

17.101E.112 - Other zoning provisions.

The following table contains referrals to other regulations that may apply:

- A. General Provisions. The general exceptions and other regulations set forth in Chapters 17.102, 17.103, 17.104, 17.106, and 17.108 shall apply in the D-CE Zones.
- B. Parking and Loading. Off-street parking and loading shall be provided as prescribed in this Chapter and in the off-street parking and loading requirements in Chapter 17.116.
- C. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.
- D. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in the D-CE Zones.
- E. Landscaping and Screening Standards. The regulations set forth in Chapter 17.124 and Chapter 17.102.400, screening of utility meters, etc., shall apply in the D-CE Zones.
- F. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, storage areas, control of artificial illumination, and other matters specified therein.
- G. Noise, Odor, Smoke. Performance standards regarding the control of noise, odor, smoke, and other objectionable impacts in Chapter 17.120 shall apply in the D-CE Zones.
- H. Microwave dishes and energy production facilities regulations in Section 17.102.240 shall apply in the D-CE Zones.
- I. Electroplating Activities. Special regulations applying to Electroplating Activities in Section 17.102.340, shall apply in the D-CE Zones.
- J. S-19 Health and Safety Protection Overlay Zone.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13168, § 5(Exh. A), 6-18-2013)

Chapter 17.101F - D-GI GATEWAY INDUSTRIAL DISTRICT ZONE REGULATIONS⁴²

Sections:

Footnotes:

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Editor's note— Ord. No. 13182, § 3(Exh. A), adopted July 16, 2013, amended Chapter 17.101F in its entirety to read as herein set out. Formerly, Chapter 17.101F pertained to similar subject matter, and derived from Ord. No. 13168, § 5(Exh. A-1), adopted June 18, 2013.

17.101F.010 - Title, intent, and description.

The provisions of this Chapter shall be known as the D-GI Gateway Industrial District Zone Regulations. The intent of the Gateway Industrial District (D-GI) Zone is to facilitate implementation of the Oakland Army Base Reuse Plan.

(Ord. No. 13182, § 3(Exh. A), 7-16-2013)

17.101F.020 - Required master plan conformance.

All development shall be in substantial conformance with the approved Oakland Army Base Reuse Plan, as amended, and adopted Standard Conditions of Approval and Mitigation Measures, as applicable.

(Ord. No. 13182, § 3(Exh. A), 7-16-2013)

17.101F.030 - Permitted and conditionally permitted activities.

Table 17.101F.01 lists the permitted, conditionally permitted, and prohibited activities in the D-GI Zone. The descriptions of these activities are contained in Chapter 17.10. Section 17.10.040 contains permitted accessory activities.

"P" designates permitted activities in the zone.

"C" designates activities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates activities subject to certain limitations or notes listed at the bottom of the table.

"—" designates activities that are prohibited except as accessory activities according to the regulations contained in Section 17.010.040.

Table 17.101F.01: Permitted and Conditionally Permitted Activities

Activities	Zone	Additional Regulations
	D-GI	
Residential Activities		
Permanent	-	
Residential Care	-	
Service-Enriched Permanent Housing	-	
Transitional Housing	-	
Emergency Shelter	-	
Semi-Transient	-	
Bed and Breakfast	-	
Civic Activities		
Essential Service	P(L1)	

Limited Child-Care Activities	-	
Community Assembly	P(L2)(L3)	
Recreational Assembly	-	
Community Education	-	
Nonassembly Cultural	P(L4)	
Administrative	P	
Health Care	-	
Special Health Care	-	
Utility and Vehicular	P(L2)	
Extensive Impact	P(L2)	
Commercial Activities		
General Food Sales	P	
Full Service Restaurants	P	
Limited Service Restaurant and Cafe	P	
Fast-Food Restaurant	C	8.09
Convenience Market	P(L5)	
Alcoholic Beverage Sales	C	
Mechanical or Electronic Games	-	
Medical Service	P(L2)	
General Retail Sales	P(L2)	

Large-Scale Combined Retail and Grocery Sales	-	
Consumer Service	P(L2)	
Consultative and Financial Service	P	
Check Cashier and Check Cashing	-	
Consumer Cleaning and Repair Service	-	
Consumer Dry Cleaning Plant	-	
Group Assembly	P(L2)(L6)	
Personal Instruction and Improvement Services	P(L2)(L6)	
Administrative	P	
Business, Communication, and Media Services	P	
Broadcasting and Recording Services	P	
Research Service	P	
General Wholesale Sales	P	
Transient Habitation	-	
Wholesale and Professional Building Material Sales	P	
Automobile and Other Light Vehicle Sales and Rental	P(L2)	
Automobile and Other Light Vehicle Gas Station and Servicing	P	
Automobile and Other Light Vehicle Repair and Cleaning	P	
Taxi and Light Fleet-Based Services	P	
Automotive Fee Parking	P	

Animal Boarding	-	
Animal Care	-	
Undertaking Service	-	
Industrial Activities		
Custom Manufacturing	P	
Light Manufacturing	P	
General Manufacturing	P	
Heavy/High Impact	C	
Research and Development	P	
Construction Operations	P(L2)	
Warehousing, Storage, and Distribution-Related:		
A. General Warehousing, Storage and Distribution	P	
B. General Outdoor Storage	P	
C. Self- or Mini-Storage	P	
D. Container Storage	P	
E. Salvage/Junk Yards	-	
Regional Freight Transportation-Related:		
A. Seaport	P	
B. Rail Yard	P	
Trucking and Truck-Related:		

