than the minimum required shall not be reduced in amount unless equivalent substitute facilities are provided. These substitute facilities must be consistent with the standards and requirements described in this Chapter.

~~**C. Existing Parking and Loading to Be Maintained.** No existing parking or loading serving any activity shall be reduced in amount or changed in design, location, or maintenance below, or if already less than shall not be reduced further below, the requirements prescribed hereafter for such activity unless equivalent substitute facilities are provided.~~

ED. Parking to be Provided for Existing Residential Facilities. When a conditional use permit is required by Section 17.102.300 for the alteration of, or addition to, an existing Residential Facility in order to create a total of five (5) or more bedrooms in any dwelling unit, the off-street parking requirement of Section 17.102.300.C shall apply to the entire facility, including the existing facility and any alteration or addition.

17.116.030 More than one activity on a lot.

(See illustrations I-20a, b.) Whenever a single lot contains different activities with the same off-street parking or loading requirement, the overall requirement shall be based on the sum of all such activities, and the minimum size prescribed hereafter for which any parking or loading is required shall be deemed to be exceeded for all such activities if it is exceeded by their sum. Whenever a single lot contains activities with different off-street parking or loading requirements,

the overall requirement shall be the sum of the requirements for each such activity calculated separately; provided, however, that the minimum size prescribed hereafter for which any parking is required shall be deemed to be exceeded on said lot for all activities for which the same or a smaller minimum size, expressed in the same unit of measurement, is prescribed, if said minimum size is exceeded by the sum of all such activities on the lot.

17.116.040 Determination by Director of City Planning.

In the case of activities for which the Director of City Planning is required to prescribe a number of parking spaces or loading berths, he or she shall base his or her determination on the traffic generation of the activities, the amount and frequency of loading operations thereof, the time of operation of the activities, their location, and such other factors as affect the need for off-street parking or loading. At his or her discretion, the Director of City Planning may require the applicant to provide an analysis of parking demand and capacity from an independent professional. Any such determination shall be subject to appeal pursuant to the administrative appeal procedure in Chapter 17.132.

Article II Off-Street Parking Requirements

17.116.060 Off-street parking—Residential Activities.

17.116.070 Off-street parking—Civic Activities.

17.116.080 Off-street parking—Commercial Activities.

~~17.116.082 Off-street parking in the D-BV Zones—Commercial Activities.~~

17.116.090 Off-street parking—Industrial Activities.

17.116.100 Off-street parking—Agricultural and Extractive Activities.

17.116.105 Special regulations in the CBD Zones.

~~17.116.110 Special exemptions to parking requirements.~~

17.116.060 Off-street parking—Residential Activities.

A. Minimum and Maximum Parking for Permanent and Semi-Transient Residential Activities.

- 1. Minimum Parking.** Except as otherwise provided in Article III and elsewhere in this Title, the following amounts of off-street parking are required for all Permanent and Semi-Transient Residential Activities when located in the indicated zones and occupying the specified facilities: Except as otherwise provided in Section 17.44.200, Chapter 17.94, Sections 17.102.300, 17.116.020, 17.116.030, and 17.116.110, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for all Permanent and Semi-Transient Residential Activities when located in the indicated zones and occupying the specified facilities

and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter:

Residential Facility Type	Zone	<u>Total Required Parkingment</u>
One-Family Dwelling.	RH and RD Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement shall be one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	RM-1 Zone, except when combined with the S-12 Zone.	One and one-half (1½) spaces for each dwelling unit.
	RM-2 Zone, except when combined with the S-12 Zone.	<p>a) One (1) space for each dwelling unit when lot is less than 4,000 square feet in size and/or 45 feet in width; or</p> <p>b) One (1) space for each dwelling unit, regardless of lot size or width, when lot is located in the West Oakland District only, as specified in Table 17.17.03, Note 17; or</p> <p>c) One and one-half (1½) spaces for each dwelling unit when lot is 4,000 square feet or more in size and/or 45 feet in width, except when located in the West Oakland District (see Requirement b. above).</p>
	CBD-P, S-2, and D-LM Zones (when combined with the S-7 Zone), except when combined with the S-12 Zone.	No spaces required.
	S-15 <u>and</u> D-CO Zones, except when combined with the S-12 Zone.	One-half (½)-space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One (1) space for each dwelling unit.
	Any zone combined with the S-12 Zone.	See Section 17.94.040.

Residential Facility Type	Zone	<u>Total Required Parkingment</u>
One-Family Dwelling with Secondary Unit.	RH and , RD, RM-1, and RM-2 Zones, except when combined with the S-12 Zone.	One (1) space for the Secondary Unit unless the lot already contains a total of at least three (3) spaces or is located in a <u>near-transit accessible area</u> pursuant to Section 17.103.080; however, when combined with the S-11 Zone, the requirement shall be one (1) space for each bedroom in any Secondary Unit, up to a maximum requirement of two (2) spaces per Secondary Unit. See Section 17.103.080.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No additional space required for the Secondary Unit.
	Any the other zones, except when combined with the S-12 Zone.	One (1) space for the Secondary Unit unless the lot already contains a total of at least two (2) spaces or is located in a <u>near-transit accessible area</u> pursuant to Section 17.103.080; however, when combined with the S-11 Zone, the requirement shall be one (1) space for each bedroom in any Secondary Unit, up to a maximum requirement of two (2) spaces per Secondary Unit. See Section 17.103.080.
	Any zone combined with the S-12 Zone.	See Section 17.94.040.
Two-Family Dwelling. Multifamily Dwelling.	RD-2, RM-1, RM-2 Zone, except when combined with the S-12 Zone.	One and one-half (1½) spaces for each dwelling unit; however, for the RM-2 Zone in the West Oakland District only (defined for the purposes of this Chapter as all areas between Interstate 980 to the east, Interstate 880 to the south and west, and Interstate 580 to the north), the minimum parking requirement shall be only one (1) space for each dwelling unit.

Residential Facility Type	Zone	<u>Total Required Parkingment</u>
	CBD, S-2, and P Zone (when combined with the S-7 zone) D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half (½) space for each dwelling unit.
	D-BV-3 and, D-BV-4 Zones and D-LM Zones, except when combined with the S-12 Zone.	Three-quarters (3/4) space for each dwelling unit. See Section 17.116.110 for further regulations, including but not limited to, unbundling of parking and allowances for an in-lieu fee.
	Any other zone, except when combined with the S-12 Zone.	One (1) space for each dwelling unit.
	Any zone combined with the S-12 Zone.	See Section 17.94.040.
Rooming House.	CBD, P, S-2 and D-LM Zones. (when combined with the S-7 Zone).	No spaces required.
	D-BV-1 and, D-BV-2 Zones, and D-LM Zones.	One (1) space for each four (4) rooming units.
	All ny other zones.	One (1) space for each two (2) rooming units.
Mobile Home.	CBD, S-2, and P Zone (when combined with the S-7 Zone). D-LM Zones	No spaces required.
	All ny other zones.	One (1) space for each living dwelling unit plus one (1) additional space for each four (4) living dwelling units.
Bed and Breakfast.	CBD, S-2 and D-LM Zones.	No spaces required. Required parking for a One-Family dwelling in the underlying zone only.
	All ny other zones.	One (1) space for each two (2) units guest rooms, plus the required parking for a One-Family Dwelling in the underlying zone.

2. Maximum Parking for Permanent and Semi-Transient Residential Activities. No more than the following amounts of off-street parking are permitted for all Permanent

and Semi-Transient Residential Activities when located in the indicated zones and occupying the specified facilities:

<u>Residential Facility Type</u>	<u>Zone</u>	<u>Maximum Number of Parking Spaces</u>
<u>One-Family Dwelling.</u>	<u>CBD, S-15, D-LM, and D-CO Zones.</u>	<u>One and one-quarter (1¼) parking spaces per dwelling unit.</u>
<u>One-Family Dwelling with Secondary Unit.</u>		
<u>Two-Family Dwelling.</u>	<u>All other zones.</u>	<u>No maximum parking requirement.</u>
<u>Multifamily Dwelling.</u>		
<u>Mobile Home.</u>		
<u>Rooming House.</u>	<u>CBD, S-15, D-LM, and D-CO Zones.</u>	<u>One and one-quarter (1¼) parking spaces per each two rooming units.</u>
	<u>All other zones.</u>	<u>No maximum parking requirement.</u>
<u>Bed and Breakfast.</u>	<u>CBD, S-15, D-LM, and D-CO Zones.</u>	<u>One and one-quarter (1¼) parking spaces per each two guest rooms, plus the maximum allowed parking for a One-Family Dwelling in the underlying zone.</u>
	<u>All other zones.</u>	<u>No maximum parking requirement.</u>

B. Residential Care and Emergency Shelter Residential Activities. Except as otherwise provided in Article III and this Title, the following amounts of off-street parking are required for all Residential Care and Emergency Shelter Residential Activities when located in any zone and occupying the specified facilities and/or having the specified number of employees and/or facility vehicles. ~~B. Residential Care and Emergency Shelter Residential Activities. Except as otherwise provided in Section 17.44.200, Chapter 17.94, Sections 17.102.300, 17.116.020, 17.116.030, and 17.116.110, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for all Residential Care and Emergency Shelter Residential Activities when located in any zone and occupying the specified facilities and/or having the specified number of employees and/or facility vehicles, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter.~~

<u>Residential Activity</u>	<u>Total Required Parkingment</u>
<u>Residential Care.</u>	<u>One (1) space for each three (3) employees on site during the shift that has maximum staffing, and one (1) space for each facility vehicle. Where more than two (2) three (3)-spaces are required, for a single housekeeping unit, additional spaces beyond two (2) three may be provided in tandem.</u>

Emergency Shelter.	One (1) space for each three (3) employees on site during the shift that has maximum staffing, plus one (1) space for each facility vehicle.
--------------------	--

17.116.070 Off-street parking—Civic Activities.

Except as otherwise provided in Sections ~~17.44.200, 17.116.020, 17.116.030, and 17.116.110~~ Article III and elsewhere in this Title, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for the specified Civic Activities when located in the indicated zones and occupying facilities of the specified sizes or having the indicated numbers of employees or doctors, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: ~~(See illustration I-18.)~~

Civic Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parkingment
A. Essential Service <u>and</u> Limited Childcare.	S-15 and D-CO Zones. All zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040. No spaces required.
	Any other zone	—	No spaces required.
B. Community Assembly and Recreational Assembly: <ul style="list-style-type: none"> • pPlaygrounds and playing fields; • eConcessions located in public parks; • tTemporary nonprofit festivals; • <u>Private non-profit clubs and lodges.</u> 	CBD-P Zone (when combined with the S-7 Zone). All zones.	—	No spaces required.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
	Any other zone.	No minimum.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parkingment</u>
Private non-profit clubs and lodges.	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
	Any other zone.	—	No spaces required.
Churches and all other.	CBD-P Zone (when combined with the S-7 Zone), CBD-C, CBD-X, S-2, and D-LM-2 through D-LM-5 Zones. CN-1, CN-2, and CN-3 Zones.	— Total of 75 seats or 750 square feet of floor area where seats are not fixed, in principal meeting rooms.	No spaces required. One (1) space for each 15 seats, or for each 100 square feet of floor area where seats are not fixed, in principal meeting rooms.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
	Any other zone.	Total of 75 seats, or 750 square feet of floor area where seats are not fixed in principal meeting rooms.	One (1) space for each 15 10 seats, or for each 100 square feet of floor area where seats are not fixed, in principal meeting rooms.
C. Community Education: high schools.	CBD-P, CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5 Zones.	—	No spaces required.
	S-15 and D-CO Zones.	-	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040

Civic Activity	Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parkingment</u>
	Any other zone.	No minimum.	<u>A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040</u> One (1) space for each three employees plus one space for each 10 students of planned capacity.
All others.	CBD-P, CBD-C, CBD-X, <u>S-2</u> and D-LM- <u>2</u> through D-LM- <u>5</u> Zones.	---	No spaces required.
	S-15 and D-CO Zones.	---	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	One-half (1/2) space for each three employees classroom.
D. Nonassembly Cultural, Administrative.	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15</u> Zones. CBD-P, CBD-C, CBD-X, and D-LM Zones.	---	No spaces required.
	All other zones. <u>C-45 and S-2</u> Zones.	Ten thousand (10,000) square feet in the D-BV Zones and five thousand (5,000) square feet for all other zones. 10,000 square feet of floor area.	<u>One space per six hundred (600) square feet of floor area on the ground floor and one (1) space per one thousand (1,000) square feet of floor area on other floors.</u> One (1) space for each 1,400 square feet of floor area.
	CN Zones.	3,000 square feet of floor area.	One (1) space for each 900 square feet of floor area.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parkingment</u>
	S-15 and D-CO Zones.	-	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	3,000 square feet of floor area.	One (1) space for each 600 square feet of floor area.
E. Health Care: hospitals.	CBD-P Zone (only when combined with the S-7 Zone). CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5.	<u>No minimum.</u> -	No spaces required.
	C-45, CBD-P (only if not combined with the S-7 Zone), CBD-C, CBD-X, D-LM and S-2 Zones.	No minimum	One (1) space for each staff or regular visiting doctor.
	S-15 and D-CO Zones.	-	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	<u>A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.</u> One (1) space for each four beds, plus one space for each four (4) employees other than doctors, plus one space for each staff or regular visiting doctor.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parkingment</u>
Clinics.	CBD-P Zone (only when combined with the S-7 Zone). C-45, CBD-P, CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5.	—	No spaces required. No spaces required.
	C-45, CBD-P (only when not combined with the S-7 zone), CBD-C, CBD-X, and S-2 Zones.	No minimum.	One (1) space for each staff or regular visiting doctor.
	S-15 and, D-CO, and D-LM Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	Three (3) spaces for each staff or regular visiting doctor plus one (1) space for each two other employees.
All other.	CBD-P Zone (only when combined with the S-7 Zone). C-45, CBD-P, CBD-C, CBD-X, S-2, and D-LM-2 through D-LM-5 Zones.	<u>No minimum.</u>	No spaces required.
	C-45, CBD-P (only when not combined with the S-7 Zone), CBD-C, CBD-X, D-LM and S-2 Zones.	No minimum.	One (1) space for each staff or regular visiting doctor.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parkingment</u>
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	One (1) space for each six (6) beds, plus one space for each four (4) employees other than doctors, plus one space for each staff or regular visiting doctor.
F. Utility and Vehicular.	CDB-P, CBD-C, CBD-X, <u>S-2</u> , and <u>D-LM-2 through D-LM-5</u> Zones.	—	No spaces required.
	C-45 and S-2 Zones.	10,000 square feet of floor area.	One (1) space for each vehicle used in connection with the activities.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
	Any other zone.	<u>Five thousand (5,000)</u> 3,000 square feet of floor area.	One (1) space for each three (3) employees plus one space for each vehicle used in connection with the activities.
G. Extensive Impact: colleges and universities.	CBD-P, CBD-C, CBD-X, and <u>D-LM-2 through D-LM-5</u> Zones.	—	No spaces required.
	S-15 and D-CO Zones.	-	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040

Civic Activity	Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parkingment</u>
	Any other zone.	No minimum.	<u>A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040 One (1) space for each three (3) employees plus one space for each six (6) students of planned capacity.</u>
All other.	CBD-P Zone (only when combined with the S-7 Zone) <u>All zones.</u>	<u>- No minimum.</u>	<u>No spaces required. A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.</u>
	S-15 and D-CO Zones.	-	<u>A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.</u>
	Any other zone.	No minimum.	<u>A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.</u>

17.116.080 Off-street parking—Commercial Activities.

A. Minimum Parking for Commercial Activities.

Except as otherwise provided in Sections 17.116.020, 17.116.030, and 17.116.110, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for the specified Commercial Activities when located in the indicated zones and occupying facilities of the specified sizes, or having the indicated numbers of employees, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: (See illustration I-18.) Except as otherwise provided in Article III and elsewhere in this Title, the following table contains the amounts of off-street parking that are required in the indicated location for all Commercial Activities.

<u>Commercial Activity</u>	<u>Zone</u>	<u>Minimum Total Size for Which Parking Required</u>	<u>Total Required Parking</u>
<u>Group Assembly.</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>—</u>	<u>No spaces required.</u>
	<u>All other zones.</u>	<u>Ten thousand (10,000) square feet of floor area.</u>	<u>One (1) space for each fifteen (15) seats in indoor places of assembly with fixed seats, plus one space for each one hundred (100) square feet of floor area in indoor places of assembly without fixed seats, plus a number of spaces to be prescribed by the Director of City Planning, pursuant to Section 17.116.040, for outdoor assembly area.</u>
<u>General Wholesale.</u> <u>Building Material Sales.</u> <u>Automobile and Other Light Vehicle Sales and Rental.</u> <u>Automobile and Other Light Vehicle Gas Station and Servicing.</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>—</u>	<u>No spaces required.</u>
	<u>All other zones.</u>	<u>Ten thousand (10,000) square feet of floor area.</u>	<u>One (1) space for each 1,000 square feet of floor area.</u>
<u>Taxi and Light Fleet-Based Service.</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>—</u>	<u>No spaces required.</u>

<u>Commercial Activity</u>	<u>Zone</u>	<u>Minimum Total Size for Which Parking Required</u>	<u>Total Required Parking</u>
	<u>All other zones.</u>	<u>Ten thousand (10,000) square feet of floor area and outdoor storage.</u>	<u>One (1) space for each one thousand (1,000) square feet of floor area, plus one space for each vehicle used in connection with the activities.</u>
<u>Automobile and Other Light Vehicle Repair and Cleaning.</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>—</u>	<u>No spaces required.</u>
	<u>All other zones.</u>	<u>No minimum.</u>	<u>One (1) space for each one thousand (1,000) square feet of floor area.</u>
<u>Automotive Fee Parking.</u>	<u>All zones.</u>	<u>—</u>	<u>No spaces required.</u>
<u>Animal Boarding.</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>—</u>	<u>No spaces required.</u>
	<u>All other zones.</u>	<u>Five thousand (5,000) square feet.</u>	<u>One (1) space for each 1,000 square feet of floor area.</u>
<u>All other activities</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>—</u>	<u>No spaces required.</u>
	<u>All other zones.</u>	<u>Ten thousand (10,000) square feet in the D-BV Zones and three thousand (3,000) square feet for all other zones.</u>	<u>One (1) space for each six hundred (600) square feet of floor area on the ground floor of a building; One (1) space for each one thousand (1,000) square feet of floor area not on the ground floor of a building</u>

<u>All o.3for each ..All o.3for each Commercial Activity</u>	<u>Zone</u>	<u>Minimum Total Size for Which Parking Required</u>	<u>Requirement</u>

<u>All o.3 for each</u> <u>All o.3 for each</u> Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Requirement
A. General Food Sales.	CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 Zones.	—	No spaces required.
Full-Service Restaurant.	C-45 and S-2 Zones.	3,000 square feet of floor area.	One (1) space for each 450 square feet of floor area.
Limited-Service Restaurant and Cafe.	D-BV Zones.	See Section 17.116.082.	See Section 17.116.082.
Convenience Market.	Any other zone.	3,000 square feet.	One (1) space for each 200 square feet of floor area.
Alcoholic Beverage Sales.	CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 Zones.	—	No spaces required
B. Mechanical or Electronic Games.	C-45 and S-2 Zones.	1,000 square feet of floor area.	One (1) space for each 900 square feet of floor area.
Medical Service. General Retail Sales, except when sales are primarily of bulky merchandise such as furniture or large appliances.	CN Zones.	3,000 square feet of floor area.	One (1) space for each 600 square feet of floor area.
Consumer Service.	D-BV Zones.	See Section 17.116.082.	See Section 17.116.082.
Consumer Cleaning and Repair Service, except when services consist primarily of repair or cleaning of large items such as furniture or carpets.	Any other zone.	3,000 square feet of floor area.	One (1) space for each 400 square feet of floor area.
General Wholesale Sales, whenever 50 percent or more of all sales on the lot are at retail.			
Undertaking Service.			

