

*Proposed Revision to the Current Definition of “Crop and Animal Raising” to a Create New Stand-alone Activity Type:*

**17.10.610 Limited agricultural activities.**

Limited Agricultural Activities include the cultivation on the premises of fruits, vegetables, plants, flowers, herbs, and/or ornamental plants intended to produce food, fibers, or other plant products for on- or off-site sale. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. This classification does not include the keeping, grazing, or feeding of animals, except for bee keeping involving no more than three (3) hives; the use of any heavy mechanized farming equipment; or any activity classified in Section 17.10.600 Plant Nursery Agricultural Activities.

**Limited Agriculture – Proposed Allowed Activity in Each Zone**

| Zone Designations  | Permitted | Conditionally Permitted | Prohibited | Limitations  |
|--|-----------|-------------------------|------------|--|
| <b>Ch. 17.11 – OS Open Space Zones Regulations</b>           |           |                         |            |  |
| • OS(RCA)  |           |                         | X          | Prohibited   |
| • OS(RSP)  |           |                         | X          | “  |
| • OS(CP)   |           |                         | X          | “  |
| • OS(NP)   |           |                         | X          | “  |
| • OS(AMP)  |           |                         | X          | “  |
| • OS(PMP)  |           |                         | X          | “  |
| • OS(LP)   |           |                         | X          | “  |
| • OS(SU)   |           |                         | X          | “  |
| • OS(AF)   |           |                         | X          | “  |
| <b>Ch. 17.13 – RH Hillside Residential Zones Regulations</b> |           |                         |            |  |
| • RH-1   | X         |                         |            | Permitted outright with limitations for Residential Zones <sup>1</sup> |
| • RH-2   | X         |                         |            | “  |
| • RH-3   | X         |                         |            | “  |
| • RH-4   | X         |                         |            | “  |

<sup>1</sup> **Limitations on permitted Limited Agriculture in Residential Zones** (typ.): the activity occupies less than one (1) acre of land area and any sales area is five hundred (500) square feet or less; conditionally permitted if the activity is larger in either land or sales area.

| <b>Limited Agriculture – Proposed Allowed Activity in Each Zone</b>      |                  |                                |                   |  |
|--|------------------|--------------------------------|-------------------|--|
| <b>Zone Designations</b>   | <b>Permitted</b> | <b>Conditionally Permitted</b> | <b>Prohibited</b> | <b>Limitations</b>   |
| <b>Ch. 17.15 – RD Detached Unit Residential Zones Regulations</b>        |                  |                                |                   |  |
| • RD-1   | X                |                                |                   | Permitted outright with limitations for Residential Zones (typ.)                 |
| • RD-2   | X                |                                |                   | “  |
| <b>Ch. 17.17 – RM Mixed Housing Type Residential Zones Regulations</b>   |                  |                                |                   |  |
| • RM-1   | X                |                                |                   | Permitted outright with limitations for Residential Zones (typ.)                 |
| • RM-2   | X                |                                |                   | “  |
| • RM-3   | X                |                                |                   | “  |
| • RM-4   | X                |                                |                   | “  |
| <b>Ch. 17.19 – RU Urban Residential Zones Regulations</b>                |                  |                                |                   |  |
| • RU-1   | X                |                                |                   | Permitted outright with limitations for Residential Zones (typ.)                 |
| • RU-2   | X                |                                |                   | “  |
| • RU-3   | X                |                                |                   | “  |
| • RU-4   | X                |                                |                   | “  |
| • RU-5   | X                |                                |                   | “  |
| <b>Ch. 17.30 – R-80 High-Rise Apartment Residential Zone Regulations</b> |                  |                                |                   |  |
| • R-80   | X                |                                |                   | Permitted outright with limitations for Residential Zones (typ.)                 |
| <b>Ch. 17.33 – CN Neighborhood Center Commercial Zones Regulations</b>   |                  |                                |                   |  |
| • CN-1   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required <sup>2</sup>            |
| • CN-2   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)                  |
| • CN-3   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones <sup>3</sup> |

<sup>2</sup> **Additional CUP findings for Limited Agriculture (typ.):** **1.**The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic; **2.** Agricultural chemicals or pesticides will not impact abutting properties or the surrounding neighborhood; and **3.** The soil used in growing does not contain any harmful contaminants and the activity will not create contaminated soil.

| <b>Limited Agriculture – Proposed Allowed Activity in Each Zone</b>        |                  |                                |                   |  |
|--|------------------|--------------------------------|-------------------|--|
| <b>Zone Designations</b>   | <b>Permitted</b> | <b>Conditionally Permitted</b> | <b>Prohibited</b> | <b>Limitations</b>   |
| <ul style="list-style-type: none"> <li>• CN-4</li> </ul>                   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |
| <b>Ch. 17.35 – CC Community Commercial Zones Regulations</b>               |                  |                                |                   |  |
| <ul style="list-style-type: none"> <li>• CC-1</li> </ul>                   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |
| <ul style="list-style-type: none"> <li>• CC-2</li> </ul>                   | X                |                                |                   | “  |
| <ul style="list-style-type: none"> <li>• CC-3</li> </ul>                   | X                |                                |                   | “  |
| <b>Ch. 17.37 – CR Regional Commercial Zone Regulations</b>                 |                  |                                |                   |  |
| <ul style="list-style-type: none"> <li>• CR-1</li> </ul>                   | X                |                                |                   | Prohibited within 300 ft. of a lot line adjacent to Hegenberger Rd. / Permitted outright elsewhere with limitations for Commercial/Industrial Zones (typ.) |
| <b>Ch. 17.54 – C-40 Community Thoroughfare Commercial Zone Regulations</b> |                  |                                |                   |  |
| <ul style="list-style-type: none"> <li>• C-40</li> </ul>                   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |
| <b>Ch. 17.56 – C-45 Community Shopping Commercial Zone Regulations</b>     |                  |                                |                   |  |
| <ul style="list-style-type: none"> <li>• C-45</li> </ul>                   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |
| <b>Ch. 17.58 – CBD Central Business District Zones Regulations</b>         |                  |                                |                   |  |
| <ul style="list-style-type: none"> <li>• CBD-R</li> </ul>                  |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)  |
| <ul style="list-style-type: none"> <li>• CBD-P</li> </ul>                  |                  | X                              |                   | “  |
| <ul style="list-style-type: none"> <li>• CBD-C</li> </ul>                  |                  | X                              |                   | “  |
| <ul style="list-style-type: none"> <li>• CBD-X</li> </ul>                  |                  | X                              |                   | “  |

