

Subarea		Minimum Building Height (4,5)	Generally Allowed Maximum	With Use Permit for Increased Height (6)	Limited Number of Buildings Allowed to Exceed Generally Allowed Height (7, 8, 9, 10)
Mixed-Use	Core Area	50'	60'	75'	<u>Core Area Only:</u> Maximum of 2 residential buildings (with commercial groundfloor) that are no taller than 180 feet. Maximum of 1 hotel (with conference & related commercial) that is no taller than 180 feet. <u>Core Area and/or Outer Core Only:</u> Maximum of 2 office or residential buildings (with commercial groundfloor) up to 120 feet (non-UC). And maximum of 2 UC buildings up to 120 feet
	Outer Core	40'			
	Corridor (11)				
	Buffer (11)	None	50'	60'	None.

Table LU-1: Allowable Building Heights (1, 2).

- (1) All new buildings must provide significant public benefits. Buildings over 75 feet must provide additional benefits, as described in Policies under Goal LU-2.
- (2) Height dimensions are to roof, and do not include parapets, mechanical penthouses, appurtenances, & decorative features.
- (3) Theater and museum buildings are exempt from minimum height requirement, as are historic rehabilitations and the adaptive reuse of existing buildings.
- (4) The minimum building height may not be attained by using parapets, pitched roofs, or floor-to-floor heights that exceed typical dimensions for proposed use(s).
- (5) UC projects are not subject to Use Permit provisions or local land use controls. UC buildings may be built to 100 feet and without setbacks in Core Area and Outer Core, on parcels controlled by UC Berkeley as of July 2009.
- (6) Taller exceptions must contribute significant additional community benefits (see Policy LU-2.3).
- (7) Portions of buildings that are over 85 feet above grade shall be subject to solar, visual, or wind analysis, and possible modifications to project design (see Policies LU-1.5 & LU-4.2).
- (8) Use restrictions apply to upper floors (3rd floor & above). Mixed uses permitted at street level & 2nd floor.
- (9) Along Shattuck between Durant and Dwight, buildings shall be stepped back 15 feet where the building to not to exceeds 65 feet.
- (10) Along Martin Luther King Jr. Way, limit height of new buildings adjacent to or confronting existing residential buildings to 45 feet within 10 feet of the sidewalk.
- (11) Stepback provisions apply where projects abut or confront residentially-designated parcels (see Policy LU-7.2).

Also note GOAL LU-6, Policy LU-6.1, part (f) which states: Department of Health Services Site (between Shattuck, Hearst, Oxford, and Berkeley Way). Encourage near-term development of the former Department of Health Services (DHS) site, between Shattuck, Berkeley Way, Hearst and Walnut. In addition to retail along Shattuck (see “b”), pedestrian-friendly, and have frequent windows and entrances. The scale of new University buildings on the DHS site should be lower building heights across from existing residences along Hearst as provided in Figure LU-1: Land Use & Building Heights map. Health services are encouraged on the site (see LU 8.2).