

ATTACHMENT A: Zoning Analysis for 50 Percent Exclusion

Review of City of Oakland Zoning Designations for Determination of which Sites Permit Density and Residential Floor Area Ratio at No Less than 50 Percent of the Standards Specified under Section 65912.157(a).

Gov. Code Section 65912.161(b)(1)(A)

"Prior to one year following the adoption of the seventh revision of the housing element, Section 65912.157 shall not apply to any of the following for which the local government has adopted an ordinance in accordance with Section 65912.160 indicating the site's exclusion: (A) A site that has been identified by the local jurisdiction which permits density and residential floor area ratio at no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157."

- Notes:
- (1) "Qualifies for 50% Exclusion" columns identify 50% of SB 79 standards as point of comparison to Oakland zoning standards.
 - (2) Zones meeting exclusion marked as "Yes" and shown in pink fill.
 - (3) Most Oakland zoning designations do not impose residential FAR. Column G explains basis for FAR determination.
 - (4) Zoning Designations in orange fill are not identified within any TOD Zone.
 - (5) Zoning Designations not covered by SB79 not included in table (e.g. OS, ROW designations, industrial designations)
 - (6) D-CE, D-CO, and D-DT zones with industrial subdesignations shown in gray fill.
 - (7) *RM-4 zone within 1/2 mile of Tier 2 stop would require parcel specific FAR analysis to qualify for 50% exclusion

A Zoning Designation	B Height Designation	C Allowed Density	D Density in du/acre	E FAR or Stories	F FAR Comment	Qualifies for 50% Exclusion?			
						Tier 1		Tier 2	
						1/4 mile	1/2 mile	1/4 mile	1/2 mile
						50% of SB 79 Density Requirement:			
		(sf/du unless stated)				60 du/ac	50 du/ac	50 du/ac	40 du/ac
						50% of SB 79 Residential FAR Requirement:			
						1.75 FAR	1.5 FAR	1.5 FAR	1.25 FAR
RH-1, RH-2, RH-3	n/a	1 du/lot	n/a	0.55 - 0.20		No	No	No	No
RH-4	n/a	2 du/lot	n/a	0.55 - 0.20		No	No	No	No
RD	n/a	4 du/lot	n/a	0.55 - 0.20		No	No	No	No
RM-1	n/a	1750	24.9	n/a		No	No	No	No
RM-2	n/a	1500	29.0	n/a		No	No	No	No
RM-3	n/a	1,250	34.8	n/a		No	No	No	No
RM-4	n/a	1,000	43.6	n/a	No residential FAR. 15-foot front setback; 4-foot side setback; 10-foot rear setback. 60' x 100' lot with 2 story building at setbacks would have 1.3 FAR.	no	no	no	no*
RU-1	n/a	1000	43.6	n/a	No residential FAR. 15-foot front setback; 4-foot side setback; 10-foot rear setback. Max height of 45 feet allows for 3- to 4-story structure. 36' x 70' lot (close to min lot size of 2500 sf) with 3-story building at setbacks would have 1.5 FAR.	no	no	no	Yes
RU-2	n/a	750	58.1	n/a	No residential FAR. 10-foot front setback; 4-foot side setback; 10-foot rear setback. Max height of 55 feet allows for 4- to 5-story structure. 36' x 70' lot (close to min lot size of 2500 sf) with 4-story building at setbacks would have 2.24 FAR.	no	Yes	Yes	Yes

RU-3	n/a	450	96.8	n/a	No residential FAR. 10-foot front setback; 3-foot side setback; 10-foot rear setback. Max height of 65 feet allows for 5- to 6-story structure. 50' x 80' lot (min lot size of 4000 sf) with 5-story building at setbacks would have 3.3 FAR.	Yes	Yes	Yes	Yes
RU-4/RU-5	35	500	87.1	2.0 FAR/3 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
RU-4/RU-5	45	400	108.9	2.5 FAR/4 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
RU-4/RU-5	55	350	124.5	3.0 FAR/5 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
RU-4/RU-5	65	300	145.2	3.0 FAR/6 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
RU-4/RU-5	95	200	217.8	4.0 FAR/8 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
RU-4/RU-5	125	200	217.8	4.0 FAR/12 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CN	35	550	79.2	2.0 FAR/3 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CN	35*	*	n/a	N/A FAR/3 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	no	no	no	no
CN	45	450	96.8	2.5 FAR/4 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CN	55	350	124.5	3.0 FAR/5 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CN	65	350	124.5	3.0 FAR/6 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CN	95	200	217.8	4.0 FAR/8 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CC	35	550	79.2	2.0 FAR/3 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CC	45	450	96.8	2.5 FAR/4 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CC	55	350	124.5	3.0 FAR/5 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes

