Neighborhood Housing Classifications

Four classifications are used to map the city's primary neighborhood housing areas. The classifications reflect key differences among types of neighborhoods. All of the classifications encourage quality and variety in building and landscape design, compatibility of use and form, and encourage school, community facilities, and "corner store" type of commercial activity, where appropriate.

The Mixed Housing Type Residential classification is primarily used in the old, established neighborhood housing areas of Oakland where a mix of unit types (single family homes, townhouses, and small multi-unit buildings) along with small scale neighborhood serving businesses are frequently found in close proximity to each other.

Mixed Housing Type Residential

Intent: The Mixed Housing Type Residential classification is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate.

Desired Character and Uses: Future development within this classification should be primarily residential in character, with live-work types of development, small commercial enterprises, schools, and other small scale, compatible civic uses possible in appropriate locations.

Intensity/Density: Development of single family homes, townhouses, and small multi-unit buildings is allowed in this classification. Maximum allowable density in these areas is 30 principal units per gross acre. Within these mixed housing type neighborhoods, there exist areas and pockets of lower density housing which should be preserved through appropriate zoning designations.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N2, N3, N6, N7, N8, N10, N11 and related policies. Waterfront Objectives W8, W12, and related policies. Downtown Objectives D1, D10, and related policies.

Attachment D: Descriptions of Land Use Classifications excerpted from the LUTE

The Detached Unit Residential classification is used in areas of the City where the predominant development pattern is single-unit detached residential structures on lots ranging in size from 4,000 to 8,000 square feet with significant front, side, and rear yard setbacks.

Detached Unit Residential

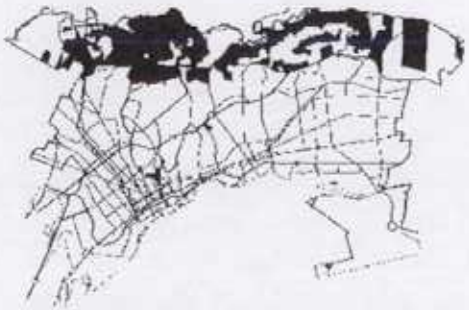
Intent: The Detached Unit Residential classification is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures.

Desired Character and Uses: Future development within this classification should remain residential in character with appropriate allowances for schools and other small scale civic institutions.

Intensity/Density: The most appropriate development type in these areas is detached, single family units. Maximum allowable density in these areas is 11 principal units per gross acre.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N2, N3, N6, N7, N8, N10, N11 and related policies.

The Hillside Residential classification is used primarily in the hill areas of Oakland where low densities and character are affected by slope, environmental, transportation, and fire safety constraints.



Hillside Residential

Intent: The Hillside Residential classification is intended to create, maintain, and enhance neighborhood residential areas that are characterized by detached, single unit structures on hillside lots. Typical lot sizes range from approximately 8,000 square feet to one acre in size.

Desired Character and Uses: Future development within this classification should remain residential in character.

Intensity/Density: Maximum allowable density is 5 principal units per gross acre.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N2, N3, N6, N7, N8, N10, N11 and related OSCAR policies.

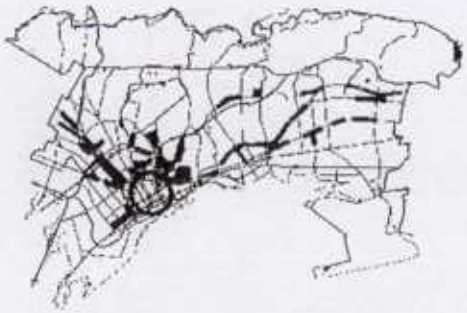
Attachment D: Descriptions of Land Use Classifications excerpted from the LUTE

Corridor Mixed Use Classifications

The Corridor Classifications are used to map the city's key corridors in a way that reflects the Policy Framework -- promoting the creation and improvement of multi-use commercial districts linking segments of multifamily housing. This classification also supports the confirmation and creation of neighborhood activity centers as focal points along the corridors. The three classifications -- urban housing, neighborhood center commercial, and community commercial -- are also used at locations away from the corridors where the described mix of uses and densities is appropriate. Corridor land use classifications are generally supported by an arterial street designation.

Urban Residential

Urban Residential areas are historically quite dense, consisting of apartments, flats, condominiums, walk-ups, and other multi-unit configurations some of which contain ground floor commercial services, and which are located in areas with excellent access to shopping, services, and open space resources. Examples of this type of development can be found in the Gold Coast neighborhood of downtown, in sections of Adams Point, along the Lakeside Drive edge of Lake Merritt, and along many stretches of major city corridors.