A. Freight/Truck Terminal	P	
B. Truck Yard	P	
C. Truck Weigh Stations	P	
D. Truck and Other Heavy Vehicle Sales, Rental, and Leasing	P	
E. Truck and Other Heavy Vehicle Service, Repair, and Refueling	P	
Recycling and Waste-Related:		
A. Satellite Recycling Collection Centers	P	
B. Primary Recycling Collection Centers	P(L7)	17.73.035
Hazardous Materials Production, Storage, and Waste Management-Related:		
A. Small Scale Transfer and Storage	C	
B. Industrial Transfer/Storage	C	
C. Residuals Repositories	C	
D. Oil and Gas Storage	C	
Agriculture and Extractive Activities		
Plant Nursery	—	
Limited Agriculture	—	
Extensive Agriculture	—	
Mining and Quarrying	—	
Accessory off-street parking serving prohibited activities	C	17.116.175
Additional activities that are permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof	C	17.102.110

Limitations on Table 17.101F.01:

- L1.** Community Gardens and Botanical Gardens are prohibited.
- L2.** These activities are limited to establishments that support or are associated with trucking, warehousing, or maritime-related activities.
- L3.** Community Assembly Activities are limited to public and private nonprofit clubs, lodges, and meeting halls.
- L4.** Nonassembly Cultural Activities are limited to museums and commemorative exhibits pertaining to trucking, warehousing, or maritime-related activities or the history of the site.
- L5.** Convenience Markets are limited to establishments located on the same lot as an Automobile and Other Light Vehicle Gas Station and Servicing Activity or a Truck and Other Heavy Vehicle Service, Repair, and Refueling Activity.
- L6.** Group Assembly Activities and Personal Instruction and Improvement Services Activities are limited to instructional services.
- L7.** Primary Recycling Collection Centers shall comply with the performance standards set forth in Section 17.73.035.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13182, § 3(Exh. A), 7-16-2013)

17.101F.040 - Permitted and conditionally permitted facilities.

Table 17.101F.02 lists the permitted, conditionally permitted, and prohibited facilities in the D-GI Zone. The descriptions of these facilities are contained in Chapter 17.10.

"P" designates permitted facilities in the corresponding zone.

"C" designates facilities that are permitted only upon the granting of a Conditional Use Permit (CUP) in the corresponding zone (see Chapter 17.134 for the CUP procedure).

"L" designates facilities subject to certain limitations listed at the bottom of the Table.

"—" designates facilities that are prohibited.

Table 17.101F.02: Permitted and Conditionally Permitted Facilities

Facilities	Zone	Additional Regulations
	D-GI	
Residential Facilities		
One-Family Dwelling	-	
One-Family Dwelling with Secondary Unit	-	

Two-Family Dwelling	-	
Multifamily Dwelling	-	
Rooming House	-	
Mobile Home	-	
Nonresidential Facilities		
Enclosed Nonresidential	P	
Open Nonresidential	P	
Drive-In	P	
Sidewalk Cafe	P	
Shopping Center	-	
Drive-Through	P/C(L1)	
Telecommunications Facilities		
Micro Telecommunications	P	17.128
Mini Telecommunications	P	17.128
Macro Telecommunications	P	17.128
Monopole Telecommunications	P	17.128
Tower Telecommunications	P	17.128
Sign Facilities		
Residential Signs	-	
Special Signs	P	17.104

Development Signs	P	17.104
Realty Signs	P	17.104
Civic Signs	P	17.104
Business Signs	P	17.104
Advertising Signs	P(L2)	17.104

Limitations for Table 17.101F.02:

L1. Drive-Through Facilities associated with a Fast Food Restaurant are only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the Conditional Use Permit procedure). All other Drive-Through Facilities are permitted.

L2. Advertising Signs are limited to signs permitted pursuant to an agreement authorized by the Oakland City Council.

(Ord. No. 13182, § 3(Exh. A), 7-16-2013)

17.101F.050 - Property development standards.

Table 17.101F.03 below prescribes development standards specific to the D-GI Zone. The number designations in the "Additional Regulations" column refer to the regulations listed at the end of the Table.

Table 17.101F.03: Property Development Standards

Development Standards	D-GI Zone	Additional Regulations
Minimum Lot Dimensions		
Width mean	25 ft	1
Frontage	25 ft	1
Lot area	5,000 sf	1
Maximum Building Height	65 ft	2, 3
Minimum Setbacks		

Minimum front	None	
Minimum interior side	None	
Minimum street side	None	
Rear	None	
Maximum Floor-Area Ratio (FAR)	5.0	4
Minimum Required Parking	See Chapter 17.116 for automobile parking and Chapter 17.117 for bicycle parking	

Additional Regulations for Table 17.101F.03:

1. See Sections 17.106.010 and 17.106.020 for exceptions to lot area, width mean, and street frontage regulations.
2. See Section 17.108.030 for allowed projections above height limits.
3. The maximum permitted building height does not apply to equipment, storage areas, or Advertising Signs. The maximum permitted building height may be exceeded upon the granting of a Conditional Use Permit (see Chapter 17.134 for the Conditional Use Permit procedure).
4. The maximum permitted floor-area ratio may be exceeded upon the granting of a Conditional Use Permit (see Chapter 17.134 for the Conditional Use Permit procedure).

(Ord. No. 13182, § 3(Exh. A), 7-16-2013)

17.101F.060 - Design standards.

All development shall comply with the design standards for the D-GI Zone adopted by the City Planning Commission, as amended.

(Ord. No. 13182, § 3(Exh. A), 7-16-2013)

17.101F.070 - Demolition.

The requirement in Section 15.36.070 pertaining to the demolition of structures prior to the issuance of a building permit to construct a replacement structure shall not apply in the D-GI Zone.

(Ord. No. 13182, § 3(Exh. A), 7-16-2013)