<p>All 0.3 for each..All 0.3 for each Commercial Activity</p>	<p>Zone</p>	<p>Minimum Total Size for Which Parking Required</p>	<p>Requirement</p>
<p>C. Consultative and Financial Service. Administrative. Business, Communication and Media Service. Broadcasting and Recording Services. Research Service.</p>	<p>CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 Zones.</p>	<p>—</p>	<p>No spaces required.</p>
	<p>C-45 and S-2 Zones.</p>	<p>10,000 square feet of floor area.</p>	<p>One (1) space for each 1,400 square feet of floor area.</p>
	<p>CN Zones.</p>	<p>3,000 square feet of floor area.</p>	<p>One (1) space for each 900 square feet of floor area.</p>
	<p>D-BV Zones.</p>	<p>See Section 17.116.082.</p>	<p>See Section 17.116.082.</p>
	<p>Any other zone.</p>	<p>3,000 square feet of floor area.</p>	<p>One (1) space for each 600 square feet of floor area.</p>
<p>D. General Wholesale Sales, whenever less than fifty percent (50%) of all sales on the lot are at retail. Building Material Sales. Automotive Sales and Service. Automobile and Other Light Vehicle Sales and Rental.</p>	<p>S-15 and D-CO-1 Zones.</p>	<p>—</p>	<p>No spaces required.</p>
	<p>D-CO-2, D-CO-3, D- CO-4, D-CO-5, and D-CO-6 Zones.</p>	<p>10,000 square feet of floor area.</p>	<p>A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040</p>
	<p>C-45, CBD-P, CBD- C, CBD-X, D-LM and S-2 Zones.</p>	<p>10,000 square feet of floor area.</p>	<p>One (1) space for each 1,000 square feet of floor area, or for each three (3) employees, whichever requires fewer spaces.</p>
	<p>D-BV Zones.</p>	<p>See Section 17.116.082.</p>	<p>See Section 17.116.082.</p>
	<p>Any other zone.</p>	<p>5,000 square feet of floor area.</p>	<p>One (1) space for each 1,000 square feet of floor area, or for each three (3) employees, whichever requires fewer spaces.</p>

All 0.3 for each All 0.3 for each Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Requirement
E. Group Assembly, Personal Instruction and Improvement Services.	CBD-P, CBD-C, CBD-X, D-LM, D-CO-1, and S-15 Zones.	—	No spaces required.
	D-CO-2, D-CO-3, D-CO-4, D-CO-5, and D-CO-6 Zones.	10,000 square feet of floor area.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	C-45 and S-2 Zones.	10,000 square feet of floor area.	One (1) space for each 16 seats in indoor places of assembly with fixed seats, plus one space for each 160 square feet of floor area in indoor places of assembly without fixed seats, plus a number of spaces to be prescribed by the Director of City Planning, pursuant to Section 17.116.040, for outdoor assembly area.
	CN Zones.	Total of 75 seats in indoor places of assembly with fixed seats, or 750 square feet of floor area in dance halls or other indoor places of assembly without fixed seats, or 5,000 square feet of outdoor assembly areas.	One (1) space for each eight seats in indoor places of assembly with fixed seats, plus one (1) space for each 80 square feet of floor area in indoor places of assembly without fixed seats, plus a number of spaces to be prescribed by the Director of City Planning, pursuant to Section 17.116.040, for outdoor assembly areas.
	D-BV Zones.	See Section 17.116.082.	See Section 17.116.082.

<u>All e.3 for each</u> <u>e.3 for each</u> Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Requirement
	Any other zone.	Total of 75 seats in indoor places of assembly with fixed seats, or 750 square feet of floor area in dance halls or other indoor places of assembly without fixed seats, or 5,000 square feet of outdoor assembly areas.	One (1) space for each eight seats in indoor places of assembly with fixed seats, plus one space for each 80 feet of floor area in indoor places of assembly without fixed seats, plus a number of spaces to be prescribed by the Director of City Planning, pursuant to Section 17.116.040, for outdoor assembly areas.
F. Transient Habitation.	CBD-P (only when combined with the S-7 zone), D-LM, DCO-1, and S-15 Zones.	—	No spaces required.
	D-CO-2, D-CO-3, D-CO-4, D-CO-5, and D-CO-6 Zones.	No minimum.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	CBD-P, CBD-C, CBD-X, and D-BV Zones.	No minimum.	One (1) space for each unit in a motel and one (1) space for each two units in a hotel.
	Any other zone.	No minimum.	One (1) space for each unit in a motel and three (3) spaces for each four units in a hotel.
	CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 Zones.	—	No spaces required.
G. General Retail			

<p>All 0.3 for each All 0.3 for each Commercial Activity</p>	<p>Zone</p>	<p>Minimum Total Size for Which Parking Required</p>	<p>Requirement</p>
<p>Sales, whenever sales are primarily of bulky</p>	<p>C-45 and S-2 Zones.</p>	<p>10,000 square feet of floor area.</p>	<p>One (1) space for each 1,000 square feet of floor area.</p>
<p>merchandise such as furniture or large appliances.</p>	<p>D-BV Zones.</p>	<p>See Section 17.116.082.</p>	<p>See Section 17.116.082.</p>
<p>Consumer Cleaning and Repair Service, whenever services</p>	<p>Any other zone.</p>	<p>5,000 square feet of floor area.</p>	<p>One (1) space for each 1,000 square feet of floor area.</p>
<p>consist primarily of repair or cleaning of large items such as furniture or carpets.</p>	<p>CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 Zones.</p>	<p>—</p>	<p>No spaces required.</p>
<p>Animal care and Animal boarding.</p>			
<p>H. Automobile and Other Light Vehicle Gas Station and Servicing.</p>	<p>C-45 and S-2 Zones.</p>	<p>10,000 square feet of floor area.</p>	<p>One (1) space for each 1,000 square feet of floor area.</p>
<p>Automotive and Other Light Vehicle Repair and Cleaning.</p>	<p>D-BV Zones.</p>	<p>See Section 17.116.082.</p>	<p>See Section 17.116.082.</p>
<p>Automotive Fee Parking.</p>	<p>Any other zone.</p>	<p>No minimum.</p>	<p>One (1) space for each 1,000 square feet of floor area.</p>
<p></p>	<p>CBD-P, CBD-C, CBD-X, D-CO, and D-LM Zones.</p>	<p>—</p>	<p>No spaces required.</p>
<p>I. Transport and Warehousing.</p>	<p>D-BV Zones.</p>	<p>See Section 17.116.082.</p>	<p>See Section 17.116.082.</p>
<p>Taxi and Light Fleet-based Service.</p>	<p>Any other zone.</p>	<p>10,000 square feet of floor area and outdoor storage, processing, or sales area.</p>	<p>One (1) space for each three employees.</p>
<p></p>	<p>CBD-P, CBD-C, CBD-X, D-CO, and D-LM Zones.</p>	<p>—</p>	<p>No spaces required.</p>

All 0.3 for each All 0.3 for each Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Requirement
J. Scrap Operation.	D-BV Zones.	See Section 17.116.082.	See Section 17.116.082.
	Any other zone.	10,000 square feet of floor area and outdoor storage, processing or sales area.	One (1) space for each 2,000 square feet of floor area, or for each three employees, whichever requires more spaces; provided that in the case of Scrap Operation Commercial Activities whenever storage and sale, from the premises, or dismantling or other processing of used or waste materials which are not intended for reuse and their original form, when the foregoing are not a part of a manufacturing operation, occupy less than 50 percent (50%) of the floor and open area of the firm on a single lot, the parking requirement shall be as prescribed for the other activities engaged in by the same firm on the same lot.
	CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 Zones.	—	No spaces required.

All 0.3 for each ... All 0.3 for each Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Requirement
K. Fast Food Restaurant.	CBD-P, CBD-C, CBD-X, D-LM, D-CO, and S-15 zones.	--	No spaces required
	C-45 Zone.	10,000 square feet of floor area.	One (1) space for each 450 square feet of floor area.
	CN and S-2 Zones.	2,000 square feet of floor area.	One (1) space for each 300 square feet of floor area.
	D-BV Zones.	See Section 17.116.082.	See Section 17.116.082.
	Any other zone.	3,000 square feet of floor area.	One (1) space for each 200 square feet of floor area.

(Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. No. 12971, § 2(Exh. A), 9-22-2009; Ord. No. 12955, § 2(Exh. A), 7-21-2009; Ord. No. 12939, § 4(Exh. A), 6-16-2009; Ord. 12289 § 4 (part), 2000; Ord. 11892 § 14, 1996: prior planning code § 7513)

17.116.082 Off-street parking in the D-BV Zones—Commercial Activities

Except as otherwise provided in Sections 17.116.020, 17.116.030, and 17.116.110, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for Commercial Activities when located in the D-BV Zones and occupying facilities of the specified sizes. The required parking spaces shall be developed and maintained pursuant to the provisions of Article IV of this Chapter. (See illustration I-18.)

Location of Commercial Activity	Minimum Total Size for Which Parking Required	Requirement
A. Commercial Activities on the ground floor, except for Transient Habitation (see Table 17.116.080).	10,000 square feet of floor area.	One (1) space for each 500 square feet of floor area.
B. Commercial Activities not on the ground floor, except for Transient Habitation (see Table 17.116.080).	10,000 square feet of floor area.	One (1) space for each 1,000 square feet of floor area.

B. Maximum Parking for Commercial Activities. Except as otherwise provided elsewhere in this Title, no more than the following amounts of off-street parking are permitted for Commercial Activities when located in the indicated zones:

<u>Commercial Activity</u>	<u>Zone</u>	<u>Maximum Number of Parking Spaces</u>
<u>General Food Sales.</u> <u>Limited Service Restaurant and Café.</u> <u>Fast-Food Restaurant.</u> <u>Convenience Market.</u> <u>Alcoholic Beverage Sales.</u> <u>Mechanical or Electronic Games.</u> <u>Medical Service.</u> <u>General Retail Sales.</u> <u>Large-Scale Combined Retail and Grocery Sales.</u> <u>Consumer Service.</u> <u>Consultative and Financial Service.</u> <u>Check Cashier and Check Cashing.</u> <u>Consumer Cleaning and Repair Service.</u> <u>Consumer Dry Cleaning Plant.</u> <u>Group Assembly.</u> <u>Personal Instruction and Improvement Services.</u> <u>Administrative.</u> <u>Business, Communication, and Media Service.</u> <u>Broadcasting and Recording Service.</u>	<u>CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.</u>	<u>Ground floor: One (1) space for each three hundred (300) square feet of floor area.</u> <u>Above Ground floor: One (1) space for each five hundred (500) square feet of floor area.</u>
<u>Research Service.</u> <u>Animal Care.</u>	<u>All other zones.</u>	<u>No maximum.</u>
<u>All other Commercial Activities.</u>	<u>All zones</u>	<u>No maximum.</u>

17.116.090 Off-street parking—Industrial Activities.

Except as otherwise provided in Sections ~~17.101.090, 17.116.020, 17.116.030, and 17.116.110,~~ and subject to the calculation rules set forth in Section ~~17.116.040~~ this Title, the following amounts of off-street parking are required for all Industrial Activities when located in the indicated zones and occupying facilities of the specified sizes or having the indicated number of employees, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: ~~(See illustration I-18.)~~

<u>Zone</u>	<u>Minimum Total Size for Which Parking Required</u>	<u>Total Required Parking Requirement</u>

Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parking Requirement</u>
CBD-P, CBD-C, CBD-X, D-CO, S-2, and S-15 Zones.	—	No spaces required.
All any other zones.	10,000 square feet of floor area.	One (1) space for each <u>one thousand five hundred (1,500)</u> square feet of floor area, <u>or for each three (3) employees,</u> whichever requires more spaces.

17.116.100 Off-street parking—Agricultural and Extractive Activities.

Except as otherwise provided in ~~Sections 17.116.020, 17.116.030, and 17.116.110~~this Title, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for all Agricultural and Extractive Activities when located in the indicated zones and occupying facilities of the specified sizes, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: ~~(See illustration I-18.)~~

Zone	Minimum Total Size for Which Parking Required	<u>Total Required Parking Requirement</u>
CBD-P, CBD-C, CBD-X, <u>S-2</u> , D-CO, and D-LM Zones.	—	No spaces required.
C-45 and S-2 Zones.	10,000 square feet of floor area and outdoor sales or display area.	One (1) space for each 1,000 square feet of floor area and outdoor sales or display area.
All any other zones.	<u>Ten thousand (10,000)</u> 5,000 square feet of floor area and outdoor sales or display area.	One (1) space for each <u>one thousand (1,000)</u> square feet of floor area and outdoor sales or display area.

17.116.105 Special regulations in the Downtown Zones.

The following regulations shall apply to new Multifamily Residential Facilities of ten (10) or more dwelling units in the CBD and D-LM Zones.

A. Car-Share Parking Spaces.

1. Car-share parking spaces shall be provided in the amount specified in the Table below.

<u>Number of Dwelling Units</u>	<u>Number of Required Car Share Parking Spaces</u>
<u>Less than 50 units.</u>	<u>No spaces required.</u>

<u>50 – 200 units.</u>	<u>One (1) space.</u>
<u>201 – 400 units.</u>	<u>Two (2) spaces.</u>
<u>Each additional 200 units.</u>	<u>One (1) additional space.</u>

2. Required car-share space(s) shall be made available through one of the following two means:

- a. A private car-share, operated by the property owner or homeowners association, provided within the development. In this case, each private car-share space shall be assigned to a vehicle owned and maintained by the property owner or homeowners association for the use of residents within the development; or
- b. At no cost, providing a parking space to a public car-share organization for purposes of providing car-share services for its car-share service subscribers. The car-share spaces may be provided on the building site or on another site within 600 feet of the building site. All car-share vehicles shall be accessible to both non-resident and resident subscribers.

3. A private car share (option 2(b), above) shall be provided if a public car share operator cannot make use of a public car share space.

4. A notice describing the requirement for car-sharing spaces shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

5. All car-share parking spaces shall be counted toward the minimum and maximum required parking spaces.

B. Transit Passes. The property owner or homeowners association shall make permanently available a monthly transit benefit to each dwelling unit in an amount equal to either one-half the price of an Adult 31-Day AC Transit Pass or an AC Transit EasyPass. This benefit shall be placed on a Regional Transit Connection Clipper Card. A notice describing this transit benefit shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

Article III - Exemptions and Reductions in Required Parking

17.116.110 Special parking exemptions and reductions to parking requirements.

The provisions of this Section shall apply to all activities facilities and zones in all or specified zones, except Residential Activities occupying One-Family Dwelling, One-Family Dwelling with Secondary Unit, Two-Family Dwelling, or Multifamily Dwelling Residential Facilities located within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.040 shall apply.

A. **Discretionary Reduction for Senior Citizen Housing and Dormitories.** The number of parking spaces prescribed in Section 17.116.060 may be reduced by not to exceed seventy-five percent (75%) ~~In senior citizen housing where for each living dwelling units that are is~~ regularly occupied by at least one not more than two individuals who is at least one of whom is ~~sixty-fifty-five (6055)~~ sixty-five (65) years of age or older or is physically handicapped regardless

~~of age. This reduction cannot be increased according to any other exemption in this Section, or in a dormitory, fraternity, or similar facility, the number of parking spaces prescribed in Section 17.116.060 may be reduced by not to exceed seventy-five percent (75%) upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that the proposal conforms to the use permit criteria set forth in Subsections A, or B, and C, of this Section:~~

- ~~1. In the case of senior citizen housing where living units are regularly occupied by not more than two individuals at least one of whom is sixty (60) years of age or older or is physically handicapped regardless of age, that such occupancy is guaranteed, for a period of not less than fifty (50) years, by appropriate conditions incorporated into the permit;~~
- ~~2. In the case of a dormitory, fraternity, or similar facility, that the occupants are prevented from operating a motor vehicle because they are not of driving age or by other special restriction, which limitation of occupancy by non-qualifying drivers is assured by appropriate conditions incorporated into the permit;~~
- ~~3. That due to the special conditions referred to above, and considering the availability, if any, of public transportation within convenient walking distance, the reduced amount of parking will be adequate for the activities served, and that the reduction will not contribute to traffic congestion or impair the efficiency of on-street parking.~~

~~**B. Affordable Housing.** For zones that have a base parking minimum in Section 17.116.060(A) of three-quarter (3/4) space per dwelling unit or more, the parking requirement for affordable housing restricted for low, very low, and moderate income households, (as defined in California Government Code Section 50052.5 and in Oakland Planning Code Section 17.107.020) is the following:~~

- ~~1. One-half (1/2) space per affordable housing unit if within a transit accessible area; and~~
- ~~2. Three-quarters (3/4) space per affordable housing unit if not within a transit accessible area.~~

~~**B. Discretionary Reduction of Total Requirements with Shared Parking Area.** For a joint off-street parking area which serves two (2) or more Nonresidential Activities in any zone, or Residential Activities in the CN, C-45, or CBD Zones, and which meets the conditions set forth in Section 17.116.180, the total parking requirement for the sharing activities may be reduced by not to exceed fifty percent (50%) upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that the typical utilization of the parking area would be staggered to such an extent that the reduced number of spaces would be adequate to serve all such activities.~~

~~**C. Parking Reduction through Demand Management Measures.** The following are the percentages that parking requirements are reduced for Multifamily Dwelling Residential Facilities of ten (10) or more dwelling units through implementation of the listed parking demand management measures. The parking reduction percentages for the demand management measures described below can be added together to create a greater parking reduction, but cannot create more than a fifty percent (50%) reduction. These reductions cannot be combined with the parking reductions described in other Subsections of Article III, except for the reduction described in Subsection B, above. A notice describing the~~

demand management measure(s) required shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

1. **Transit Accessible Areas.** A project that is within a transit accessible area receives a 30 percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B(1), above.
2. **On-site public or private car share spaces.** The provision of on-site car-share spaces at the level and standards described in 17.116.105(B) reduces the parking requirement by twenty percent (20%).
3. **Off-site public or private car share spaces.** The provision of off-site car-share spaces at the minimum level and standards described in Subsections 17.116.105(A) reduces the parking requirement by ten percent (10%).
4. **Transit passes.** The provision of transit passes at the level and standards described in Subsection 17.116.105(B) reduces the parking requirement by ten percent (10%).