CC	65	350	124.5	3.0 FAR/6 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CC	95	200	217.8	4.5 FAR/8 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CC	125	200	217.8	5.0 FAR/12 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CC	175	200	217.8	5.0 FAR/17 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CR-1	n/a	No Residential	n/a	n/a	n/a	no	no	no	no
CR-2	35	550	79.2	2.0 FAR/3 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CR-2	45	450	96.8	2.5 FAR/4 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CR-2	65	350	124.5	3.0 FAR/6 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CR-2	100	200	217.8	4.0 FAR/9 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CR-2	145	200	217.8	4.0 FAR/14 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
CR-2	159	200	217.8	4.0/15 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
HBX-1	n/a	1000	43.6	1.5	FAR applies to all project types.	no	no	no	Yes
HBX-2	n/a	800	54.5	2.5	FAR applies to all project types.	no	Yes	Yes	Yes
HBX-3	n/a	700	62.2	2.5	FAR applies to all project types.	Yes	Yes	Yes	Yes
HBX-4	n/a	700	62.2	2.5	FAR applies to all project types.	Yes	Yes	Yes	Yes
S-1	n/a	300	145.2	4 FAR	FAR applies to all project types.	Yes	Yes	Yes	Yes
S-3	n/a	300	145.2	1 FAR	FAR applies to all project types.	no	no	no	no
S-15/S-15W	35	550	79.2	2.0 FAR/3 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	45	450	96.8	2.5 FAR/4 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	55	350	124.5	3.0 FAR/5 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	65	350	124.5	3.0 FAR/6 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes

S-15/S-15W	95	200	217.8	4.5 FAR/8 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	100	200	217.8	5.0 FAR/9 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	125	200	217.8	5.0 FAR/12 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	175	200	217.8	5.0 FAR/17 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
S-15/S-15W	250	200	217.8	5.0 FAR/24 stories	No residential FAR. Max nonresidential FAR provided and listed in table along with max number of stories.	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	107 du/ac	107	n/a	PUD	Yes	yes	Yes	yes
D-OTN (Parcel	n/a	158 du/ac	158	n/a	PUD	yes	yes	yes	yes
D-OTN (Parcel	n/a	163 du/ac	163	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	164 du/ac	164	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	167 du/ac	167	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	120 du/ac	120	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	125 du/ac	125	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	197 du/ac	197	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	211 du/ac	211	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	213 du/ac	213	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	165 du/ac	165	n/a	PUD	Yes	Yes	Yes	Yes
D-OTN (Parcel	n/a	220 du/ac	220	n/a	PUD	Yes	Yes	Yes	Yes
D-BV-1	-	Residential with CUP	n/a	n/a	n/a	no	no	no	no
D-BV-2/-3/-4	45	450	96.8	2.5 FAR/4 stories	Non-residential FAR and max height listed. Residential FAR is only for micro living quarters. No front or side setbacks; 10-foot rear setback.	Yes	Yes	Yes	Yes
D-BV-2/-3/-4	45*	n/a	n/a	2.5 FAR/4 stories	Non-residential FAR and max height listed.	no	no	no	no
D-BV-2/-3/-4	65	350	124.5	3.5 FAR/6 stories	Non-residential FAR and max height listed. Residential FAR is only for micro living quarters. No front or side setbacks; 10-foot rear setback.	Yes	Yes	Yes	Yes
D-BV-2/-3/-4	95	250	174.2	4.5 FAR/8 stories	Non-residential FAR and max height listed. Residential FAR is only for micro living quarters. No front or side setbacks; 10-foot rear setback.	Yes	Yes	Yes	Yes
D-BV-2/-3/-4	135	200	217.8	6.0 FAR/13 stories	Non-residential FAR and max height listed. Residential FAR is only for micro living quarters. No front or side setbacks; 10-foot rear setback.	Yes	Yes	Yes	Yes
D-BV-2/-3/-4	200	150	290.4	8.0 FAR/19 stories	Non-residential FAR and max height listed. Residential FAR is only for micro living quarters. No front or side setbacks; 10-foot rear setback.	Yes	Yes	Yes	Yes
D-BV-2/-3/-4	250	90	484	10.0 FAR/24 stories	Non-residential FAR and max height listed. Residential FAR is only for micro living quarters. No front or side setbacks; 10-foot rear setback.	Yes	Yes	Yes	Yes
D-CE-1	n/a	No residential	n/a	n/a	n/a	no	no	no	no