<sup>3</sup> **Limitations on permitted Limited Agriculture in Commercial/Industrial Zones** (typ.): 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.

| <b>Limited Agriculture – Proposed Allowed Activity in Each Zone</b>          |                  |                                |                   |  |
|--|------------------|--------------------------------|-------------------|--|
| <b>Zone Designations</b>   | <b>Permitted</b> | <b>Conditionally Permitted</b> | <b>Prohibited</b> | <b>Limitations</b>   |
| <b>Ch. 17.65 – HBX Housing and Business Mix Commercial Zones Regulations</b> |                  |                                |                   |  |
| • HBX-1  | X                |                                |                   | Permitted outright with limitations for Residential Zones (typ.)   |
| • HBX-2  | X                |                                |                   | “  |
| • HBX-3  | X                |                                |                   | “  |
| • HBX-4  | X                |                                |                   | “  |
| <b>Ch. 17.72 – M-20, M-30, and M-40 Industrial Zones Regulations</b>         |                  |                                |                   |  |
| • M-20   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |
| • M-30   | X                |                                |                   | “  |
| • M-40   | X                |                                |                   | “  |
| <b>Ch. 17.73 – CIX, IG, and IO Industrial Zones Regulations</b>              |                  |                                |                   |  |
| • CIX-1A   | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.), <i>except when combined with T Overlay</i> – then CUP with additional findings for Limited Agriculture required (typ.) |
| • CIX-1B   | X                |                                |                   | “  |
| • CIX-1C   | X                |                                |                   | “  |
| • CIX-1D   | X                |                                |                   | “  |
| • CIX-1  | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |
| • CIX-2  | X                |                                |                   | “  |
| • IG   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)  |
| • IO   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)  |
| <b>Ch. 17.74 – S-1 Medical Center Zone Regulations</b>                       |                  |                                |                   |  |
| • S-1  | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.)   |

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| <b>Ch. 17.76 – S-2 Civic Center Zone Regulations</b>   |                  |                                |                   |  |
| • S-2  | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.) |
| <b>Ch. 17.78 – S-3 Research Center Zone Regulations</b>                                      |                  |                                |                   |  |
| • S-3  | X                |                                |                   | Permitted outright with limitations for Commercial/Industrial Zones (typ.) |
| <b>Ch. 17.97 – S-15 Transit Oriented Development Zones Regulations</b>                       |                  |                                |                   |  |
| • S-15   |                  | X                              |                   | Additional CUP findings in <b>Section 17.97.100</b> required               |
| • S-15W  |                  | X                              |                   | Additional CUP findings in <b>Section 17.97.100</b> required               |
| <b>Ch. 17.101A – D-WS Wood Street District Zone Regulations</b>                              |                  |                                |                   |  |
| • D-WS   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)            |
| <b>Ch. 17.101B – D-OTN Oak to Ninth District Zone Regulations</b>                            |                  |                                |                   |  |
| • D-OTN  |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)            |
| <b>Ch. 17.101C – D-BV Broadway Valdez District Commercial Zones Regulations</b>              |                  |                                |                   |  |
| • D-BV-1   |                  |                                | X                 | Prohibited   |
| • D-BV-2   |                  |                                | X                 | Prohibited   |
| • D-BV-3   |                  |                                | X                 | Prohibited   |
| • D-BV-4   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)            |
| <b>Ch. 17.101D – D-KP Kaiser Permanent Oakland Medical Center District Zones Regulations</b> |                  |                                |                   |  |
| • D-KP-1   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)            |
| • D-KP-2   |                  | X                              |                   | “  |
| • D-KP-3   |                  | X                              |                   | “  |

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|--|------------------|--------------------------------|-------------------|--|
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| <b>Ch. 17.101E – D-CE Central Estuary District Zones Regulations</b>   |                  |                                |                   |  |
| • D-CE-1   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)  |
| • D-CE-2   |                  | X                              |                   | “  |
| • D-CE-3   | X                |                                |                   | Permitted outright with limitations for Residential Zones (typ.) |
| • D-CE-4   | X                |                                |                   | “  |
| • D-CE-5   |                  | X                              |                   | Additional CUP findings for Limited Agriculture required (typ.)  |
| • D-CE-6   |                  | X                              |                   | “  |
| <b>Ch. 17.101F – D-GI Gateway Industrial District Zone Regulations</b> |                  |                                |                   |  |
| • D-GI   |                  |                                | X                 | Prohibited   |