D. **Discretionary Reduction of Total Requirements with Shared Parking Area.** For a joint off-street parking area that serves more than one activity (either on the same or different lots) and meets the conditions set forth in Section 17.116.180, the total parking requirement for the sharing activities may be reduced by not to exceed fifty percent (50%) upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit (See Chapter 17.134 for the CUP criteria), and to the following additional use permit criterion:

1. The typical utilization of the parking area would be staggered to such an extent that the reduced number of spaces would be adequate to serve all such activities.

EG. **Discretionary Waiver or Reduction in Districts Providing Common Parking Areas.** The off-street parking requirements specified above for Nonresidential Activities in any zone, or for Residential Activities in Commercial the CN, C-45, or CBD Zones, may be waived or reduced by the Director of City Planning when said activities are located within a municipal parking district or assessment district the function of which is to provide off-street parking, upon a finding that, in consideration of existing or prospective municipal parking facilities, such waiver or reduction would not substantially contribute to traffic congestion or impair the efficiency of on-street parking. Any determination on such waiver or reduction shall be subject to appeal pursuant to the administrative appeal procedure in Chapter 17.132.

~~D. Each of the following provisions shall apply in the D-BV and D-LM Zones only:~~

- ~~1. **In-Lieu Fee.** The parking space requirements of this Section for the D-BV and D-LM Zones may be reduced or waived upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and payment of an in-lieu fee to the City of Oakland. The parking in-lieu fee shall be as set forth in the Master Fee Schedule. Parking in-lieu fees shall be deposited with the City of Oakland prior to issuance of a building permit. A parking in-lieu fee may be refunded, without interest, to the person who made such payment, or his assignee or designee, if additional off-street parking spaces are provided for such building~~

~~or use by others than the City so as to satisfy the parking requirement for which the in-lieu payment was made. To obtain a refund, the required off-street parking spaces must be in place prior to issuance of a certificate of occupancy and before funds are spent or committed by the City.~~

~~2. Narrow Lots. Lots with a mean width of less than fifty (50) feet and fronting Broadway or 27th Street are not required to provide parking on-site unless alternative driveway access is available from an alternative location, such as a shared access driveway from an adjoining parcel or from an alley.~~

~~F. 3. Conversion of Historic Buildings. No additional parking spaces are required for the conversion of a Nonresidential Facility to a Residential Facility or vice versa if the Nonresidential or Residential Facility any change of use of a facility that is either a Potentially Designated Historic Property (PDHP) or a property listed in the City of Oakland's Local Register of Historical Resources (see Policy 3.8 of Historic Preservation Element of the Oakland General Plan). If the number of existing parking spaces on the lot is equals or is less than required, then that these number of parking spaces must be preserved with the conversion. If there are more parking spaces on the lot than required, then the number of spaces can be reduced to the minimum required.~~

~~Parking spaces shall not be further reduced below the requirement unless payment of an in-lieu fee, as set forth in the Master Fee Schedule, to the City of Oakland is provided.~~

~~G. Additions to Historic Buildings. No additional parking spaces are required for an addition that increases the floor area by one hundred percent (100%) or less of a facility that is listed in the City of Oakland's Local Register of Historical Resources (see Policy 3.8 of Historic Preservation Element of the Oakland General Plan).~~

~~4. Affordable Housing. Parking requirements applicable to affordable housing for moderate, low, and very low income households, (as defined in California Government Code Section 50052.5 and in Oakland Planning Code Section 17.107.020), shall be one-quarter (1/4) spaces per dwelling unit. In Subsection 17.116.110(A) of this Chapter, Senior Citizen Housing and Dormitories requirements apply but do not require a Conditional Use Permit and the reduced parking requirement is one-quarter (1/4) spaces per dwelling unit.~~

~~5. Unbundled Parking. The following rules shall apply to new Multifamily Dwelling Residential Facilities of ten (10) or more units:~~

~~a. Off-street parking spaces shall be leased or sold separately from the rental or purchase of dwelling units for the life of the dwelling units, such that potential renters or buyers shall have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space(s).~~

~~b. Off-street parking spaces serving affordable units as defined in Section 17.107.020 shall be offered to potential buyers and renters at a price proportional to the sale or rental price of the affordable units as compared to the price proportional to comparable market rate units, except when offered to non-residents pursuant to Subsection (c) below.~~

~~c. Parking spaces shall be offered only to residents of the dwelling units served by the off-street parking, except that any surplus spaces that are not rented or sold may be rented to non-residents with the provision that such spaces must be vacated on 30 days' notice if requested by residents to be made available to them.~~

H. Parking reduction for parking on narrow lots in certain Commercial Zones.

1. In the CN and CC Zones, lots with a mean width of forty (40) feet or less are not required to provide parking on-site unless alternative driveway access is available from an alternative location, such as a side street, a shared access driveway on an adjoining parcel, or an alley.
2. In the D-BV Zones, lots with a mean width of fifty (50) feet or less and fronting Broadway or 27th Street are not required to provide parking on-site unless alternative driveway access is available from an alternative location, such as a side street, a shared access driveway from an adjoining parcel or an alley.

I. Parking Reduction through the payment of in lieu fees in the D-BV Zones. Both of the following provisions shall apply in the D-BV Zones only:

1. The parking requirements for the D-BV Zones may be reduced or waived upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and payment of an in-lieu fee to the City of Oakland. The parking in-lieu fee shall be as set forth in the Master Fee Schedule. Parking in-lieu fees shall be deposited with the City of Oakland prior to issuance of a building permit. A parking in-lieu fee may be refunded, without interest, to the person who made such payment, or his assignee or designee, if additional off-street parking spaces are provided for such building or use by others than the City so as to satisfy the parking requirement for which the in-lieu payment was made. To obtain a refund, the required off-street parking spaces must be in place prior to issuance of a certificate of occupancy and before funds are spent or committed by the City.
2. Notwithstanding anything to the contrary contained in the Planning Code, Variances may not be granted relating to: (a) a reduction and/or elimination of any required parking; or (b) a reduction and/or elimination of any parking spaces serving any activity, or if already less than currently required parking, shall not be reduced further below the requirements prescribed for such activity in this Chapter, as the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and payment of the in-lieu fee shall be the means of reducing or eliminating such parking.

Article III Off-Street Loading Requirements

17.116.120 Off-street loading—Residential Activities.

17.116.130 Off-street loading—Civic Activities.

17.116.140 Off-street loading—Commercial Activities.

17.116.150 Off-street loading—Industrial Activities.

17.116.160 Off-street loading—Agricultural and Extractive Activities.

17.116.120 Off-street loading—Residential Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for Residential Activities when occupying

facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: (See illustration I-18.)

Residential Activity and Total Floor Area of Facilities Occupied Requirement	Requirement
Less than 50,000 square feet.	No berth required.*
50,000—149,999 <u>50,000</u> square feet <u>or more.</u>	One (1) berth.*
150,000—299,999 square feet.	Two (2) berths.*
Each additional 300,000 square feet or fraction of one-half or more thereof.	One (1) additional berth.*

*Off-street loading is not required in CBD-P Zzone when combined with the S-7 Zzone.

17.116.130 Off-street loading—Civic Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for the specified Civic Activities when occupying facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: (See illustration I-18.)

Civic Activity and Total Floor Area of Facilities Occupied	Requirement
A. Community Assembly, Community Education, Nonassembly Cultural, Health Care, or Administrative, occupying the following floor area:	
Less than 50,000 square feet.	No berth required.*
50,000—149,999 square feet.	One (1) berth.*
150,000—299,999 square feet.	Two (2) berths.*
Each additional 300,000 <u>150,000</u> square feet or fraction of one-half or more thereof.	One (1) additional berth.*
B. Utility and Vehicular; or Extensive Impact.	A number of berths to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
C. All other Civic Activities.	No berths required.

*Off-street loading is not required in the CBD-P zZone when combined with the S-7 Zzone.

17.116.140 Off-street loading—Commercial Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for the specified Commercial Activities when occupying facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter. (See illustration I-18.)

Commercial Activity and Total Size <u>Floor Area</u> of Facilities Occupied	Requirement
<p>A.</p> <p>General Food Sales, Full Service Restaurant, Limited Service Restaurant and Cafe, Fast-Food Restaurant, Convenience Market, Alcoholic Beverage Sales, Consumer Service, General Retail Sales, Large-Scale Combined Retail and Grocery Sales, Consumer Cleaning and Repair Service, Research Service, General Wholesale Sales, Building Material Sales, Automobile and Other Light Vehicle Gas Station and Servicing, Automotive Fee Parking, or Undertaking Service - Automobile and Other Light Vehicle Sales and Rental, Group Assembly, Personal Instruction and Improvement Services, Communication and Media Service, Broadcasting and Recording Service, Animal Care, or Animal Boarding occupying facilities with the following floor area:</p>	
<p>Less than 25,000 <u>10,000</u>-square feet.</p>	<p>No berths required.*</p>
<p>25,000<u>10,000</u>—59,999 <u>24,999</u>-square feet.</p>	<p>One (1) berth.*</p>
<p>60,000<u>25,000</u>—159,000 <u>49,999</u>-square feet.</p>	<p>Two (2) berths.*</p>
<p>50,000—99,999 square feet.</p>	<p>Three (3) berths.*</p>
<p>Each additional 120,000 square feet or fraction of one-half or more thereof.</p>	<p>One (1) additional berth.*</p>
<p>B.</p> <p>Mechanical or Electronic Games, Medical Service, Consumer Service, Consultative and Financial Service, Administrative, or Transient Habitation, Check Cashier and Check Cashing,</p>	

Commercial Activity and Total Size Floor Area of Facilities Occupied	Requirement
<p><u>Consumer Dry Cleaning Plant,</u> <u>Group Assembly,</u> <u>Personal Instruction and Improvement Services,</u> <u>Business, Communication, and Media Service,</u> <u>Broadcasting and Recording Service,</u> <u>Automobile and Other Light Vehicle Sales and Rental,</u> <u>Automotive and Other Light Vehicle Repair and Cleaning,</u> <u>Taxi and Light Fleet-Based Service,</u> <u>Animal Care, or</u> <u>Animal Boarding -</u> <u>occupying facilities with the following floor area:</u></p>	
<p>Less than 40,00050,000 square feet.</p>	<p>No berths required.*</p>
<p>40,00050,000—59,999149,999 square feet.</p>	<p>One (1) berth.*</p>
<p>60,000150,000—159,000299,999 square feet.</p>	<p>Two (2) berths.*</p>
<p>Each additional 160,000 300,000-square feet or fraction of one-half or more thereof.</p>	<p>One (1) additional berth.*</p>
<p>C. Undertaking Service, occupying facilities with the following floor area:</p>	
<p>—Less than 2,500 square feet.</p>	<p>No berths required.*</p>
<p>—2,500—24,999 square feet.</p>	<p>One (1) berth.</p>
<p>—25,000—49,999 square feet.</p>	<p>Two (2) berths.*</p>
<p>—50,000—99,999 square feet.</p>	<p>Three (3) berths.*</p>
<p>—Each additional 120,000 square feet or fraction of one-half or more thereof.</p>	<p>One (1) additional berth.*</p>
<p>D. Scrap Operation, occupying facilities with the following amounts of floor area and outdoor storage, processing, or sales area:</p>	
<p>—Less than 25,000 square feet.</p>	<p>One (1) berth.*</p>
<p>—25,000—49,999 square feet.</p>	<p>Two (2) berths.*</p>
<p>—50,000—99,999 square feet.</p>	<p>Three (3) berths.*</p>
<p>—Each additional 120,000 square feet or fraction of one-half or more thereof.</p>	<p>One (1) additional berth.*</p>
<p>E. All other Commercial Activities.</p>	<p>No berths required.*</p>

*Off-street loading is not required in the CBD-P zone when combined with the S-7 Zzone.

17.116.150 Off-street loading—Industrial Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for all Industrial Activities when occupying facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article IV of this Chapter: (See illustration I-18.)

Industrial Activity and Total Floor Area of Facilities Occupied	Requirement
Less than 10,000 square feet.	No berths required.*
10,000—24,999 square feet.	One (1) berth.*
25,000—49,999 square feet.	Two (2) berths.*
50,000—99,999 square feet.	Three (3) berths.*
Each additional 150,000 170,000-square feet or fraction of one-half or more thereof.	One (1) additional berth.*

*Off-street loading is not required in the CBD-P zone when combined with the S-7 Zzone.

17.116.160 Off-street loading—Agricultural and Extractive Activities.

Off-street loading is not required in any zone for Agricultural or Extractive Activities.

Article IV Standards for Required Parking and Loading Facilities

- 17.116.170 Property on which parking and loading must be provided.
- 17.116.175 Standards and criteria for accessory parking that serves a prohibited activity.
- 17.116.180 Conditions for off-street parking or loading.
- 17.116.190 Utilization of off-street parking and loading facilities.
- 17.116.200 Parking space dimensions.
- 17.116.210 Driveways and maneuvering aisles for parking.
- 17.116.220 Loading berth dimensions.
- 17.116.230 Driveways and maneuvering aisles for loading.
- 17.116.240 Tandem spaces and berths.
- 17.116.250 Maximum backing distance.
- 17.116.260 Surfacing and grade of parking and loading facilities.
- 17.116.270 Screening and setback of parking and loading areas.

17.116.280 Control on artificial illumination of parking and loading facilities.

17.116.290 Special requirements applying in some zones.

17.116.300 Parking accommodation requirements for One- and Two-Family Residential Facilities.

17.116.310 Unbundled Parking.

17.116.170 Property on which parking and loading must be provided.

A. Parking Spaces and Loading. Required ~~Off-street~~ parking spaces and loading berths ~~required by the zoning regulations~~ shall be located as set forth below for the specified activities except as otherwise provided in Section 17.116.290B. When a maximum distance from the lot containing the activity served to another lot is prescribed, it shall be measured along a permanently accessible pedestrian route between a lot line of the former lot and the nearest boundary of the offsite parking or loading area. Required parking provided on a lot other than the Facility or Activity it serves shall not count toward any of the required parking serving the Facility or Activity on the off-site lot.

Required Facility and Activity it Serves	Zone	Location
Parking spaces for any Residential <u>or Commercial</u> Activity.	<u>RU-4, RU-5, CN, CC, C-45, CBD, S-15, D-BV, and D-CO, and D-LM</u> Zones.	On the same lot as the activity served; or <u>either</u> , <u>subject to the provisions of Section 17.116.180:</u> 1. subject to the provisions of, <u>On another lot that both is located within three-six hundred (6300) feet and contains an enclosed principal facility containing a principal activity; or</u> 1.2. and having at least one owner in common with the former lot. <u>Upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) on another lot that both is located within six hundred (600) feet and does not contain an enclosed principal facility containing a principal activity.</u>
	All any other zones.	On the same lot as the activity served, but for <u>One-Family and Two-Family Dwelling Residential Facilities</u> on any lot with a street-to-setback gradient that exceeds twenty percent (20%), required parking stalls may be permitted to extend into the public right-of-way of an adjoining street subject to the following standards (see illustration I-20c): 1. The required parking stalls shall be located perpendicular to and the edge of the curb, pavement, or sidewalk;

Required Facility and Activity it Serves	Zone	Location
Parking spaces for any Industrial Activity, Administrative or Utility and Vehicular Civic Activities; or Administrative, Research Service-Commercial Activities.	Any zone.	2. The parking stalls shall be set back a minimum of five (5) feet from the edge of street pavement including any curbs or sidewalks; and 3. The parking stalls extending into the street right-of-way shall not constitute more than fifty percent (50%) of the required residential parking.
Parking spaces for any <u>other activity, activity not listed above.</u>	Any zone.	On the same lot as the activity served; or, subject to the provisions of Section 17.116.180, on another lot located within five-six <u>6500</u> feet, and having at least one owner in common with the former lot.
Loading berths for any activity.	Any zone.	On the same lot as the activity served; or, subject to the provisions of Section 17.116.180, on an abutting lot, having at least one owner in common with the former lot, except that an <u>jointly owned</u> off-street loading facility for Nonresidential Activities in any zone, or for Residential Activities in the <u>S-15, D-CO, D-LM, D-BV, CBD, CN, CC, and C-45</u> Zones, may, upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, and subject to the provisions of Section 17.116.180, be located on a lot which does not abut all the lots containing the activities served.

17.116.190 - Utilization of off-street parking and loading facilities.

Facilities ~~which that~~ are intended to meet the off-street parking and loading requirements of the zoning regulations shall be made permanently available to, and maintained so as to permit utilization by, the residents, shoppers, employees, or other participants in, or the loading operations of, the activity or activities served, except as otherwise ~~provided in Section 17.116.290B~~ specifically permitted in this Title. No area may be utilized and counted both as a required parking space and a required loading berth. However, maneuvering aisles and

driveways may serve both required parking spaces and loading berths if they meet the requirements specified hereafter for both parking and loading facilities.

17.116.200 Parking space dimensions.

(See illustration I-21.) The provisions of this Section shall apply to all activities in all zones except Residential Activities occupying One-Family, Two-Family, or Multifamily Residential Facilities located within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.060 shall apply. All required parking spaces shall have the minimum dimensions set forth below and shall be provided, where necessary, with driveways and maneuvering aisles as set forth in Section 17.116.210. Compact and intermediate parking spaces shall count toward the off-street parking requirements only if located on a lot containing a total of three or more required spaces. On such a lot, up to fifty percent (50%) of the required parking spaces may be compact spaces, provided that at least fifty percent (50%) of the required spaces are regular and/or handicapped spaces. Alternatively, when five or more parking spaces are required, up to seventy-five percent (75%) of the required spaces may be intermediate spaces, provided that if any required spaces are compact spaces, an equal or greater number of the required spaces shall be regular and/or handicapped spaces.

