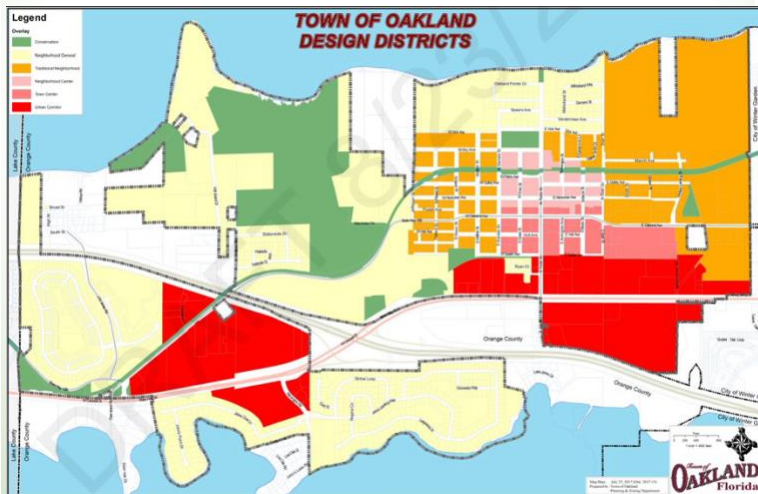


TOWN OF OAKLAND DEVELOPMENT PROCESS OVERVIEW (Single-family residence example)

1

- Identify the Design District you are located in (Design District Map)
- Confirm Use is permitted (See Zoning District Use Table)
- Design District exemption for PD's and Existing Subdivisions as outlined in Sec. 16.3
- Additions/Renovations- See Sec. 16.3.1



2

- Refer to lot standards (by Design District Sec. 16.7-16.11) for overall dimensional requirements

Traditional Neighborhood (TH) Design Parameters

5. Lot Standards		
1	Block Length and Width (ft)	---
2	Building Frontage (percentage)	30 - 50
3	Lot Width, min. (ft.)	50(1)(2)
4	Lot Depth, min. (ft.)	125 (2)
5	Front Yard Setback, min. (ft.)	20 - 25
6	Side Yard Setback, min. (ft.)	7.5
7	Corner Side Yard Setback, min. (ft.)	10
8	Rear Yard Setback, min. (ft.)	20
9	Building Height, max. (ft.)	35
10	Parking Location	Side or Rear n/a

4. Other Standards
Town Design Manual (separate document)
(1) Corner lots minimum lot shall be 60'
(2) Platted lots are exempt from the minimum standard

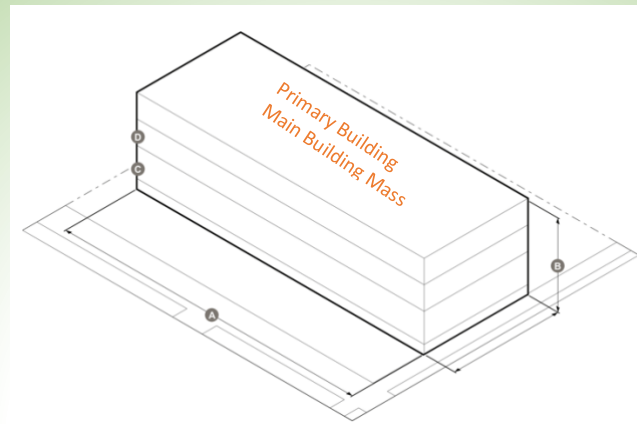
- Identify the Building Type, by Design District (See Specific Design district section and/or Summary Table 16.14 Primary Building Type)

	Neighborhood General	Traditional Neighborhood	Neighborhood Center	Town Center	Urban Corridor
Estate	P	P			
Cottage		P	P		
House	P	P	P		
Duplex		P	P		
Small apartment building				P	
Townhouse			P	P	
Store/House			P	P	
Live/work flex			P	P	
Store			P (small)	P	P
Apartment building					P
Mixed-use building				P	P
Hotel					P
Industrial building					P (2)
Civic building		P	P	P	P

(1) Inn buildings may not exceed a building footprint of 4,000 sq.ft.
(2) Underlying zoning districts that permit industrial uses are permitted to use this building type.

3

- Each Building Type has specific standards for width, depth, floor height. Refer to Sec. 16.15 for the Primary Building

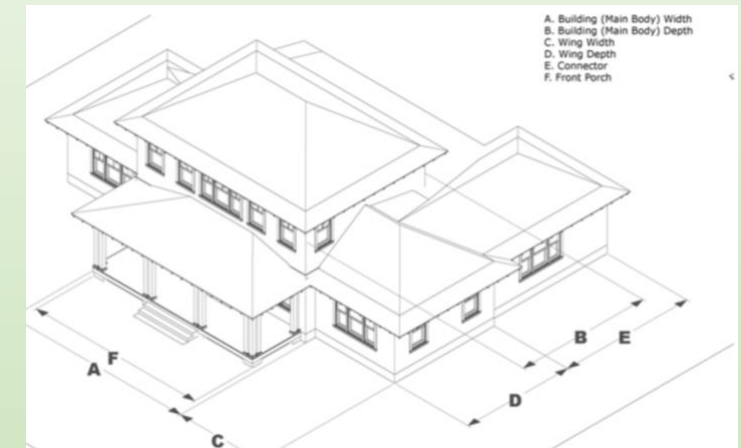


- The illustration above, corresponds to the standards, by building type. Example below is for a house.

House		
BUILDING FORM		
	MIN	MAX
A Building Width (1)	21 ft	28 ft (1)
B Building Depth (1)		42 ft (2)
Total Stories		2 1/2
C First Floor Height	8 ft	9 ft
D Upper Floor Height	8 ft	9 ft
First Floor Elevation	2 ft	

4

- Additional square footage is achieved by 1- Architectural components and/or 2- Massing Components as outlined in Sec. 16.17 and Accessory Structures.



- Sec. 16.16 Accessory Structure Standards are provided. Permitted Accessory Structures are outlined in the Specific Design District.

1. Garage

a. DESCRIPTION
An accessory building that provides space for parking, a workshop, an accessory unit, or a combination thereof.

b. ACCESSORY BUILDING PLACEMENT
Primary Front Setback (1)
Secondary Front Setback 5 ft min.
Side Setback 5 ft min.
Rear Setback 5 ft min.

c. BUILDING FORM
Building Width 24 ft max.
Building Length 36 ft max.
Total Stories 2 stories max.
First Floor Height 8 ft min., 10 ft max.
Upper Floor Height 8 ft min., 10 ft max.
First Floor Elevation 0 ft min.
Roofs see Article 3.E Roof Types
Attachments 1 max.

d. ALLOWABLE UNITS
1 unit max. varies

e. FENESTRATION
First Floor Fenestration 20% min.
Upper Floor Fenestration 20% min.

f. STANDARDS
1. The Garage must be set back at least 20 ft from the front facade of the primary building.