Intent: The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

Desired Character and Uses: The primary future use in this classification is residential. Mixed use buildings that house ground floor commercial uses and public facilities of compatible character are also encouraged. If possible, where detached density housing adjoins urban residential the zoning should be structured to create a transition area between the two.

Intensity/Density: Maximum allowable density in these areas is 125 units per gross acre.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N5, N6, N8, N9, N10, N11, and related policies. Waterfront Objectives W8, W12, and related policies. Downtown Objectives D1, D2, D3, D6, D10, D11 and related policies.

Attachment D: Descriptions of Land Use Classifications excerpted from the LUTE

Neighborhood Center Mixed Use areas support adjacent neighborhood areas by providing distinctive and conveniently located mixes of retail shops, services, housing, and public facilities. Oakland has many good examples of pedestrian-oriented neighborhood center commercial areas, such as Piedmont Avenue, East 18th Street at Lake Merritt, and Fruitvale at International Boulevard.

Neighborhood Center Mixed Use

Intent: The Neighborhood Center Mixed Use classification is intended to identify, create, maintain and enhance mixed use neighborhood commercial centers. These centers are typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural, or entertainment uses.

Desired Character and Uses: Future development within this classification should be commercial or mixed uses that are pedestrian-oriented and serve nearby neighborhoods, or urban residential with ground floor commercial.

Intensity/Density: The maximum FAR for this classification is 4.0. The maximum residential density is 125 units per gross acre. Vertical integration of uses, including residential units above street-level commercial space, is encouraged.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N6, N8, N9, N10, N11, and related policies. Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, and I/C 3. Transportation Objectives T2, T6.

Attachment D: Descriptions of Land Use Classifications excerpted from the LUTE

Community Commercial areas have historically served Oakland's major shopping, service and employment needs, and should continue to do so in the future. Pedestrian-oriented design is encouraged, but these areas may also accommodate larger-scale, auto-oriented developments which require sizable off-street parking areas, such as Rockridge Shopping Center, Acorn Shopping Center, and Foothill Square. The higher end of the allowable density/intensity range is most appropriate on arterials.

Community Commercial

Intent: The Community Commercial classification is intended to identify, create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers.

Desired Character and Uses: Community Commercial areas may include neighborhood center uses and larger scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, educational facilities, and entertainment uses. Community Commercial areas can be complemented by the addition of urban residential development and compatible mixed use development.

Intensity/Density: The maximum FAR for this classification is 5.0. Maximum residential density is 125 units per gross acre.

Policy Framework Basis for the Classification: Neighborhood Goals; Neighborhood Objectives N1, N2, N3, N6, N8, N9, N10, N11, and related policies. Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, and I/C 3, I/C 5. Transportation Objective T2.

Attachment D: Descriptions of Land Use Classifications excerpted from the LUTE

Industry, Commerce, and Institutional Classifications

These classifications encompass several anticipated growth areas of the City, which are generally located in close proximity to the I-880 Freeway corridor and the seaport, airport, and coliseum areas. The classifications that describe areas dedicated to Oakland's industry and commerce recognize types of businesses that could not have been envisioned by the City's previous Land Use Plan, and also recognize our limited ability to anticipate the business activities of the future. These classifications provide flexibility to accommodate changes in the economy and to encourage attraction of a wider range of economic development activities that can take advantage of Oakland's infrastructure and location. Because of this ever-changing nature of industrial and commercial activities, implementing regulations may change over time in order to include uses not listed below, provided they are consistent with the intent of the Plan.

The Regional Commercial classification is used to enable Oakland to capitalize on potential large scale retail and commercial development opportunities. These types of commercial operations usually require significant parking areas, and are generally located adjacent to regional transportation facilities where they benefit from good access and visibility and are able to attract patrons from within and outside of the City limits.

Regional Commercial

Intent: The Regional Commercial classification is intended to maintain, support and create areas of the City that serve as region-drawing centers of activity.

Desired Character and Uses: A mix of commercial, office, entertainment, arts, recreation, sports, and visitor serving activities, residential, mixed use development and other uses of similar character or supportive of regional drawing power.

Intensity/Density: The maximum FAR for this classification is 4.0. Maximum residential density is 125 units per gross acre, in a mixed use project.

Policy Framework Basis for the Classification: Industry and Commerce Goals; Industry and Commerce Objectives I/C 1, I/C 2, I/C 3. Neighborhood Objective N1.