- A. Regular Parking Spaces. A regular parking space shall be not less than eighteen (18) feet long and eight and one-half feet (8½) wide for all parking patterns except parallel parking. ~~However, where one or both of the long sides of a regular parking space which is at an angle of ninety (90) degrees or less, but more than sixty (60) degrees, to a maneuvering aisle abuts a wall or other, similar obstruction, the width specified above shall be increased by two (2) feet. (See Subsection D. for exceptions to this two (2) foot requirement).~~ For parallel parking, a regular parking space shall be not less than twenty-two (22) feet long and eight (8) feet wide.
- B. Intermediate Parking Spaces. An intermediate parking space shall be not less than sixteen and one-half (16½) feet long and eight (8) feet wide for all parking patterns except parallel parking. ~~However, where one or both of the long sides of a regular parking space which is at an angle of ninety (90) degrees or less, but more than sixty (60) degrees, to a maneuvering aisle abuts a wall or other, similar obstruction, the width specified above shall be increased by two (2) feet. See Subsection D. for exceptions to this two (2) foot requirement.~~ For parallel parking, an intermediate parking space shall be not less than twenty and one-half (20½) feet long and seven and one-half (7½) feet wide.
- C. Compact Parking Spaces. A compact parking space shall be not less than fifteen (15) feet long and seven and one-half (7½) feet wide for all parking patterns except parallel parking. ~~However, where one or both of the long sides of a compact parking space which is at an angle of ninety (90) degrees or less, but more than sixty (60) degrees, to a maneuvering aisle abuts a wall or other, similar obstruction, the width specified above shall be increased by two (2) feet. (See Subsection D. for exceptions to this two (2) foot requirement).~~ For parallel parking, a compact parking space shall be not less than nineteen (19) feet long and seven (7) feet wide.
- D. Posts and Other Obstructions. For required parking spaces that are at an angle of between sixty (60) degrees and ninety (90) degrees, the required parking space widths specified above shall be increased by one (1) foot for each long side of a parking space that abuts a wall or other similar obstruction. However, this additional width is

~~not required for Pposts and other similar structural members may be located immediately adjacent to a required parking space,~~ provided that:

1. Such required parking space is a regular space or, if the City Traffic Engineer determines that sufficient maneuvering area is present, an intermediate or compact space; and
2. Such post or other similar structural member is located at least three (3) feet but not more than five (5) feet from the maneuvering aisle or located not more than four (4) feet from the end of the parking space opposite the maneuvering aisle; and
3. Such post or other similar structural member does not impede pedestrian access to vehicle parking in the space; and
4. Such posts and other similar structural members shall be located on one side only of a required parking space.

17.116.210 Driveways and maneuvering aisles for parking.

Where necessary, maneuvering aisles and driveways shall be provided of such design and arrangement as to provide adequate ingress to and egress from all required parking spaces. (See also Sections 17.94.070, 17.94.080, 17.116.240, 17.116.250, and 17.116.260.) Except within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.080 shall apply, and for shared access facilities, where the provisions of Section 17.102.090 shall apply, an onsite driveway serving any required off-street parking area shall have a minimum width of nine (9) feet. Driveways serving Residential Facilities with one (1) or two (2) living dwelling units on one lot shall be not more than nineteen (19) feet in width for the front twenty (20) feet of the lot, with a curb cut no more than nineteen (19) feet in width, and shall be limited to one driveway and one driveway curb cut per lot frontage. Driveways serving one lot or serving any of several adjacent lots under the same ownership shall be separated edge-to-edge by at least twenty-five (25) feet; where curbs exist, the separation shall be by at least twenty-five (25) feet of full vertical curb. Driveways serving adjacent lots under different ownership shall be separated edge-to-edge by at least ten (10) feet; where curbs exist, the separation shall be by at least ten (10) feet of full vertical curb.

- A. ~~Maneuvering Aisle Width. Except for activities occupying One-Family, Two-Family, or Multifamily Residential Facilities located within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.070 shall apply, maneuvering aisles necessary for access into and out of required parking spaces shall have the following minimum widths, whether serving regular, intermediate, or compact parking spaces:~~
1. Where parking is parallel: eleven (11) feet;
 2. Where parking is at an angle of forty-five (45) degrees or less: twelve (12) feet;
 3. Where parking is at an angle of sixty (60) degrees or less but more than forty-five (45) degrees: fifteen (15) feet;
 4. Where parking is at an angle of seventy-five (75) degrees or less but more than sixty (60) degrees: eighteen (18) feet;
 5. Where parking is at an angle of ninety (90) degrees or less but more than seventy-five (75) degrees: ~~twenty-one (21) feet.~~

a. Twenty-one (21) feet for Residential Facilities; and

b. Twenty-three (23) feet for Nonresidential Facilities.

17.116.220 Loading berth dimensions.

All required loading berths shall have the minimum dimensions set forth below when serving the indicated activities; provided that where one or both of the long sides of a berth which is at an angle of ninety (90) degrees or less, but more than sixty (60) degrees, to a maneuvering aisle abuts a wall or other similar obstruction, each of the widths specified below shall be increased by three (3) feet. However, the minimum height or length of a required berth for Civic, Commercial, and Industrial Activities may in any case be reduced upon the granting of a Conditional Use Permit pursuant to the conditional use permit procedure in (see Chapter 17.134 for the CUP procedure) and upon determination that such smaller dimensions are ample for the size and type of trucks or goods which foreseeably will be involved in the loading operations of the activity served.

A. For Residential Activities: twenty-three (23) feet long, ten (10) feet wide, and twelve (12) feet high;

A.B. _____ For all Industrial Activities and for General Wholesale Sales, Building Material Sales, Automobile and Other Light Vehicle Sales and Rental, Automobile and Other Light Vehicle Gas Station and Servicing; forty-five (45) feet long, twelve (12) feet wide, and fourteen (14) feet high;

B.C. _____ For Undertaking Service Commercial Activities: twenty-five (25) feet long, ten (10) feet wide, and eight (8) feet high;

C.D. _____ For all other activities for which loading facilities are required: thirty-three (33) feet long, twelve (12) feet wide, and fourteen (14) feet high.

17.116.240 Tandem spaces and berths.

~~(See illustration I-21.) No required loading berths shall be tandem. One required parking space on any lot containing both one (1) unit and fewer than three (3) required off-street parking spaces may be tandem. A vehicle shall not have to cross another loading berth, or a parking space, in order to gain access to any required loading berth. On any lot containing three (3) or more required off-street parking spaces, or containing required spaces for two (2) or more residential livingdwelling units, required parking spaces shall not be tandem, a vehicle shall not have to cross another parking space, or a loading berth, in order to gain access to a required parking space, except that:~~

~~A. In the S-11 Zone, with the provision of three (3) or more required parking spaces for a given One-Family Dwelling or One-Family Dwelling with Secondary Unit Residential Facility, tandem parking may be permitted for at least fifty percent (50%) of the vehicles shall not have to cross another parking space in order to gain access to a required parking spaces for a One-Family Dwelling or One-Family Dwelling with Secondary Unit Residential Facility.~~

~~B. In the S-12 Zone, tandem parking may be permitted for One-Family Dwelling, One-Family Dwelling with Secondary Unit, Two-Family Dwelling, and Multi-family Dwelling Residential Facilities under the provisions of Section 17.94.060.~~

- C. In any zone, except when combined with the S-11 or S-12 Zones, tandem parking may be permitted for two (2) ~~one (1)~~ of the required spaces on a lot containing a One-Family Dwelling with Secondary Unit Residential Facility if the floor area of the Secondary Unit does not exceed the maximum allowed in Section 17.103.080.
- D. In any zone, tandem parking may be permitted for Nonresidential Activities upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that such proposal conforms to either or both of the following use permit criteria:
 - 1. That a full-time parking attendant supervises the parking arrangements at all times when the activities served are in active operation;
 - 2. That there are a total of ten (10) or fewer parking spaces on a lot, or within a separate parking area or areas on a lot, which spaces are provided solely for employees.
- F. Tandem parking spaces may be provided for Residential Care Residential Activities pursuant to the provisions of Section 17.116.060B.

17.116.290 - Special requirements applying in some zones.

- A. Whenever required off-street parking or loading facilities are located where the applicable individual zone regulations or development control maps require a conditional use permit for parking or loading or prescribe other special controls thereon, such regulations shall be complied with in addition to the standards prescribed above for required parking and loading.
- B. In the S-15 and D-CO-1 Zzones:
 - 1. Location of Parking. All off-street parking may be provided anywhere on the lot, or on a separate lot which is not in common ownership with the subject lot, provided that a long-term lease agreement or comparable binding agreement is provided, pursuant to Section 17.116.180.
 - 2. Parking Serving Nonresidential Uses. Off-street parking serving nonresidential uses may only be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134.
 - 3. Ground Floor Parking and Loading. Off-street parking, loading, and driveway located within twenty (20) feet from all pedestrian walkways and plazas may only be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134 and Section 17.100.100.
 - 4. Provisions for Shared Parking. Off-street parking may be shared amongst daytime activities between the hours of business operation and between the hours of nighttime activities. The number of required parking spaces for daytime use may be transferable to required parking or nighttime use, provided that a long-term lease agreement or comparable binding agreement is provided, pursuant to Section 17.116.180.
 - 5. Exceptions to Parking Requirement. The number of parking spaces provided may exceed the number required upon the granting of a conditional use permit pursuant to Section 17.100.100 and the conditional use permit procedure in Chapter 17.134.

~~C. In the RU-4, RU-5, CN, CC, CR, CBD, D-CO-1, or S-15 zones, the required number of parking spaces may be reduced by up to fifty percent (50%) upon the granting of a conditional use permit (see Chapter 17.134). The conditional use permit may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and the following criterion: The Planning Director has determined that there will not be a significant parking impact on the surrounding neighborhood through a combination of a parking demand management plan, transit availability, and other factors.~~

17.116.300 Parking accommodation requirements for One- and Two-Family Residential Facilities.

The provisions of this Section apply to lots containing One-Family Dwelling, One-Family Dwelling with Secondary Unit, and Two-Family Dwelling Residential Facilities. Exceptions to the provisions of this Section may be approved pursuant to the Regular Design Revision procedure in Chapter 17.136.

A. Required parking location

1) This subsection applies to lots where both:

- i. At least sixty percent (60%) of the buildings in the immediate context have required parking located to the rear or side at a depth of at least twenty-five (25) feet from the front lot line; and**
- ii. The difference in elevation of existing grade between the midpoint of the front lot line and the farthest opposite point of the lot depth is not twenty percent (20%) or greater.**

2) For the lots described in Subsection 17.116.300(A)(1), the entirety of ~~r~~Required Garage, Carport or Uncovered Parking Location to the Side or Rear of a Residence in Certain Cases. gGarages, carports or any uncovered required parking spaces shall be located at one of the following locations:

- 1. To the rear or side of any primary Residential Facility; or**
- 2. In the case of uncovered parking, closer to an interior side lot line than the principal facility.**
- 3. and at a A minimum of twenty-five (25) feet from the front lot line if:**
 - i1. At least sixty percent (60%) of the buildings in the immediate context have garages, carports and uncovered required parking located at a depth of at least twenty-five (25) feet from the front lot line; and**
 - ii2. On the lot being developed, the difference in elevation of existing grade between the midpoint of the front lot line and the farthest opposite point of the lot depth does not exceed a gradient of twenty percent (20%).**

The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any approval of any required garage, carport, or uncovered parking space. Lots with a front lot line width of less than thirty-five (35) feet are exempt from this Subsection if the garage, carport or uncovered parking

space dimensions facing the front lot line equal less than fifty (50) percent of the building elevation facing the front lot line.

- B. **Garage or Carport Recessed from Front of Residence in Certain Cases.** When an attached or detached garage or carport is not subject to Subsection A. of this Section and is located on lots with a street-to-setback gradient of twenty percent (20%) or less and where the face of the primary Residential Facility, including projections at least eight (8) feet in height and five (5) feet in width, such as covered porches and bay windows, is within twenty-five (25) feet of the front lot line, at least one of the following requirements shall apply:
1. The front of the garage or carport shall be set back a minimum of five (5) feet from such face; or
 2. If the garage or carport is located below living space, either:
 - a. The front of the garage or carport shall be set back at least eighteen (18) inches from the upper level living space; or
 - b. The garage door shall be recessed at least six (6) inches from the surrounding exterior wall surfaces.
- C. **Maximum Widths of Garages and Carports.** Garages and carports shall have a maximum width of twenty-two (22) feet if the front of the garage or carport is located within thirty (30) feet of a street line and shall have a maximum width of thirty (30) feet if located elsewhere. In addition, all attached garages and carports shall have a maximum width not to exceed fifty percent (50%) of the total width of the primary Residential Facility if the front of the garage or carport is located within thirty (30) feet of a street line.
- D. **Parking Restricted to Garages, Carports, Uncovered Required Parking Spaces or Driveways.** Parking on a lot containing primary Residential Facilities may take place only in garages, carports, uncovered required parking spaces, or approved driveways.

17.116.310 Unbundled Parking.

With the exception of affordable housing as defined by Section 17.107.020, the following rules shall apply to new Multifamily Dwelling Residential Facilities of ten (10) or more units:

- A. Off-street parking spaces shall be rented or sold separately from the rental or purchase of dwelling units for the life of the dwelling units, such that potential renters or buyers shall have the option of renting or buying a dwelling unit at a price lower than would be the case if there were a single price for both the dwelling unit and the parking space(s).
- B. Off-street parking spaces shall only be offered to residents of the dwelling units served by the off-street parking. In the RU-4, RU-5, CBD and any Commercial Zone, any spaces (required or not required) not purchased or rented by residents may be rented to non-residents. Such spaces must be vacated on thirty (30) days' notice if requested by residents to be made available to them.
- C. A notice describing the unbundling requirement shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

EXHIBIT B: PROPOSED CHANGES TO MUNICIPAL CODE

The following contains the Oakland Municipal Code text that reflects the additions and deletions proposed by the ordinance. This version does not show the proposed additions in underline or the proposed deletions in strikethrough to accommodate a clearer reading of the proposal.

Title 17 PLANNING

Chapters:

Chapter 17.74 - S-1 MEDICAL CENTER COMMERCIAL ZONE REGULATIONS

Chapter 17.76 - S-2 CIVIC CENTER COMMERCIAL ZONE REGULATIONS

Chapter 17.78 - S-3 RESEARCH CENTER COMMERCIAL ZONE REGULATIONS

Chapter 17.97 - S-15 TRANSIT-ORIENTED DEVELOPMENT COMMERCIAL ZONES
REGULATIONS

Chapter 17.101F - D-GI GATEWAY DISTRICT INDUSTRIAL ZONE REGULATIONS

Chapter 17.09 DEFINITIONS

Sections:

17.09.040 Definitions.

17.09.040 Definitions.

"Car-share, public" means a service that provides an integrated citywide network of neighborhood-based motor vehicles available to members by reservation on an hourly basis or in smaller intervals.

"Car-share, private" means a service provided within a development that provides motor vehicles available only to occupants and only on an hourly basis or in smaller intervals.

"Dependent loading berth" means a loading berth that can only be accessed by driving across another parking space or loading berth. (See also "Independent loading berth" and "Tandem loading berth" in this Section.)

"Dependent parking space" means a parking space that can only be accessed by driving across another parking space or loading berth. (See also "Independent parking space" and "Tandem parking" in this Section.)

"Ground floor" means the story of a building that is at or nearest ground level.

"Independent loading berth" means a loading berth that can be accessed without driving across another parking space or loading berth. (See also "Dependent loading berth" and "Tandem parking" in this Section.)

"Independent parking space" means a parking space that can be accessed without driving across another parking space or loading berth. (See also "Dependent parking space" and "Tandem parking" in this Section.)

"Major Classes" are the categories of individual Activity and Facility Types that are in this Chapter. The Major Activity Classes are: Residential, Civic, Commercial, Industrial, and Agricultural and Extractive. The Major Facility Classes are: Residential, Nonresidential, Signs, and Telecommunications.

"Use" means an Activity and/or Facility.

Chapter 17.10 USE CLASSIFICATIONS

Sections:

Article I - General Classification Rules

Article I General Classification Rules

Chapter 17.33 CN NEIGHBORHOOD CENTER COMMERCIAL ZONES REGULATIONS

Sections:

17.33.030 Permitted and conditionally permitted activities.

17.33.030 Permitted and conditionally permitted activities.

Table 17.33.01: Permitted and Conditionally Permitted Activities

Activities	Zones				Additional Regulations
	CN-1	CN-2	CN-3	CN-4	
Commercial Activities					
Automotive Fee Parking	C(L4)	C(L4)	C(L4)	C	17.103.055

Chapter 17.35 CC COMMUNITY COMMERCIAL ZONES REGULATIONS

Sections:

17.35.030 Permitted and conditionally permitted activities.

17.35.030 Permitted and conditionally permitted activities.

Table 17.35.01: Permitted and Conditionally Permitted Activities

Activities	Zones			Additional Regulations
	CC-1	CC-2	CC-3	
Commercial Activities				
Automotive Fee Parking	C	C	C	17.103.055

Chapter 17.37 CR REGIONAL COMMERCIAL ZONES REGULATIONS

Sections:

17.37.030 Permitted and conditionally permitted activities.

17.37.030 Permitted and conditionally permitted activities.

Table 17.37.01 lists the permitted, conditionally permitted, and prohibited activities in the CR Zone. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

Table 17.37.01: Permitted and Conditionally Permitted Activities

Activities	Zone	Additional Regulations
	CR-1	
Commercial Activities		
Automotive Fee Parking	—(L7)	

Limitations on Table 17.37.01:

L7. Existing automotive fee parking lots may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or expanding the size of the parcel with the parking constitutes an expansion of a nonconforming use and is not permitted.

Chapter 17.58 CBD CENTRAL BUSINESS DISTRICT ZONES REGULATIONS ^[25]

Sections:

17.58.040 Permitted and conditionally permitted activities.

17.58.040 Permitted and conditionally permitted activities.

Table 17.58.01: Permitted and Conditionally Permitted Activities

Activities	CBD-R	CBD-P	CBD-C	CBD-X	Additional Regulations
Commercial Activities					
Automotive Fee Parking	C(L14)	C(L14)	C(L14)	C(L14)	17.103.055

Limitations:

L14. Automotive fee parking is permitted upon the granting of conditional use permit (see Chapter 17.134 for the CUP procedure) if it is located in either a parking structure that is at least three (3) stories high or in a below grade parking lot. Automotive fee parking is otherwise prohibited.

Chapter 17.65 HBX HOUSING AND BUSINESS MIX COMMERCIAL ZONES REGULATIONS

Sections:

17.65.010 Title, purpose, and applicability.

17.65.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the HBX Housing and Business Mix Commercial Zones Regulations. This Chapter establishes land use regulations for the HBX-1, HBX-2, HBX-3, and HBX-4 Zones.

Housing and Business Mix - 1 (HBX-1) Commercial Zone. The HBX-1 Commercial Zone is intended to provide development standards that provide for the compatible coexistence of industrial and heavy commercial activities and medium density residential development. This zone recognizes the equal importance of housing and business.

