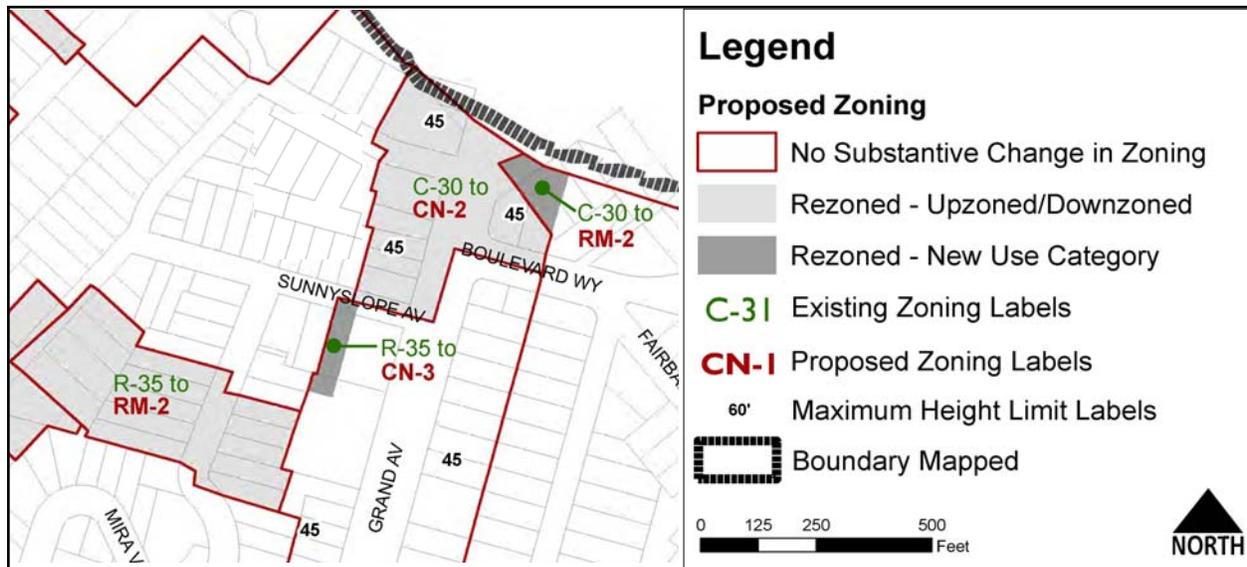


How to Read the Draft Zoning Maps

As part of the Citywide Zoning Update, draft zoning maps showing (new) proposed residential and commercial zones are being prepared by the Oakland Planning and Zoning Division. These maps will be made available for your review and comment on the Zoning Update website as they are completed. Visit the Zoning Update website regularly to access draft mapping proposals, summaries and full text of draft residential and commercial zoning regulations, as well as announcements for upcoming community workshops and public hearings.

The draft zoning maps convey information about what is being proposed and whether the proposal results in any substantive changes in zoning regulations. As shown in the mapping example below, existing zoning is shown in **green** and proposed zoning is shown in **red**. The maps use shades of gray or white to indicate the degree of change from existing regulations. As shown in the illustration below, zoning districts that have **no shading** (white) indicates that there is no substantive change; zoning districts that are shown in a **light shade of gray** indicates that there is a change in density from the existing to proposed new zone; zoning districts that are shown in a **dark shade of gray** indicates that there is a change in use (e.g. commercial to residential).

In addition, the proposed commercial zones show maximum heights for specific areas within each zone. Currently, existing residential and commercial zoning regulates maximum height according to the base zoning district; this is not proposed to change for the new residential zones. New commercial zoning districts propose to regulate maximum height using a separate map of height areas, independent of the base zone.



Get on our email list! Email us your contact information to receive announcements about upcoming community meetings, public hearings and the availability of the latest proposals.

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