



CITY OF OAKLAND
PLANNING & BUILDING DEPARTMENT

CITY OF OAKLAND ZONING AND ESTUARY POLICY PLAN MAPS

NOTES
The designations on the Estuary Policy Plan Map are a general illustration of the written goals and policies of the Estuary Policy Plan. A determination for a specific site is based upon an analysis of the Estuary Policy Plan text and policies in addition to an evaluation of the surrounding land uses.
If an area has an Institutional General Plan Land Use classification check with Planning Department staff to determine allowed land uses.
This map may not contain all parcel-specific zoning information. Zoning information may also be viewed online at:
<http://maps.oaklandnet.com/planning/index.aspx>
or you may call the Planning and Zoning Hotline at (510) 238-1911. Verify all zoning information with the City of Oakland Planning and Zoning Division before making any final determinations.
Bureau of Planning, December 11, 2018

RESIDENTIAL ZONING		COMMERCIAL ZONING	
RH	Hillside	CN	Neighborhood Center
RD	Detached Unit	CC	Community
RM	Mixed Housing	CR	Regional
RU	Urban	C-40	Community Thoroughfare
R-80	High-Rise Apartment	C-45	Community Shopping
		HBX-1	Housing and Business Mix 1
		HBX-2	Housing and Business Mix 2
		HBX-3	Housing and Business Mix 3
		HBX-4	Housing and Business Mix 4

OPEN SPACE ZONING		INDUSTRIAL ZONING	
OS (AF)	Athletic Field	M-20	Light
OS (CP)	Community Park	M-30	General
OS (LP)	Linear Park	M-40	Heavy
OS (AMP)	Active Mini-Park	CIX-1	Commercial Industrial Mix 1
OS (NP)	Neighborhood Park	CIX-1A	Business Enhancement
OS (PMP)	Passive Mini-Park	CIX-1B	Low Intensity Business
OS (RCA)	Resource Conservation Area	CIX-1C	High Intensity Business
OS (RSP)	Region-Serving Park	CIX-1D	Retail Commercial Mix
OS (SU)	Special Use	CIX-2	Commercial Industrial Mix 2
		IG	Industrial General
		IO	Industrial Office

CENTRAL BUSINESS DISTRICT ZONING		SPECIAL AND COMBINING ZONING	
CBD-C	Central Business District Commercial	C	Residential Commercial
CBD-P	Central Business District Pedestrian Retail	D-BV	Broadway Valdez District
CBD-R	Central Business District Residential	D-GI	Gateway Industrial District
CBD-X	Central Business District Mixed Commercial	D-KP	Kaiser Permanente Oakland Medical Center District
		D-OTN	Oak To Ninth District
		D-WS	Wood Street District
		N	North Large Development Site
		S-1	Medical Center
		S-2	Civic Center
		S-3	Research Center
		S-4	Design Review
		S-6	Mobile Home
		S-7	Preservation
		S-9	Fire Safety Protection
		S-10	Scenic Route
		S-11	Site Development and Design Review
		S-12	Residential Parking
		S-15	Transit Oriented
		S-15W	Transit Oriented West
		S-17	Downtown Residential
		S-19	Health and Safety Protection Overlay
		S-20	Historic Preservation District
		T	West Oakland Industrial Overlay

CENTRAL ESTUARY DISTRICT ZONING	
D-CE-1	Central Estuary District Commercial Zone-1
D-CE-2	Central Estuary District Commercial Zone-2
D-CE-3	Central Estuary District Mix Zone-3
D-CE-4	Central Estuary District Mix Zone-4
D-CE-5	Central Estuary District Industrial Zone-5
D-CE-6	Central Estuary District Industrial Zone-6

LAKE MERRITT STATION AREA DISTRICT ZONING	
D-LM-1	Lake Merritt Station Area District Mixed Residential Zone-1
D-LM-2	Lake Merritt Station Area District Pedestrian Commercial Zone-2
D-LM-3	Lake Merritt Station Area District General Commercial Zone-3
D-LM-4	Lake Merritt Station Area District Mixed Commercial Zone-4
D-LM-5	Lake Merritt Station Area District Institutional Zone-5

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

	Zoning Boundaries
	Estuary Policy Plan Area

Commercial / Corridor Height Limits (Feet)

Base Heights < 90'		Base Heights ≥ 90'	
	35		90
	35*		100
	45		120
	45*		135
	60		135/200
	65		140
	75		160
	85		250
	85/135		