Housing and Business Mix - 2 (HBX-2) Commercial Zone. The HBX-2 Commercial Zone is intended to provide development standards for areas that have a mix of industrial, certain commercial and medium to high density residential development. This zone recognizes the equal importance of housing and business.

Housing and Business Mix - 3 (HBX-3) Commercial Zone. The HBX-3 Commercial Zone is intended to provide development standards for areas that have a mix of industrial, heavy commercial and higher density residential development. This zone is intended to promote housing with a strong presence of commercial and industrial activities.

Housing and Business Mix - 4 (HBX-4) Commercial Zone. The HBX-4 Commercial Zone is intended to provide development standards for Live/Work, Work/Live, and housing in areas with a strong presence of industrial and heavy commercial activities.

Chapter 17.73 CIX, IG AND IO INDUSTRIAL ZONES REGULATIONS

Sections:

17.73.010 Title, purpose, and applicability.

17.73.010 Title, purpose, and applicability.

A. **Description of Zones.** This Chapter establishes land use regulations for the following zones:

1. **CIX-1 Commercial Industrial Mix - 1 Industrial Zone.** The CIX-1 Zone is intended to create, preserve, and enhance industrial areas that are appropriate for a wide variety of businesses and related commercial and industrial establishments. This zone is intended to accommodate existing older industries and provide flexibility in order to anticipate new technologies. Large-scale commercial and retail uses will be limited to sites with direct access to the regional transportation system.
2. **CIX-1A West Oakland Plan Area Commercial Industrial Mix - 1A Industrial Zone (Business Enhancement).** The CIX-1A Zone intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.
3. **CIX-1B West Oakland Plan Area Commercial Industrial Mix - 1B Industrial Zone (Low Intensity Business).** The CIX-1B Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.
4. **CIX-1C West Oakland Plan Area Commercial Industrial Mix - 1C Industrial Zone (High Intensity Business).** The CIX-1C Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of higher intensity commercial, retail, office, and advanced manufacturing-type users. This zone is applied to areas with strong locational advantages that make possible the attraction of high intensity commercial and light industrial land uses and development types.
5. **CIX-1D West Oakland Plan Area Commercial Industrial Mix - 1D Industrial Zone (Retail Commercial Mix).** The CIX-1D Zone is intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of large-scale retail and commercial uses. This district is applied to areas with a prominent street location.
6. **CIX-2 Commercial Industrial Mix - 2 Industrial Zone.** The CIX-2 Zone is intended to create, preserve, and enhance industrial areas that are appropriate for a wide variety of commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards and are buffered from residential areas.
7. **IG General Industrial Zone.** The IG Zone is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-

site impacts such as noise, light/glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar and related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

8. **IO Industrial Office Industrial Zone.** The IO Zone is intended to create and support areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments in a campus-style setting. Development and performance standards in this district are more restrictive and accommodate large-parcel development in an attractive, well-landscaped setting. Future development shall reflect large-scale office, research and development, light industrial, wholesaling and distribution, and similar and related supporting uses.

Chapter 17.74 S-1 MEDICAL CENTER COMMERCIAL ZONE REGULATIONS

Sections:

17.74.040 Conditionally permitted activities.

17.74.040 Conditionally permitted activities.

The following activities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

C. Commercial Activities:

Automotive Fee Parking (see Section 17.103.055 for Automotive Fee Parking on a lot containing a principal activity in a principal facility)

Chapter 17.76 S-2 CIVIC CENTER COMMERCIAL ZONE REGULATIONS

Sections:

17.76.010 Title, purpose, and applicability.

17.76.060 Conditionally permitted activities.

17.76.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-2 Civic Center Commercial Zone Regulations. The Civic Center (S-2) Zone is intended to create, preserve, and enhance areas devoted primarily to major public and quasi-public facilities and auxiliary uses, and is typically appropriate to portions of the Oakland Central District and to outlying areas of public facilities. These regulations shall apply in the S-2 Zone.

17.76.060 Conditionally permitted activities.

The following activities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

C. Commercial Activities:

Automotive Fee Parking (see Section 17.103.055 for Automotive Fee Parking on parcels containing a principal activity in a principal facility)

Chapter 17.78 S-3 RESEARCH CENTER COMMERCIAL ZONE REGULATIONS

Sections:

17.78.010 Title, purpose, and applicability.

17.78.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-3 Research Center Commercial Zone Regulations. The Research Center (S-3) Zone is intended to create, preserve, and enhance areas devoted primarily to conference, research, administrative, and recreational activities in attractive surroundings conducive to such pursuits, and is typically appropriate to relatively secluded locations. These regulations shall apply in the S-3 Zone.

Chapter 17.97 S-15 TRANSIT-ORIENTED DEVELOPMENT COMMERCIAL ZONES REGULATIONS

Sections:

17.97.010 Title, purpose, and applicability.

17.97.020 Required design review process.

17.97.025 Use Permit Criteria

17.97.030 Special regulations for large-scale developments.

17.97.035 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.

17.97.040 Permitted and conditionally permitted activities.

17.15.050 Permitted and conditionally permitted facilities.

17.97.060 Property development standards.

17.97.070 Height, floor area ratio (FAR), density, and open space.

17.97.080 Special regulations for Mini-Lot and Planned Unit Developments.

17.97.090 Other zoning provisions.

17.97.010 Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-15 Transit-Oriented Development Commercial Zones Regulations. The Transit-Oriented Development (S-15) Zones are intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of Residential, Civic, Commercial, and Light Industrial Activities, allowing for amenities such as benches, kiosks, lighting, and outdoor cafes; and by limiting conflicts between vehicles and pedestrians, and is typically appropriate around transit centers such as Bay Area Rapid Transit (BART) stations, AC Transit centers, and other transportation nodes. These regulations shall apply in the S-15 Zones.

17.97.025 Use permit criteria.

In the S-15 Zones, a Conditional Use Permit for any Activity or Facility listed in Sections 17.97.030, 17.97.040, 17.97.050, and 17.97.080, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:

- A. That the proposal will be of a quality and character which harmonizes with and serves to protect the value of private and public investment in the area;

- B. That the proposal will encourage an appropriate mixture of Residential and/or Commercial Activities in a manner which promotes and enhances use of multiple modes of transportation;
- C. That the proposal is designed to provide a safe and pleasant pedestrian environment;
- D. That no front yard parking, loading area, or driveway shall connect or abut directly with the principal commercial street unless the determination can be made:
 - 1. That vehicular access cannot reasonably be provided from a different street or other way;
 - 2. That every reasonable effort has been made to share means of vehicular access with abutting properties;
 - 3. That the proposal is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B.
- E. That the amount of off-street parking, if any, provided in excess of this code will not contribute significantly to an increased orientation of the area to automobile or truck movement.
- F. In addition to the foregoing criteria and any other applicable requirements, Automotive Fee Parking within this zone shall be subject to the following use permit criteria:
 - 1. Automotive Fee Parking Commercial Activities shall be part of a larger development that contains a significant amount of Commercial and/or Residential Facilities;
 - 2. Automotive Fee Parking Commercial Activities may only be contained in a structured parking facility of at least three (3) stories that replaces an existing at grade parking facility;
 - 3. The new parking structure shall represent no more than a seventy-five percent (75%) increase of existing parking at the site;
 - 4. Automotive Fee Parking Commercial Activities at the site shall be specifically designated by a city sponsored plan or study designed to promote a transit oriented district as defined by the General Plan;
 - 5. The facility or facilities containing the Residential and/or Commercial Activities shall be adjacent to the principal street(s) and the Automotive Fee Parking Commercial Activities shall be behind and substantially visually obstructed from the principal Street(s) by the Residential and/or Commercial Facility or Facilities; and
 - 6. The project shall be consistent in all significant respects with the General Plan's goals, objectives, and policies that promote transit oriented development and districts.

17.97.030 Special regulations for large-scale developments.

No development which involves more than one hundred thousand (100,000) square feet of new floor area shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and Section 17.97.100, or upon the granting of a Planned Unit Development approval pursuant to Chapters 17.140 and 17.142.

17.97.035 Special regulations applying to mixed-use developments on Bay Area Rapid Transit (BART) stations on sites with one (1) acre or more land area.

No mixed-use developments that include Bay Area Rapid Transit (BART) stations located on sites with one (1) acre or more land area shall be permitted except upon the granting of a conditional use permit pursuant to Section 17.97.025 and the conditional use permit procedure in Chapter 17.134 or upon the granting of a Planned Unit Development permit pursuant to Chapters 17.140 and 17.142, and shall be subject to the following special regulations:

- A. **Intermodal Activities and Pedestrian Plaza.** Developments should incorporate multiple forms of public transportation and a pedestrian plaza.
- B. **Professional Design.** The application shall utilize the following professionals in the design process for the development:
 - 1. An architect licensed by the state of California; and
 - 2. A landscape architect licensed by the state of California, or an urban planner holding or capable of holding membership in the American Institute of Certified Planners.
- C. **Undergrounding of Utilities.** All electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities shall be placed underground by the developer as required by the city. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities. Street lighting and fire alarm facilities shall be installed in accordance with standard specifications of the Electrical Department.
- D. **Performance Bonds.** The City Planning Commission or, on appeal, the City Council may, as a condition of approval of any said development, require a cash bond or surety bond for the completion of all or specified parts of the development deemed to be essential to the achievement of the purposes set forth in Section 17.97.010. The bond shall be in a form approved by the City Attorney, in a sum of one hundred fifty percent (150%) of the estimated cost of the work, and conditioned upon the faithful performance of the work specified within the time specified. This requirement shall not apply if evidence is provided to the city which indicates that alternative bonding or other assurances have been secured by the Bay Area Rapid Transit District.

17.97.040 Permitted and conditionally permitted activities.

Table 17.97.01: Permitted and Conditionally Permitted Activities

Activities	Zone		Additional Regulations
	S-15	S-15W	
Commercial Activities			
Automotive Fee Parking	C	C	
Industrial Activities			
Custom Manufacturing	C(L3)	P(L3)	
Light Manufacturing	—	C	

Activities	Zone		Additional Regulations
	S-15	S-15W	
Research and Development	—	C(L3)	
Agriculture and Extractive Activities			
Limited Agriculture	P(L4)	P(L4)	
Extensive Agriculture	C(L5)	C(L5)	

Limitations on Table 17.97.01:

L3. Industrial Activities. All accessory Industrial Activities shall be conducted entirely within an enclosed facility.

L4. Limited Agriculture is permitted outright if the activity occupies less than one (1) acre 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).

L5. Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the CUP criteria contained in Section 17.134.050, these activities must meet the use permit criteria in Section 17.97.025.

17.97.060 Property development standards.

A. Zone Specific Standards. Table 17.97.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.97.03: Property Development Standards

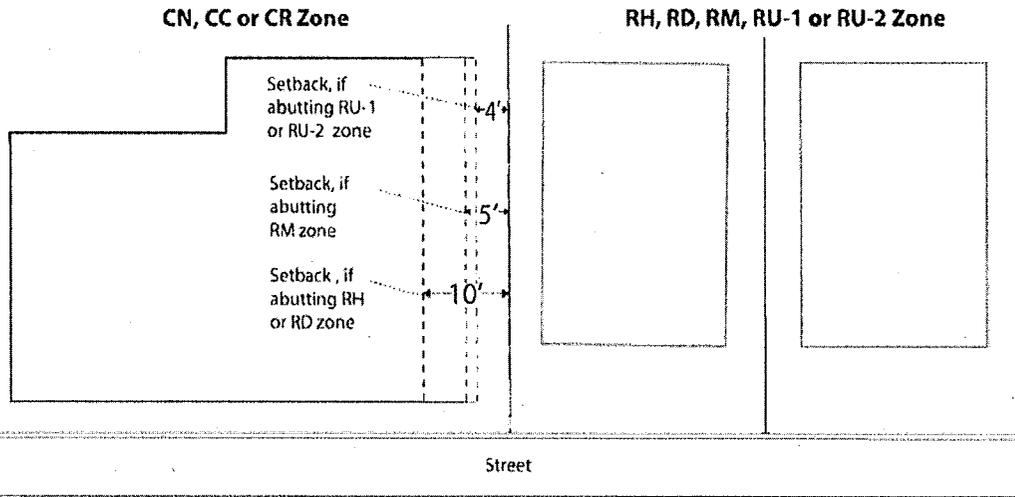
Activities	Zones		Additional Regulations
	S-15	S-15W	
Minimum Lot Dimensions			
Lot Width mean	25 ft.	25 ft.	1
Frontage	25 ft.	25 ft.	1
Lot area	4,000 sf.	4,000 sf.	1
Minimum/Maximum Setbacks			
Minimum front	0 ft.	0 ft.	2

Activities	Zones		Additional Regulations
	S-15	S-15W	
Minimum interior side	0 ft.	0 ft.	3
Minimum street side	0 ft.	0 ft.	4
Rear (Residential Facilities)	10 ft.	10 ft.	5, 6
Rear (Nonresidential Facilities)	0/10 ft.	0/10 ft.	5, 6
Parking Requirement	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking		14
Courtyard Regulations	See Section 17.108.120		
Height and Floor Area Ratio Regulations	See Table 17.97.04		
Ground Floor Parking and Loading Requirement	Yes		7

Additional Regulations for Table 17.97.03:

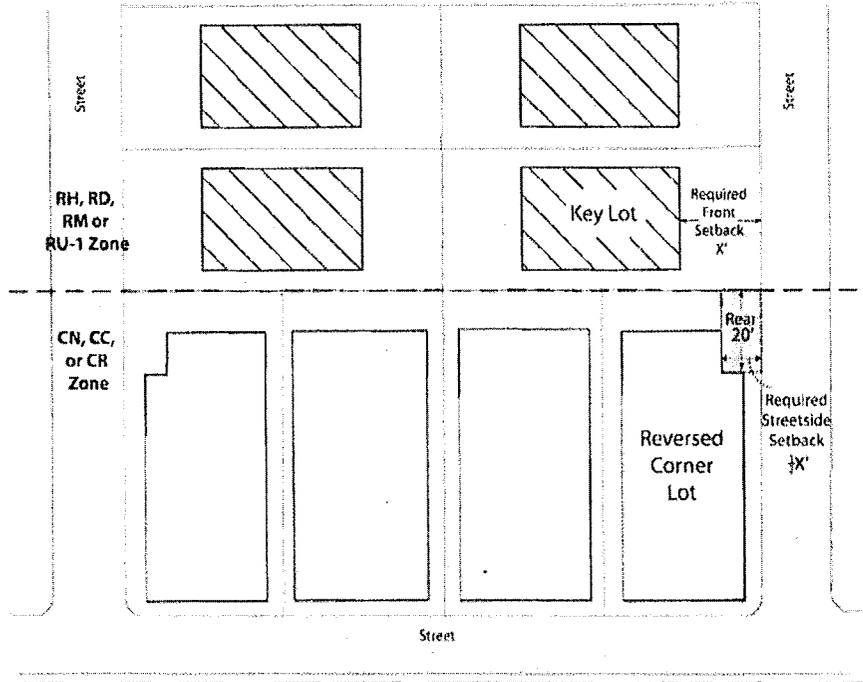
1. See Section 17.106.010 and 17.106.020 for exceptions to lot area, lot width mean, and street frontage regulations.
2. If fifty percent (50%) or more of the frontage on one side of the street between two intersecting streets is in any Residential Zone and all or part of the remaining frontage is in any Commercial or Industrial Zone, the required front setback of the commercially or industrially zoned lots is one-half ($\frac{1}{2}$) of the minimum front setback required in the Residential Zone. If fifty percent (50%) or more of the total frontage is in more than one Residential Zone, then the minimum front setback on the commercially or industrially zoned lots is one-half ($\frac{1}{2}$) of that required in the Residential Zone with the lesser front setback.
3. Wherever an interior side lot line abuts an interior side lot line of any lot located in an RH or RD Zone, the setback of the abutting portion of its side lot line is ten (10) feet. In the case where an interior side lot line abuts an interior side lot line in an RM Zone, the setback of the abutting portion of its side lot line is five (5) feet. In the case where an interior side lot line abuts a side yard of an RU-1 or RU-2 lot, a side setback of four (4) feet is required (see Illustration for Table 17.97.03 [Additional Regulation 3], below). Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.97.03 [Additional Regulation 3]
*for illustration purposes only



4. When the rear yard of a reversed corner lot abuts a key lot that is in an RH, RD, or RM Zone, the required street side yard setback in the rear twenty (20) feet of the reversed corner lot is one-half ($\frac{1}{2}$) of the minimum front yard required on the key lot. (see Illustration for Table 17.97.03 [Additional Regulation 4], below) Also, see Section 17.108.130 for allowed projections into setbacks.

Illustration for Table 17.97.03 [Additional Regulation 4]
*for illustration purposes only



5. Wherever a rear lot line abuts an alley, one-half of the right-of-way width of the alley may be counted toward the required minimum rear setback; provided, however, that the portion of the minimum rear setback actually on the lot itself shall not be so reduced to less than ten (10) feet. Also, see Section 17.108.130 for allowed projections into setbacks.

6. When a rear lot line is adjacent to an RH, RD, or RM Zone, the required rear setback for both Residential and Nonresidential Facilities is ten (10) feet. When a rear lot line is not adjacent to an RH, RD, or RM Zone, the required rear setback is ten (10) feet for Residential Facilities and there is no required setback for Nonresidential Facilities.

7. Ground Floor Parking and Loading. Off-street parking, loading, and driveway located within twenty (20) feet from all pedestrian walkways and plazas may only be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134 and the use permit criteria in Section 17.97.025.

17.97.070 Height, floor area ratio (FAR), density, and open space.

17.97.090 Special regulations for Mini-Lot and Planned Unit Developments.

- A. **Mini-Lot Developments.** In Mini-Lot Developments, certain regulations that apply to individual lots in the S-15 Zones may be waived or modified when and as prescribed in Chapter 17.142.
- B. **Planned Unit Developments.** Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the S-15 Zones, and certain of the other regulations applying in said zone may be waived or modified. The normally required design review process may also be waived for developments at the time of initial granting of a Planned Unit Development (PUD) permit. Unless otherwise specified in the PUD permit, any future changes within the Planned Unit Development shall be subject to applicable design review regulations.

17.97.100 Other zoning provisions.

Chapter 17.101B D-OTN OAK TO NINTH DISTRICT ZONE REGULATIONS

Sections:

17.101B.020 Permitted and conditionally permitted activities.

17.101B.020 Permitted and conditionally permitted activities.

Table 17.101B.01: Permitted and Conditionally Permitted Activities

Activities	Zones		Additional Regulations
	D-OTN	OS-RSP	
Commercial Activities			
Automotive Fee Parking	C	—	17.103.055

Chapter 17.101C D-BV BROADWAY VALDEZ DISTRICT COMMERCIAL ZONES REGULATIONS

Sections:

17.101C.010 - Title, intent, and description.