D-CE-2	n/a	No residential	n/a	n/a	n/a	no	no	no	no
D-CE-3	n/a	700	62.2	3.0 FAR	No residential FAR. Non-residential FAR listed.	Yes	Yes	Yes	Yes
D-CE-4	n/a	500	87.1	3.0 FAR	No residential FAR. Non-residential FAR listed.	Yes	Yes	Yes	Yes
D-CE-5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
D-CE-6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
D-LM	LM-45	450	96.8	2.5 FAR	No residential FAR. Non-residential FAR listed. No Setback Requirement Except 10-foot Rear Setback.	Yes	Yes	Yes	Yes
D-LM	LM-95	225	193.6	5.0 FAR	No residential FAR. Non-residential FAR listed. No Setback Requirement Except 10-foot Rear Setback.	Yes	Yes	Yes	Yes
D-LM	LM-175	110	396	8.0 FAR	No residential FAR. Non-residential FAR listed. No Setback Requirement Except 10-foot Rear Setback.	Yes	Yes	Yes	Yes
D-LM	LM-275	110	396	12.0 FAR	No residential FAR. Non-residential FAR listed. No Setback Requirement Except 10-foot Rear Setback.	Yes	Yes	Yes	Yes
D-CO-1	n/a	130	335.1	8.0 (nonres)	No residential FAR. Non-residential FAR listed. No front or side setbacks; 10 foot rear setback.	Yes	Yes	Yes	Yes
D-CO-2	n/a	130	335.1	8.0 (nonres)	No residential FAR. Non-residential FAR listed. No front or side setbacks; 10 foot rear setback.	Yes	Yes	Yes	Yes
D-CO-3	n/a	No Residential	n/a	n/a	n/a	no	no	no	no
D-CO-4	n/a	260	167.5	n/a	Res req CUP	no	no	no	no
D-CO-5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
D-CO-6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 1	1000	43.6	1.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	no	no	no	no
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 2	900	48.4	2.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	no	no	no	Yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 3	450	96.8	2.5 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	Yes	Yes	Yes	Yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 4	300	145.2	2.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	Yes	Yes	Yes	Yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 5	1000	43.6	3.5 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	no	no	no	Yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 6	450	96.8	5.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	Yes	Yes	Yes	Yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 7	260	167.5	7.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 8	250	174.2	5.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 9	250	174.2	5.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/-CX/-R/-RX/-CPW	Height Area 10	225	193.6	5.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes

D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	110	396.0	7.5 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	N/A	N/A	7.5 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	no	no	no	no
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	250	174.2	5.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	110	396.0	8.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	110	396.0	12.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	100	435.6	14.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	90	484.0	17.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	90	484.0	20.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-P/-C/- CX/-R/-RX/- CPW	Height Area 1	90	484.0	20.0 (nonres)	No Setbacks except D-DT-R (10 foot rear setback)	yes	yes	yes	yes
D-DT-CW	n/a	No residential	n/a	n/a	n/a	no	no	no	no
D-DT-AG	n/a	No residential	n/a	n/a	n/a	no	no	no	no
D-DT-PM	n/a	No residential	n/a	n/a	n/a	no	no	no	no
D-DT-JLI	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a