17.101C.050 - Property development standards.

17.101C.010 - Title, intent, and description.

B. Description of Zones. This Chapter establishes land use regulations for the following four (4) zones:

1. **D-BV-1 Broadway Valdez District Retail Priority Sites– 1 Commercial Zone.** The intent of the D-BV-1 Zone is to establish Retail Priority Sites in the Broadway Valdez District Specific Plan Area in order to encourage a core of comparison goods retail with a combination of small-, medium-, and large-scale retail stores. Priority Sites 3 and 5 are further divided into subareas a, b, and c and Priority Site 4 into subareas a and b as shown in the Height Area Map. Each Retail Priority Site and subarea will have a specified minimum square footage of retail required prior to Residential or Transient Habitation Activities and Facilities being permitted.
2. **D-BV-2 Broadway Valdez District Retail– 2 Commercial Zone.** The intent of the D-BV-2 Zone is to create, maintain, and enhance areas of the Broadway Valdez District Specific Plan Area for ground-level retail, restaurants, entertainment, and art activities with pedestrian-oriented, active storefront uses. Upper-story spaces are intended to be available for a wide range of Office and Residential Activities.
3. **D-BV-3 Broadway Valdez District Mixed Use Boulevard– 3 Commercial Zone.** The D-BV-3 Zone is intended to create, maintain, and enhance areas with direct frontage and access along Broadway, 27th Street, Piedmont Avenue, and Harrison Street. A wider range of ground-floor office and other commercial activities are allowed than permitted in the D-BV-2 Zone with upper-story spaces intended to be available for a broad range of Residential, Office, or other Commercial Activities. Mixed uses can either be vertical and/or horizontal.
4. **D-BV-4 Broadway Valdez District Mixed Use– 4 Commercial Zone.** The D-BV-4 Zone is intended to create, maintain, and enhance areas that do not front Broadway, 27th Street, Piedmont Avenue, or Harrison Street, and allows the widest range of uses on the ground floor including both residential and commercial businesses. Upper-story spaces are intended to be available for a broad range of Residential or Commercial Activities.

17.101C.050 - Property development standards.

A. Zone Specific Standards. Table 17.101C.03 below prescribes development standards specific to individual zones. The number designations in the "Additional Regulations"

column refer to the regulations listed at the end of the Table. "—" indicates that a standard is not required in the specified zone.

Table 17.101C.03: Property Development Standards

Development Standards	Zones				Combining Zone*	Additional Regulations
	D-BV-1	D-BV-2	D-BV-3	D-BV-4	N	
Minimum Required Parking	See Chapter 17.116 for automobile parking regulations; and Section 17.116.110(I) for additional parking regulations for the D-BV Zones. See Chapter 17.117 for bicycle parking regulations.					

Chapter 17.101D D-KP KAISER PERMANENTE OAKLAND MEDICAL CENTER DISTRICT ZONES REGULATIONS

Sections:

17.101D.010 Title, purpose and applicability.

17.101D.030 Permitted and conditionally permitted activities.

17.101D.040 Permitted and conditionally permitted facilities.

17.101D.010 Title, purpose and applicability.

A. **Title and Purpose.** The provisions of this Chapter shall be known as the D-KP Kaiser Permanente Oakland Medical Center District Zones Regulations. This Chapter establishes land use regulations for the D-KP-1, D-KP-2 D-KP-3 and D-KP-4 Zones. The purposes of the Kaiser Permanente Oakland Medical Center Zones are to:

B. **Description of Zones.** This Chapter establishes land use regulations for the following four (4) zones:

1. **D-KP-1 Kaiser Permanente Oakland Medical Center District – 1 Commercial Zone:** The D-KP-1 Zone is intended for those properties north of MacArthur Boulevard and west of Broadway.
2. **D-KP-2 Kaiser Permanente Oakland Medical Center District – 2 Commercial Zone:** The D-KP-2 Zone is intended for those properties south of MacArthur Boulevard.
3. **D-KP-3 Kaiser Permanente Oakland Medical Center District – 3 Commercial Zone:** The D-KP-3 Zone is intended for those properties north of MacArthur Boulevard and east of Broadway.
4. **D-KP-4 Kaiser Permanente Oakland Medical Center District – 4 Residential Zone:** The D-KP-4 Zone is intended for those single family residential properties on the east side of Manila Avenue and will have the permitted uses further restricted during time the properties remain a part of the Kaiser Permanente Oakland Medical Center.

17.101D.030 Permitted and conditionally permitted activities.

Table 17.101D.01 Permitted and Conditionally Permitted Activities

Activity Types	Zones			Additional Regulations
	D-KP-1	D-KP-2	D-KP-3	
Commercial Activities				
Automotive Fee Parking	C	C	C	17.103.055

17.101D.040 Permitted and conditionally permitted facilities.

Table 17.101D.02 lists the permitted, conditionally permitted, and prohibited facilities in the D-KP-1, D-KP-2, and D-KP-3 Zones. The descriptions of these activities are contained in Chapter 17.10.

Chapter 17.101E D-CE CENTRAL ESTUARY DISTRICT ZONES REGULATIONS

Sections:

17.101E.010 Title, intent, and description.

17.101E.030 Permitted and conditionally permitted activities.

17.101E.010 Title, intent, and description.

B. **Description of Zones.** This Chapter establishes land use regulations for the following six (6) zones:

1. **D-CE-1 Central Estuary District - 1 Commercial Zone (Embarcadero Cove).** The D-CE-1 Zone is intended to create, maintain, and enhance areas of the Central Estuary that have a mix of marine, office and other commercial uses.
2. **D-CE-2 Central Estuary District - 2 Commercial Zone (High Street Retail).** The D-CE-2 Zone is intended to create, maintain, and enhance areas of the Central Estuary with a wide range of commercial uses with direct street frontage and access to the freeway.
3. **D-CE-3 Central Estuary District Mix - 3 Commercial Zone (Jingletown/Elmwood).** The D-CE-3 Zone is intended to create, preserve, and enhance areas of the Central Estuary that have a mix of industrial, heavy commercial and residential development. This zone is intended to promote housing with a strong presence of Commercial and Industrial Activities.
4. **D-CE-4 Central Estuary District Mix - 4 Commercial Zone (Mixed Use Triangle).** The D-CE-4 Zone is intended to create, maintain, and enhance areas of the Central Estuary that have a mix of Industrial and Heavy Commercial Activities. Higher density residential development is also appropriate in this zone.
5. **D-CE-5 Central Estuary District - 5 Industrial Zone (Food Industry Cluster/High St. Warehouse Wedge/Tidewater South).** The D-CE-5 Zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of heavy commercial and industrial establishments. Uses with greater off-site impacts may be permitted provided they meet specific performance standards.
6. **D-CE-6 Central Estuary District - 6 Industrial Zone (Con Agra/Owens Brockway/Tidewater North).** The D-CE-6 Zone is intended to create, preserve, and enhance areas of the Central Estuary that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts, such as noise, light/glare, odor, and traffic. This zone allows industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access.

17.101E.030 Permitted and conditionally permitted activities.

Table 17.101E.01: Permitted and Conditionally Permitted Activities

Activities	Zones						Additional Regulations
	D-CE-1	D-CE-2	D-CE-3	D-CE-4	D-CE-5	D-CE-6	
Commercial Activities							
Automotive Fee Parking	—	—	—	C	C	C	17.103.055

Chapter 17.101F D-GI GATEWAY DISTRICT INDUSTRIAL ZONE REGULATIONS

Sections:

17.101F.010 Title, intent, and description.

17.101F.010 Title, intent, and description.

The provisions of this Chapter shall be known as the D-GI Gateway District Industrial Zone Regulations. The intent of the Gateway District Industrial (D-GI) Zone is to facilitate implementation of the Oakland Army Base Reuse Plan.

Chapter 17.101H D-CO COLISEUM AREA DISTRICT ZONES REGULATIONS

Sections:

17.101H.010 Title, intent, and description.

17.101H.030 Permitted and conditionally permitted activities.

17.101H.070 Use permit criteria in the D-CO-1 Zone.

17.101H.010 Title, intent, and description.

B. Description of Zones. This Chapter establishes land use regulations for the following six (6) zones:

1. **D-CO-1 Coliseum Area Transit-Oriented Development District - 1 Commercial Zone (Coliseum BART/ San Leandro Street).** The D-CO-1 Zone is intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments, to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development; and encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of Residential, Civic, Commercial, and Light Industrial Activities.
2. **D-CO-2 Coliseum Area District - 2 Commercial Zone (Coliseum District).** The D-CO-2 Zone is intended to create, maintain and enhance areas that allow a broad mixture of residential, retail, commercial, office, and light industrial uses, and serve as region-drawing centers of sports, entertainment, and business activities.
3. **D-CO-3 Coliseum Area District - 3 Commercial Zone (Oakport South / Hegenberger Road).** The D-CO-3 Zone is intended to create, maintain and enhance areas suitable for a wide variety of retail, commercial, and industrial operations along the Oakport Street and Hegenberger Road corridors, and in region-drawing centers of Commercial, and Light Industrial Activities.
4. **D-CO-4 Coliseum Area District - 4 Commercial Zone (Edgewater North / Waterfront).** The D-CO-4 Zone is intended to create, maintain and enhance a mix of activities on or near the Northwest Edgewater Drive waterfront. This zone allows for the consideration of housing, if shown to be compatible in an area with a strong presence of Commercial and Industrial Activities.
5. **D-CO-5 Coliseum Area Mix District - 5 Industrial Zone (Edgewater South / Pardee Drive).** The D-CO-5 Zone is intended to create, preserve, and enhance areas near Pardee Drive and within the southern portion of the Airport Business Park that are appropriate for a wide variety of Office, Commercial, Industrial, and Logistics Activities.
6. **D-CO-6 Coliseum Area Mix District - 6 Industrial Zone (Oakport North).** The D-CO-6 Zone is intended to apply to commercial, industrial and institutional areas with strong locational advantages that make possible the attraction of higher intensity commercial and light industrial land uses and development types.

17.101H.030 Permitted and conditionally permitted activities.

Table 17.101H.01: Permitted and Conditionally Permitted Activities

Activities	Zones						Additional Regulations
	D-CO-1	D-CO-2	D-CO-3	D-CO-4	D-CO-5	D-CO-6	
Commercial Activities							
Transient Habitation	C	C	C	C	—	C	17.103.050
Automotive Fee Parking	C	C	C(L11)(L15)	C	C	C	

Limitations on Table 17.101H.01:

L15. Existing automotive fee parking lots within three hundred (300) feet of a lot line adjacent to the Hegenberger Road right-of-way may be reconfigured to increase the number of parking spaces and make more efficient use of the existing parking area. Expansion of existing facilities to include structured parking or expanding the size of the parcel with the parking constitutes an expansion of a nonconforming use and is not permitted.

17.101H.070 Use permit criteria in the D-CO-1 Zone.

In the D-CO-1 Zone, a conditional use permit for any activity or facility listed in Sections 17.101H.030, 17.101H.040, and 17.101H.060, may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to the following additional use permit criteria:

- F. In addition to the foregoing criteria and any other applicable requirements, Automotive Fee Parking within this zone shall be subject to the following additional use permit criteria:
 1. The Automotive Fee Parking is part of a larger development that contains a significant amount of Commercial and/or Residential Facilities;
 2. The Automotive Fee Parking is contained in a structured parking facility of at least three stories that replaces an existing at-grade parking facility;
 3. The new parking structure represents no more than a seventy-five percent (75%) increase of existing parking at the site;
 4. Automotive Fee Parking at the site is designed to promote a transit oriented district as defined by the General Plan;

5. Where feasible, the Automotive Fee Parking is located behind and substantially visually obstructed from the principal street(s) by the Residential and/or Commercial Facility or Facilities; and
6. The project shall be consistent in all significant respects with the goals, objectives, and policies of the General Plan that promote transit oriented development and districts.

For purposes of Subsection 17.101H.100(F), "principal street" means the street or streets on which the development is most primarily oriented and that is appropriately designated in the general plan to accommodate the amount of trips proposed. On an interior lot, the principal street shall be the street in front of the development. On a corner lot, the principal streets shall be both the streets adjacent to the development. On a lot that has frontage on three (3) or more streets, at least two (2) streets shall be designated as principal streets.

Chapter 17.103 SPECIAL REGULATIONS AND FINDINGS FOR CERTAIN USE CLASSIFICATIONS

Sections:

Article III - Commercial Activities

Article III Commercial Activities

17.103.055 Automotive Fee Parking.

17.103.055 Special Regulation regarding Automotive Fee Parking.

- A. This section applies to every parcel that each:
1. Is not within one-half (1/2) a mile from a BART Station;
 2. Is in an RU-5 Zone, or any Commercial Zone except a D-BV, S-15, CR, HBX, or D-CO-1 Zone; and
 3. Has a principal Enclosed Nonresidential Facility that contains a principal Nonresidential Activity other than an Auto Fee Parking Commercial Activity.
- B. Automotive Fee Parking is permitted on the parcels described in Subsection A, regardless of the use regulations of the underlying zone.

Chapter 17.116 OFF-STREET PARKING AND LOADING REQUIREMENTS

Sections:

Article I - General Provisions

Article II - Off-Street Parking Requirements

Article III – Reductions in Required Parking

Article IV - Off-Street Loading Requirements

Article V - Standards for Required Parking and Loading Facilities

Article I General Provisions

17.116.020 Effect on new and existing uses.

17.116.030 More than one activity on a lot.

17.116.040 Determination by Director of City Planning.

17.116.020 Effect on new and existing uses.

- A. **New Parking and Loading to Be Provided for New Facilities and Additions to Existing Facilities.** The off-street parking and loading requirements of this Chapter shall only be provided for activities occupying any portion of new facilities and new additions to existing facilities. The required amount of new parking and loading shall be based on the cumulative increase in floor area, or other applicable unit of measurement, and any minimum size for which parking or loading is required in Articles II and IV of this Chapter.
- B. **Changes in Use within an Existing Facility.** Except as otherwise provided for conversions in historic facilities as described in Subsection 17.116.110(F), new dwelling units described in Subsection C, and for Residentially Oriented Joint Living and Working Quarters described in Section 17.102.195, a change of use within an existing facility to a different major class shall meet the parking and loading requirements of the new use. Additional parking and loading is not required for a change of use within an existing facility from one classification to another that is within the same major class.
- C. **New Parking and Loading Provided for New Dwelling Units in Existing Facilities.** Except as provided for the conversion of historic facilities in Section 17.116.110(F), additions to historic facilities in Section 17.116.110(G), and for the conversion of a building into Residentially Oriented Joint Living and Working Quarters, as specified in Section 17.102.195, the parking and loading requirements of this Chapter apply to newly established dwelling units. However, additional parking only needs to be provided to the extent that the existing parking does not meet the new total parking requirement.
- D. **Existing Required Parking and Loading to Be Maintained.** Existing parking or loading that is equal to or less than the minimum required shall not be reduced in amount unless

equivalent substitute facilities are provided. These substitute facilities must be consistent with the standards and requirements described in this Chapter.

- E. **Parking to be Provided for Existing Residential Facilities.** When a conditional use permit is required by Section 17.102.300 for the alteration of, or addition to, an existing Residential Facility in order to create a total of five (5) or more bedrooms in any dwelling unit, the off-street parking requirement of Section 17.102.300.C shall apply to the entire facility, including the existing facility and any alteration or addition.

17.116.030 More than one activity on a lot.

Whenever a single lot contains different activities with the same off-street parking or loading requirement, the overall requirement shall be based on the sum of all such activities, and the minimum size prescribed hereafter for which any parking or loading is required shall be deemed to be exceeded for all such activities if it is exceeded by their sum. Whenever a single lot contains activities with different off-street parking or loading requirements, the overall requirement shall be the sum of the requirements for each such activity calculated separately; provided, however, that the minimum size prescribed hereafter for which any parking is required shall be deemed to be exceeded on said lot for all activities for which the same or a smaller minimum size, expressed in the same unit of measurement, is prescribed, if said minimum size is exceeded by the sum of all such activities on the lot.

17.116.040 Determination by Director of City Planning.

In the case of activities for which the Director of City Planning is required to prescribe a number of parking spaces or loading berths, he or she shall base his or her determination on the traffic generation of the activities, the amount and frequency of loading operations thereof, the time of operation of the activities, their location, and such other factors as affect the need for off-street parking or loading. At his or her discretion, the Director of City Planning may require the applicant to provide an analysis of parking demand and capacity from an independent professional. Any such determination shall be subject to appeal pursuant to the administrative appeal procedure in Chapter 17.132.

Article II Off-Street Parking Requirements

17.116.060 Off-street parking—Residential Activities.

17.116.070 Off-street parking—Civic Activities.

17.116.080 Off-street parking—Commercial Activities.

17.116.090 Off-street parking—Industrial Activities.

17.116.100 Off-street parking—Agricultural and Extractive Activities.

17.116.105 Special regulations in the CBD Zones.

17.116.060 Off-street parking—Residential Activities.

A. Minimum and Maximum Parking for Permanent and Semi-Transient Residential Activities.

1. **Minimum Parking.** Except as otherwise provided in Article III and elsewhere in this Title, the following amounts of off-street parking are required for all Permanent and Semi-Transient Residential Activities when located in the indicated zones and occupying the specified facilities:

Residential Facility Type	Zone	Total Required Parking
One-Family Dwelling.	RH and RD Zones, except when combined with the S-12 Zone.	Two (2) spaces for each dwelling unit; however, when combined with the S-11 Zone, the requirement is one (1) space per bedroom with a minimum of two (2) spaces per dwelling unit and a maximum requirement of four (4) spaces per dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	S-15 and D-CO Zones, except when combined with the S-12 Zone.	One-half (½)-space for dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One (1) space for each dwelling unit.
	Any zone combined with the S-12 Zone.	See Section 17.94.040.
One-Family Dwelling with Secondary Unit.	RH and RD Zones, except when combined with the S-12 Zone.	One (1) space for the Secondary Unit unless the lot already contains a total of at least three (3) spaces or is located in a transit accessible area pursuant to Section 17.103.080; however, when combined with the S-11 Zone, the requirement shall be one (1) space for each bedroom in any Secondary Unit, up to a maximum requirement of two (2) spaces per Secondary Unit. See Section 17.103.080.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No additional space required for the Secondary Unit.

Residential Facility Type	Zone	Total Required Parking
	Any other zone, except when combined with the S-12 Zone.	One (1) space for the Secondary Unit unless the lot already contains a total of at least two (2) spaces or is located in a transit accessible area pursuant to Section 17.103.080; however, when combined with the S-11 Zone, the requirement shall be one (1) space for each bedroom in any Secondary Unit, up to a maximum requirement of two (2) spaces per Secondary Unit. See Section 17.103.080.
	Any zone combined with the S-12 Zone.	See Section 17.94.040.
Two-Family Dwelling. Multifamily Dwelling.	RD-2 Zone, except when combined with the S-12 Zone.	One and one-half (1½) spaces for each dwelling unit.
	CBD, S-2, and D-LM Zones, except when combined with the S-12 Zone.	No spaces required.
	D-BV-1, D-BV-2, S-15, and D-CO Zones, except when combined with the S-12 Zone.	One-half (½) space for each dwelling unit.
	D-BV-3 and D-BV-4 Zones, except when combined with the S-12 Zone.	Three-quarters (¾) space for each dwelling unit.
	Any other zone, except when combined with the S-12 Zone.	One (1) space for each dwelling unit.
	Any zone combined with the S-12 Zone.	See Section 17.94.040.
Rooming House.	CBD, S-2 and D-LM Zones.	No spaces required.
	D-BV-1 and D-BV-2 Zones.	One (1) space for each four (4) rooming units.
	All other zones.	One (1) space for each two (2) rooming units.
Mobile	CBD, S-2, and D-LM Zones	No spaces required.

Residential Facility Type	Zone	Total Required Parking
Home.	All other zones.	One (1) space for each dwelling unit plus one (1) additional space for each four (4) dwelling units.
Bed and Breakfast.	CBD, S-2 and D-LM Zones.	No spaces required.
	All other zones.	One (1) space for each two (2) guest rooms, plus the required parking for a One-Family Dwelling in the underlying zone.

2. **Maximum Parking for Permanent and Semi-Transient Residential Activities.** No more than the following amounts of off-street parking are permitted for all Permanent and Semi-Transient Residential Activities when located in the indicated zones and occupying the specified facilities:

Residential Facility Type	Zone	Maximum Number of Parking Spaces
One-Family Dwelling. One-Family Dwelling with Secondary Unit.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter (1¼) parking spaces per dwelling unit.
Two-Family Dwelling. Multifamily Dwelling. Mobile Home.	All other zones.	No maximum parking requirement.
Rooming House.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter (1¼) parking spaces per each two rooming units.
	All other zones.	No maximum parking requirement.
Bed and Breakfast.	CBD, S-15, D-LM, and D-CO Zones.	One and one-quarter (1¼) parking spaces per each two guest rooms, plus the maximum allowed parking for a One-Family Dwelling in the underlying zone.
	All other zones.	No maximum parking requirement.

- B. **Residential Care and Emergency Shelter Residential Activities.** Except as otherwise provided in Article III and this Title, the following amounts of off-street parking are required for all Residential Care and Emergency Shelter Residential Activities when located in any

zone and occupying the specified facilities and/or having the specified number of employees and/or facility vehicles.

Residential Activity	Total Required Parking
Residential Care.	One (1) space for each three (3) employees on site during the shift that has maximum staffing, and one (1) space for each facility vehicle. Where more than two (2) spaces are required, additional spaces beyond two (2) may be provided in tandem.
Emergency Shelter.	One (1) space for each three (3) employees on site during the shift that has maximum staffing, plus one (1) space for each facility vehicle.

17.116.070 Off-street parking—Civic Activities.

Except as otherwise provided in Article III and elsewhere in this Title, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for the specified Civic Activities when located in the indicated zones and occupying facilities of the specified sizes or having the indicated numbers of employees or doctors, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter:

Civic Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parking
A. Essential Service and Limited Childcare.	All zones.	—	No spaces required.
B. Community Assembly and Recreational Assembly: <ul style="list-style-type: none"> • Playgrounds and playing fields; • Concessions located in public parks; • Temporary nonprofit festivals; • Private non-profit clubs and lodges. 	All zones.	—	No spaces required.
Churches and all other.	CBD-P, CBD-C, CBD-X, S-2, and D-LM-2 through D-LM-5 Zones.	—	No spaces required.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parking
	Any other zone.	Total of 75 seats, or 750 square feet of floor area where seats are not fixed in principal meeting rooms.	One space for each 15 seats, or for each 100 square feet of floor area where seats are not fixed, in principal meeting rooms.
C. Community Education: high schools.	CBD-P, CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5 Zones.	—	No spaces required.
	Any other zone.	No minimum.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
All others.	CBD-P, CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5 Zones.	—	No spaces required.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	One-half (1/2) space for each classroom.
D. Nonassembly Cultural. Administrative.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.
	All other zones.	Ten thousand (10,000) square feet in the D-BV Zones and five thousand (5,000) square feet for all other zones.	One space per six hundred (600) square feet of floor area on the ground floor and one (1) space per one thousand (1,000) square feet of floor area on other floors.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parking
E. Health Care: hospitals.	CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5.	No minimum.	No spaces required.
	Any other zone.	No minimum.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
Clinics.	C-45, CBD-P, CBD-C, CBD-X, S-2 and D-LM-2 through D-LM-5.	—	No spaces required.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	Three (3) spaces for each staff or regular visiting doctor plus one (1) space for each two other employees.
All other.	C-45, CBD-P, CBD-C, CBD-X, S-2, and D-LM-2 through D-LM-5 Zones.	No minimum.	No spaces required.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
	Any other zone.	No minimum.	One (1) space for each six (6) beds, plus one space for each four (4) employees other than doctors, plus one space for each staff or regular visiting doctor.

Civic Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parking
F. Utility and Vehicular.	CDB-P, CBD-C, CBD-X, S-2, and D-LM-2 through D-LM-5 Zones.	—	No spaces required.
	S-15 and D-CO Zones.	—	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
	Any other zone.	Five thousand (5,000) square feet of floor area.	One (1) space for each three (3) employees plus one space for each vehicle used in connection with the activities.
G. Extensive Impact: colleges and universities.	CBD-P, CBD-C, CBD-X, and D-LM-2 through D-LM-5 Zones.	—	No spaces required.
	Any other zone.	No minimum.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040
All other.	All zones.	No minimum.	A number of spaces to be prescribed by the Director of City Planning pursuant to Section 17.116.040.

17.116.080 Off-street parking—Commercial Activities.**A. Minimum Parking for Commercial Activities.**

Except as otherwise provided in Article III and elsewhere in this Title, the following table contains the amounts of off-street parking that are required in the indicated location for all Commercial Activities.

Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parking
Group Assembly.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.
	All other zones.	Ten thousand (10,000) square feet of floor area.	One (1) space for each fifteen (15) seats in indoor places of assembly with fixed seats, plus one space for each one hundred (100) square feet of floor area in indoor places of assembly without fixed seats, plus a number of spaces to be prescribed by the Director of City Planning, pursuant to Section 17.116.040, for outdoor assembly area.
General Wholesale. Building Material Sales. Automobile and Other Light Vehicle Sales and Rental. Automobile and Other Light Vehicle Gas Station and Servicing.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.
	All other zones.	Ten thousand (10,000) square feet of floor area.	One (1) space for each 1,000 square feet of floor area.
Taxi and Light Fleet-Based Service.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.

Commercial Activity	Zone	Minimum Total Size for Which Parking Required	Total Required Parking
	All other zones.	Ten thousand (10,000) square feet of floor area and outdoor storage.	One (1) space for each one thousand (1,000) square feet of floor area, plus one space for each vehicle used in connection with the activities.
Automobile and Other Light Vehicle Repair and Cleaning.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.
	All other zones.	No minimum.	One (1) space for each one thousand (1,000) square feet of floor area.
Automotive Fee Parking.	All zones.	—	No spaces required.
Animal Boarding.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.
	All other zones.	Five thousand (5,000) square feet.	One (1) space for each 1,000 square feet of floor area.
All other activities	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	—	No spaces required.
	All other zones.	Ten thousand (10,000) square feet in the D-BV Zones and three thousand (3,000) square feet for all other zones.	One (1) space for each six hundred (600) square feet of floor area on the ground floor of a building; One (1) space for each one thousand (1,000) square feet of floor area not on the ground floor of a building

B. Maximum Parking for Commercial Activities. Except as otherwise provided elsewhere in this Title, no more than the following amounts of off-street parking are permitted for Commercial Activities when located in the indicated zones:

Commercial Activity	Zone	Maximum Number of Parking Spaces
General Food Sales. Limited Service Restaurant and Café. Fast-Food Restaurant. Convenience Market. Alcoholic Beverage Sales. Mechanical or Electronic Games. Medical Service. General Retail Sales. Large-Scale Combined Retail and Grocery Sales. Consumer Service. Consultative and Financial Service. Check Cashier and Check Cashing. Consumer Cleaning and Repair Service. Consumer Dry Cleaning Plant. Group Assembly. Personal Instruction and Improvement Services. Administrative. Business, Communication, and Media Service. Broadcasting and Recording Service.	CBD-P, CBD-C, CBD-X, S-2, D-LM-2 through D-LM-5, D-CO, and S-15 Zones.	Ground floor: One (1) space for each three hundred (300) square feet of floor area. Above Ground floor: One (1) space for each five hundred (500) square feet of floor area.
Research Service. Animal Care.	All other zones.	No maximum.
All other Commercial Activities.	All zones	No maximum.

17.116.090 Off-street parking—Industrial Activities.

Except as otherwise provided in this Title, the following amounts of off-street parking are required for all Industrial Activities when located in the indicated zones and occupying facilities of the specified sizes or having the indicated number of employees, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter:

Zone	Minimum Total Size for Which Parking Required	Total Required Parking
CBD-P, CBD-C, CBD-X, D-CO, S-2, and S-15 Zones.	—	No spaces required.
All other zones.	10,000 square feet of floor area.	One (1) space for each one thousand five hundred (1,500) square feet of floor area.

17.116.100 Off-street parking—Agricultural and Extractive Activities.

Except as otherwise provided in this Title, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for all Agricultural and Extractive Activities when located in the indicated zones and occupying facilities of the specified sizes, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter:

Zone	Minimum Total Size for Which Parking Required	Total Required Parking
CBD-P, CBD-C, CBD-X, S-2, D-CO, and D-LM Zones.	—	No spaces required.
All other zones.	Ten thousand (10,000) square feet of floor area and outdoor sales area.	One (1) space for each one thousand (1,000) square feet of floor area and outdoor sales area.

17.116.105 Special regulations in the Downtown Zones.

The following regulations shall apply to new Multifamily Residential Facilities of ten (10) or more dwelling units in the CBD and D-LM Zones.

A. Car-Share Parking Spaces.

1. Car-share parking spaces shall be provided in the amount specified in the Table below.

Number of Dwelling Units	Number of Required Car Share Parking Spaces
Less than 50 units.	No spaces required.
50 – 200 units.	One (1) space.
201 – 400 units.	Two (2) spaces.
Each additional 200 units.	One (1) additional space.

2. Required car-share space(s) shall be made available through one of the following two means:

- a. A private car-share, operated by the property owner or homeowners association, provided within the development. In this case, each private car-share space shall be assigned to a vehicle owned and maintained by the property owner or homeowners association for the use of residents within the development; or
- b. At no cost, providing a parking space to a public car-share organization for purposes of providing car-share services for its car-share service subscribers. The car-share spaces may be provided on the building site or on another site within 600 feet of the building site. All car-share vehicles shall be accessible to both non-resident and resident subscribers.

3. A private car share (option 2(b), above) shall be provided if a public car share operator cannot make use of a public car share space.
4. A notice describing the requirement for car-sharing spaces shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.
5. All car-share parking spaces shall be counted toward the minimum and maximum required parking spaces.

B. Transit Passes. The property owner or homeowners association shall make permanently available a monthly transit benefit to each dwelling unit in an amount equal to either one-half the price of an Adult 31-Day AC Transit Pass or an AC Transit EasyPass. This benefit shall be placed on a Regional Transit Connection Clipper Card. A notice describing this transit benefit shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

Article III - Exemptions and Reductions in Required Parking

17.116.110 Special parking exemptions and reductions.

The provisions of this Section apply to all facilities and zones in all or specified zones, except One-Family Dwelling, One-Family Dwelling with Secondary Unit, Two-Family Dwelling, or Multifamily Dwelling Residential Facilities located within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.040 shall apply.

- A. **Reduction for Senior Citizen Housing.** The number of parking spaces prescribed in Section 17.116.060 may be reduced by not to exceed seventy-five percent (75%) for each dwelling unit that is regularly occupied by at least one individual who is at least fifty-five (55) years of age or older or is physically handicapped regardless of age. This reduction cannot be increased according to any other exemption in this Section.
- B. **Affordable Housing.** For zones that have a base parking minimum in Section 17.116.060(A) of three-quarter (3/4) space per dwelling unit or more, the parking requirement for affordable housing restricted for low, very low, and moderate income households, (as defined in California Government Code Section 50052.5 and in Oakland Planning Code Section 17.107.020) is the following:
 1. One-half (1/2) space per affordable housing unit if within a transit accessible area; and
 2. Three-quarters (3/4) space per affordable housing unit if not within a transit accessible area.
- C. **Parking Reduction through Demand Management Measures.** The following are the percentages that parking requirements are reduced for Multifamily Dwelling Residential Facilities of ten (10) or more dwelling units through implementation of the listed parking demand management measures. The parking reduction percentages for the demand management measures described below can be added together to create a greater parking reduction, but cannot create more than a fifty percent (50%) reduction. These reductions cannot be combined with the parking reductions described in other Subsections of Article III, except for the reduction described in Subsection B, above. A notice describing the

demand management measure(s) required shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

1. **Transit Accessible Areas.** A project that is within a transit accessible area receives a 30 percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B(1), above.
 2. **On-site public or private car share spaces.** The provision of on-site car-share spaces at the level and standards described in 17.116.105(B) reduces the parking requirement by twenty percent (20%).
 3. **Off-site public or private car share spaces.** The provision of off-site car-share spaces at the minimum level and standards described in Subsections 17.116.105(A) reduces the parking requirement by ten percent (10%).
 4. **Transit passes.** The provision of transit passes at the level and standards described in Subsection 17.116.105(B) reduces the parking requirement by ten percent (10%).
- D. **Discretionary Reduction of Total Requirements with Shared Parking Area.** For a joint off-street parking area that serves more than one activity (either on the same or different lots) and meets the conditions set forth in Section 17.116.180, the total parking requirement for the sharing activities may be reduced by not to exceed fifty percent (50%) upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit (See Chapter 17.134 for the CUP criteria), and to the following additional use permit criterion:
1. The typical utilization of the parking area would be staggered to such an extent that the reduced number of spaces would be adequate to serve all such activities.
- E. **Discretionary Waiver or Reduction in Districts Providing Common Parking Areas.** The off-street parking requirements specified above for Nonresidential Activities in any zone, or for Residential Activities in Commercial Zones, may be waived or reduced by the Director of City Planning when said activities are located within a municipal parking district or assessment district the function of which is to provide off-street parking, upon a finding that, in consideration of existing or prospective municipal parking facilities, such waiver or reduction would not substantially contribute to traffic congestion or impair the efficiency of on-street parking. Any determination on such waiver or reduction shall be subject to appeal pursuant to the administrative appeal procedure in Chapter 17.132.
- F. **Conversion of Historic Buildings.** No additional parking spaces are required for any change of use of a facility that is listed in the City of Oakland's Local Register of Historical Resources (see Policy 3.8 of Historic Preservation Element of the Oakland General Plan). If the number of existing parking spaces on the lot equals or is less than required, then these parking spaces must be preserved with the conversion. If there are more parking spaces on the lot than required, then the number of spaces can be reduced to the minimum required.
- G. **Additions to Historic Buildings.** No additional parking spaces are required for an addition that increases the floor area by one hundred percent (100%) or less of a facility that is listed in the City of Oakland's Local Register of Historical Resources (see Policy 3.8 of Historic Preservation Element of the Oakland General Plan).

H. Parking reduction for parking on narrow lots in certain Commercial Zones.

1. In the CN and CC Zones, lots with a mean width of forty (40) feet or less are not required to provide parking on-site unless alternative driveway access is available from an alternative location, such as a side street, a shared access driveway on an adjoining parcel, or an alley.
2. In the D-BV Zones, lots with a mean width of fifty (50) feet or less and fronting Broadway or 27th Street are not required to provide parking on-site unless alternative driveway access is available from an alternative location, such as a side street, a shared access driveway from an adjoining parcel or an alley.

I. Parking Reduction through the payment of in lieu fees in the D-BV Zones. Both of the following provisions shall apply in the D-BV Zones only:

1. The parking requirements for the D-BV Zones may be reduced or waived upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and payment of an in-lieu fee to the City of Oakland. The parking in-lieu fee shall be as set forth in the Master Fee Schedule. Parking in-lieu fees shall be deposited with the City of Oakland prior to issuance of a building permit. A parking in-lieu fee may be refunded, without interest, to the person who made such payment, or his assignee or designee, if additional off-street parking spaces are provided for such building or use by others than the City so as to satisfy the parking requirement for which the in-lieu payment was made. To obtain a refund, the required off-street parking spaces must be in place prior to issuance of a certificate of occupancy and before funds are spent or committed by the City.
2. Notwithstanding anything to the contrary contained in the Planning Code, Variances may not be granted relating to: (a) a reduction and/or elimination of any required parking; or (b) a reduction and/or elimination of any parking spaces serving any activity, or if already less than currently required parking, shall not be reduced further below the requirements prescribed for such activity in this Chapter, as the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and payment of the in-lieu fee shall be the means of reducing or eliminating such parking.

Article IV Off-Street Loading Requirements

17.116.120 Off-street loading—Residential Activities.

17.116.130 Off-street loading—Civic Activities.

17.116.140 Off-street loading—Commercial Activities.

17.116.150 Off-street loading—Industrial Activities.

17.116.160 Off-street loading—Agricultural and Extractive Activities.

17.116.120 Off-street loading—Residential Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for Residential Activities when occupying

facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter: (See illustration I-18.)

Residential Activity and Total Floor Area of Facilities Occupied Requirement	Requirement
Less than 50,000 square feet.	No berth required.
50,000 square feet or more.	One (1) berth.*

*Off-street loading is not required in CBD-P Zone when combined with the S-7 Zone.

17.116.130 Off-street loading—Civic Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for the specified Civic Activities when occupying facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter: (See illustration I-18.)

Civic Activity and Total Floor Area of Facilities Occupied	Requirement
A. Community Assembly, Community Education, Nonassembly Cultural, Health Care, or Administrative - occupying the following floor area:	
Less than 50,000 square feet.	No berth required.*
50,000—149,999 square feet.	One (1) berth.*
150,000—299,999 square feet.	Two (2) berths.*
Each additional 150,000 square feet or fraction of one-half or more thereof.	One (1) additional berth.*
B. Utility and Vehicular; or Extensive Impact.	A number of berths to be prescribed by the Director of City Planning pursuant to Section 17.116.040.
C. All other Civic Activities.	No berths required.

*Off-street loading is not required in the CBD-P Zone when combined with the S-7 Zone.

17.116.140 Off-street loading—Commercial Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for the specified Commercial Activities

when occupying facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter:

Commercial Activity and Floor Area of Facilities Occupied	Requirement
A. General Food Sales, Full Service Restaurant, Limited Service Restaurant and Cafe, Fast-Food Restaurant, Convenience Market, Alcoholic Beverage Sales, Consumer Service, General Retail Sales, Large-Scale Combined Retail and Grocery Sales, Consumer Cleaning and Repair Service, Research Service, General Wholesale Sales, Building Material Sales, Automobile and Other Light Vehicle Gas Station and Servicing, Automotive Fee Parking, or Undertaking Service	
Less than 25,000 square feet.	No berths required.*
25,000—59,999 square feet.	One (1) berth.*
60,000—159,000 square feet.	Two (2) berths.*
Each additional 120,000 square feet or fraction of one-half or more thereof.	One (1) additional berth.*
B. Mechanical or Electronic Games, Medical Service, Consultative and Financial Service, Administrative, Transient Habitation, Check Cashier and Check Cashing, Consumer Dry Cleaning Plant, Group Assembly, Personal Instruction and Improvement Services, Business, Communication, and Media Service, Broadcasting and Recording Service, Automobile and Other Light Vehicle Sales and Rental, Automotive and Other Light Vehicle Repair and Cleaning, Taxi and Light Fleet-Based Service, Animal Care, or Animal Boarding - occupying facilities with the following floor area:	

Commercial Activity and Floor Area of Facilities Occupied	Requirement
Less than 40,000 square feet.	No berths required.*
40,000—59,999 square feet.	One (1) berth.*
60,000—159,000 square feet.	Two (2) berths.*
Each additional 160,000 square feet or fraction of one-half or more thereof.	One (1) additional berth.*

*Off-street loading is not required in the CBD-P zone when combined with the S-7 Zone.

17.116.150 Off-street loading—Industrial Activities.

Except as otherwise provided in Sections 17.116.020 and 17.116.030, the following amounts of off-street loading are required in all zones for all Industrial Activities when occupying facilities of the indicated sizes, and shall be developed and maintained pursuant to the provisions of Article V of this Chapter:

Industrial Activity and Total Floor Area of Facilities Occupied	Requirement
Less than 10,000 square feet.	No berths required.*
10,000—24,999 square feet.	One (1) berth.*
25,000—49,999 square feet.	Two (2) berths.*
50,000—99,999 square feet.	Three (3) berths.*
Each additional 150,000 square feet or fraction of one-half or more thereof.	One (1) additional berth.*

*Off-street loading is not required in the CBD-P zone when combined with the S-7 Zone.

17.116.160 Off-street loading—Agricultural and Extractive Activities.

Off-street loading is not required in any zone for Agricultural or Extractive Activities.

Article V Standards for Required Parking and Loading Facilities

17.116.170 Property on which parking and loading must be provided.

17.116.175 Standards and criteria for accessory parking that serves a prohibited activity.

17.116.180 Conditions for off-street parking or loading.

17.116.190 Utilization of off-street parking and loading facilities.

- 17.116.200 Parking space dimensions.
- 17.116.210 Driveways and maneuvering aisles for parking.
- 17.116.220 Loading berth dimensions.
- 17.116.230 Driveways and maneuvering aisles for loading.
- 17.116.240 Tandem spaces and berths.
- 17.116.250 Maximum backing distance.
- 17.116.260 Surfacing and grade of parking and loading facilities.
- 17.116.270 Screening and setback of parking and loading areas.
- 17.116.280 Control on artificial illumination of parking and loading facilities.
- 17.116.290 Special requirements applying in some zones.
- 17.116.300 Parking accommodation requirements for One- and Two-Family Residential Facilities.
- 17.116.310 Unbundled Parking.

17.116.170 Property on which parking and loading must be provided.

A. Parking Spaces and Loading. Required off-street parking spaces and loading berths shall be located as set forth below for the specified activities except as otherwise provided in Section 17.116.290B. When a maximum distance from the lot containing the activity served to another lot is prescribed, it shall be measured along a permanently accessible pedestrian route between a lot line of the former lot and the nearest boundary of the offsite parking or loading area. Parking provided on a lot other than the Facility or Activity it serves shall not use any of the required parking serving the Facility or Activity on the off-site lot.

Required Facility and Activity it Serves	Zone	Location
Parking spaces for any Residential or Commercial Activity.	RU-4, RU-5, CN, CC, C-45, S-15, D-BV, and D-CO, Zones.	On the same lot as the activity served; or either, subject to the provisions of Section 17.116.180: 1. On another lot that both is located within six hundred (600) feet and contains an enclosed principal facility containing a principal activity; or 2. Upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) on another lot that both is located within six hundred (600) feet and does not contain an enclosed principal facility containing a principal activity.
	All other zones.	On the same lot as the activity served, but for One-Family and Two-Family Dwelling Residential Facilities on any lot with a street-to-

Required Facility and Activity it Serves	Zone	Location
		setback gradient that exceeds twenty percent (20%), required parking stalls may be permitted to extend into the public right-of-way of an adjoining street subject to the following standards: <ol style="list-style-type: none"> 1. The required parking stalls shall be located perpendicular to and the edge of the curb, pavement, or sidewalk; 2. The parking stalls shall be set back a minimum of five (5) feet from the edge of street pavement including any curbs or sidewalks; and 3. The parking stalls extending into the street right-of-way shall not constitute more than fifty percent (50%) of the required residential parking.
Parking spaces for any Industrial Activity.	Any zone.	On the same lot as the activity served; or, subject to the provisions of Section 17.116.180, on another lot located within six hundred (600) feet.
Parking spaces for any other activity.	Any zone.	On the same lot as the activity served; or, subject to the provisions of Section 17.116.180, on another lot located within three hundred (300) feet or, upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure), within six hundred (600) feet.
Loading berths for any activity.	Any zone.	On the same lot as the activity served; or, subject to the provisions of Section 17.116.180, on an abutting lot, except that an off-street loading facility for Nonresidential Activities in any zone, or for Residential Activities in the S-15, D-CO, D-LM, D-BV, CBD, CN, CC, and C-45 Zones, may, upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, and subject to the provisions of Section 17.116.180, be located on a lot which does not abut all the lots containing the activities served.

17.116.190 - Utilization of off-street parking and loading facilities.

Facilities that are intended to meet the off-street parking and loading requirements of the zoning regulations shall be made permanently available to, and maintained so as to permit utilization by, the residents, shoppers, employees, or other participants in, or the loading operations of, the activity or activities served, except as otherwise specifically permitted in this Title. No area may be utilized and counted both as a required parking space and a required loading berth. However, maneuvering aisles and driveways may serve both required parking spaces and loading berths if they meet the requirements specified hereafter for both parking and loading facilities.

17.116.200 Parking space dimensions.

(See illustration I-21.) The provisions of this Section shall apply to all activities in all zones except Residential Activities occupying One-Family, Two-Family, or Multifamily Residential Facilities located within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.060 shall apply. All required parking spaces shall have the minimum dimensions set forth below and shall be provided, where necessary, with driveways and maneuvering aisles as set forth in Section 17.116.210. Compact and intermediate parking spaces shall count toward the off-street parking requirements only if located on a lot containing a total of three or more required spaces. On such a lot, up to fifty percent (50%) of the required parking spaces may be compact spaces, provided that at least fifty percent (50%) of the required spaces are regular and/or handicapped spaces. Alternatively, when five or more parking spaces are required, up to seventy-five percent (75%) of the required spaces may be intermediate spaces, provided that if any required spaces are compact spaces, an equal or greater number of the required spaces shall be regular and/or handicapped spaces.

- A. Regular Parking Spaces. A regular parking space shall be not less than eighteen (18) feet long and eight and one-half feet (8½) wide for all parking patterns except parallel parking. For parallel parking, a regular parking space shall be not less than twenty-two (22) feet long and eight (8) feet wide.
- B. Intermediate Parking Spaces. An intermediate parking space shall be not less than sixteen and one-half (16½) feet long and eight (8) feet wide for all parking patterns except parallel parking. For parallel parking, an intermediate parking space shall be not less than twenty and one-half (20½) feet long and seven and one-half (7½) feet wide.
- C. Compact Parking Spaces. A compact parking space shall be not less than fifteen (15) feet long and seven and one-half (7½) feet wide for all parking patterns except parallel parking. For parallel parking, a compact parking space shall be not less than nineteen (19) feet long and seven (7) feet wide.
- D. Posts and Other Obstructions. For required parking spaces that are at an angle of between sixty (60) degrees and ninety (90) degrees, the required parking space widths specified above shall be increased by one (1) foot for each long side of a parking space that abuts a wall or other similar obstruction. However, this additional width is not required for posts and other similar structural members, provided that:
 1. Such required parking space is a regular space or, if the City Traffic Engineer determines that sufficient maneuvering area is present, an intermediate or compact space; and
 2. Such post or other similar structural member is located at least three (3) feet but not more than five (5) feet from the maneuvering aisle or located not more than four (4) feet from the end of the parking space opposite the maneuvering aisle; and
 3. Such post or other similar structural member does not impede pedestrian access to vehicle parking in the space; and
 4. Such posts and other similar structural members shall be located on one side only of a required parking space.

17.116.210 Driveways and maneuvering aisles for parking.

Where necessary, maneuvering aisles and driveways shall be provided of such design and arrangement as to provide adequate ingress to and egress from all required parking spaces. (See also Sections 17.94.070, 17.94.080, 17.116.240, 17.116.250, and 17.116.260.) Except within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.080 shall apply, and for shared access facilities, where the provisions of Section 17.102.090 shall apply, an onsite driveway serving any required off-street parking area shall have a minimum width of nine (9) feet. Driveways serving Residential Facilities with one (1) or two (2) dwelling units on one lot shall be not more than nineteen (19) feet in width for the front twenty (20) feet of the lot, with a curb cut no more than nineteen (19) feet in width, and shall be limited to one driveway and one driveway curb cut per lot frontage. Driveways serving one lot or serving any of several adjacent lots under the same ownership shall be separated edge-to-edge by at least twenty-five (25) feet; where curbs exist, the separation shall be by at least twenty-five (25) feet of full vertical curb. Driveways serving adjacent lots under different ownership shall be separated edge-to-edge by at least ten (10) feet; where curbs exist, the separation shall be by at least ten (10) feet of full vertical curb.

- A. Maneuvering Aisle Width. Except for activities occupying Residential Facilities located within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.070 shall apply, maneuvering aisles necessary for access into and out of required parking spaces shall have the following minimum widths, whether serving regular, intermediate, or compact parking spaces:
1. Where parking is parallel: eleven (11) feet;
 2. Where parking is at an angle of forty-five (45) degrees or less: twelve (12) feet;
 3. Where parking is at an angle of sixty (60) degrees or less but more than forty-five (45) degrees: fifteen (15) feet;
 4. Where parking is at an angle of seventy-five (75) degrees or less but more than sixty (60) degrees: eighteen (18) feet;
 5. Where parking is at an angle of ninety (90) degrees or less but more than seventy-five (75) degrees:
 - a. Twenty-one (21) feet for Residential Facilities; and
 - b. Twenty-three (23) feet for Nonresidential Facilities.

17.116.220 Loading berth dimensions.

All required loading berths shall have the minimum dimensions set forth below when serving the indicated activities; provided that where one or both of the long sides of a berth which is at an angle of ninety (90) degrees or less, but more than sixty (60) degrees, to a maneuvering aisle abuts a wall or other similar obstruction, each of the widths specified below shall be increased by three (3) feet. However, the minimum height or length of a required berth for Civic, Commercial, and Industrial Activities may be reduced upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure) and upon determination that such smaller dimensions are ample for the size and type of trucks or goods which foreseeably will be involved in the loading operations of the activity served.

- A. For Residential Activities: twenty-three (23) feet long, ten (10) feet wide, and twelve (12) feet high;
- B. For all Industrial Activities and for General Wholesale Sales, Building Material Sales, Automobile and Other Light Vehicle Sales and Rental, Automobile and Other Light Vehicle Gas Station and Servicing: forty-five (45) feet long, twelve (12) feet wide, and fourteen (14) feet high;
- C. For Undertaking Service Commercial Activities: twenty-five (25) feet long, ten (10) feet wide, and eight (8) feet high;
- D. For all other activities for which loading facilities are required: thirty-three (33) feet long, twelve (12) feet wide, and fourteen (14) feet high.

17.116.240 Tandem spaces and berths.

No required loading berths shall be tandem. One required parking space on any lot containing both one (1) unit and fewer than three (3) required off-street parking spaces may be tandem. On any lot containing three (3) or more required off-street parking spaces, or containing required spaces for two (2) or more dwelling units, required parking spaces shall not be tandem, except that:

- A. In the S-11 Zone, tandem parking may be permitted for fifty percent (50%) of the required parking spaces for a One-Family Dwelling or One-Family Dwelling with Secondary Unit Residential Facility.
- B. In the S-12 Zone, tandem parking may be permitted for One-Family Dwelling, One-Family Dwelling with Secondary Unit, Two-Family Dwelling, and Multi-family Dwelling Residential Facilities under the provisions of Section 17.94.060.
- C. In any zone, except when combined with the S-11 or S-12 Zones, tandem parking may be permitted for two (2) of the required spaces on a lot containing a One-Family Dwelling with Secondary Unit Residential Facility if the floor area of the Secondary Unit does not exceed the maximum allowed in Section 17.103.080.
- D. In any zone, tandem parking may be permitted for Nonresidential Activities upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that such proposal conforms to either or both of the following use permit criteria:
 - 1. That a full-time parking attendant supervises the parking arrangements at all times when the activities served are in active operation;
 - 2. That there are a total of ten (10) or fewer parking spaces on a lot, or within a separate parking area or areas on a lot, which spaces are provided solely for employees.
- F. Tandem parking spaces may be provided for Residential Care Residential Activities pursuant to the provisions of Section 17.116.060B.

17.116.290 - Special requirements applying in some zones.

- A. Whenever required off-street parking or loading facilities are located where the applicable individual zone regulations or development control maps require a conditional use permit for

parking or loading or prescribe other special controls thereon, such regulations shall be complied with in addition to the standards prescribed above for required parking and loading.

B. In the S-15 and D-CO-1 Zones:

1. Location of Parking. All off-street parking may be provided anywhere on the lot, or on a separate lot which is not in common ownership with the subject lot, provided that a long-term lease agreement or comparable binding agreement is provided, pursuant to Section 17.116.180.
2. Parking Serving Nonresidential Uses. Off-street parking serving nonresidential uses may only be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134.
3. Ground Floor Parking and Loading. Off-street parking, loading, and driveway located within twenty (20) feet from all pedestrian walkways and plazas may only be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134 and Section 17.100.100.
4. Provisions for Shared Parking. Off-street parking may be shared amongst daytime activities between the hours of business operation and between the hours of nighttime activities. The number of required parking spaces for daytime use may be transferable to required parking or nighttime use, provided that a long-term lease agreement or comparable binding agreement is provided, pursuant to Section 17.116.180.
5. Exceptions to Parking Requirement. The number of parking spaces provided may exceed the number required upon the granting of a conditional use permit pursuant to Section 17.100.100 and the conditional use permit procedure in Chapter 17.134.

17.116.300 Parking accommodation requirements for One- and Two-Family Residential Facilities.

The provisions of this Section apply to lots containing One-Family Dwelling, One-Family Dwelling with Secondary Unit, and Two-Family Dwelling Residential Facilities. Exceptions to the provisions of this Section may be approved pursuant to the Regular Design Review procedure in Chapter 17.136.

A. Required parking location

- 1) This subsection applies to lots where both:
 - i. At least sixty percent (60%) of the buildings in the immediate context have required parking located to the rear or side at a depth of at least twenty-five (25) feet from the front lot line; and
 - ii. The difference in elevation of existing grade between the midpoint of the front lot line and the farthest opposite point of the lot depth is not twenty percent (20%) or greater.
- 2) For the lots described in Subsection 17.116.300(A)(1), the entirety of required garages, carports or any uncovered required parking spaces shall be located at one of the following locations:
 1. To the rear or side of any primary Residential Facility; or

2. In the case of uncovered parking, closer to an interior side lot line than the principal facility.

The immediate context shall consist of the five (5) closest lots on each side of the project site plus the ten (10) closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any approval of any required garage, carport, or uncovered parking space. Lots with a front lot line width of less than thirty-five (35) feet are exempt from this Subsection if the garage, carport or uncovered parking space dimensions facing the front lot line equal less than fifty (50) percent of the building elevation facing the front lot line.

- B. **Garage or Carport Recessed from Front of Residence in Certain Cases.** When an attached or detached garage or carport is not subject to Subsection A. of this Section and is located on lots with a street-to-setback gradient of twenty percent (20%) or less and where the face of the primary Residential Facility, including projections at least eight (8) feet in height and five (5) feet in width, such as covered porches and bay windows, is within twenty-five (25) feet of the front lot line, at least one of the following requirements shall apply:
 1. The front of the garage or carport shall be set back a minimum of five (5) feet from such face; or
 2. If the garage or carport is located below living space, either:
 - a. The front of the garage or carport shall be set back at least eighteen (18) inches from the upper level living space; or
 - b. The garage door shall be recessed at least six (6) inches from the surrounding exterior wall surfaces.
- C. **Maximum Widths of Garages and Carports.** Garages and carports shall have a maximum width of twenty-two (22) feet if the front of the garage or carport is located within thirty (30) feet of a street line and shall have a maximum width of thirty (30) feet if located elsewhere. In addition, all attached garages and carports shall have a maximum width not to exceed fifty percent (50%) of the total width of the primary Residential Facility if the front of the garage or carport is located within thirty (30) feet of a street line.
- D. **Parking Restricted to Garages, Carports, Uncovered Required Parking Spaces or Driveways.** Parking on a lot containing primary Residential Facilities may take place only in garages, carports, uncovered required parking spaces, or approved driveways.

17.116.310 Unbundled Parking.

With the exception of affordable housing as defined by Section 17.107.020, the following rules shall apply to new Multifamily Dwelling Residential Facilities of ten (10) or more units:

- A. Off-street parking spaces shall be rented or sold separately from the rental or purchase of dwelling units for the life of the dwelling units, such that potential renters or buyers shall have the option of renting or buying a dwelling unit at a price lower than would be the case if there were a single price for both the dwelling unit and the parking space(s).

- B. Off-street parking spaces shall only be offered to residents of the dwelling units served by the off-street parking. In the RU-4, RU-5, CBD and any Commercial Zone, any spaces (required or not required) not purchased or rented by residents may be rented to non-residents. Such spaces must be vacated on thirty (30) days' notice if requested by residents to be made available to them.
- C. A notice describing the unbundling requirement shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.