

Comparison of Major TOD and TS Regulations

	Transit Oriented Development Districts (TOD-R, TOD-E, TOD-M)	Transit Supportive Overlay District (TS)
Purpose	Create a compact, and high intensity mix of residential, office, retail, institutional and civic uses to promote the creation and retention of uses in areas with high potential for enhanced transit and pedestrian activity. Development standards designed to require compact urban growth, opportunities for increased choice of transportation modes, and a safe and pleasant pedestrian environment.	The purpose of the overlay district is to create a set of additional standards to those of the underlying base zoning district. The additional standards are designed to accommodate the continued existence and minor expansion of existing uses while transitioning to a more compact, high intensity, transit supportive mix of uses that complement adjacent neighborhoods.
Zoning District Type	3 new base zoning districts: TOD-R, TOD-E, and TOD-M with associated development and urban design standards.	New overlay district proposed: Transit Supportive (TS)
Allowed Uses	<p>Transit supportive uses: high density residential, high intensity employment and office uses, retail, civic, and institutional uses.</p> <p>Drive-through service lanes are permitted as an accessory use only when associated with professional business/offices and when located between ¼ to ½ mile of transit station. No more than 4 per individual use. Located to rear or side.</p>	<p>Introduces transit supportive uses (high density residential, high intensity employment, office, retail civic, and institutional uses) and pedestrian oriented developments.</p> <p>Accommodates the continued existence and minor expansion of existing uses while transitioning to a more transit supportive uses.</p> <p>Drive-through service lanes are permitted as an accessory use only when permitted in the underlying zoning district. Located to rear or side. No more than 4 per individual use.</p>
Prohibited Uses	N/A	25 prohibited uses (non-transit supportive).
Development Standards		
Minimum Setback	Specified in Station Area Plan or 16'	Specified in Station Area Plan or 16'
Minimum side and rear yards	None, except if one is provided, the minimum width shall be 5'. However, if the lot abuts an existing residential structure or residential zoning district property outside the TOD zoning district, then yards are a minimum of 5'/20'. And if a lot abuts a rapid transit corridor, a minimum rear yard is required per the approved station area plan or, if not specified, then a minimum of 35' is required, or the width of the right-of-way, whichever is greater.	Same
Maximum Height	40 ft. base height; may increase one foot for every 10 feet distance from property zoned for residential. Maximum height 120 ft.	Same
Minimum Residential Density	Minimum residential density of 20 to 15 dwelling units per acre, based on walking distance from a transit station.	Minimum residential density of 12 dwelling units per acre if an adopted station area plan exists. When a station area plan has not been adopted, the minimum density shall be 10 dwelling units per acre.

Floor Area Ratio	Minimum of 0.5 to 0.75 depending on walking distance to a transit station.	If an adopted station area plan exists, then the minimum FAR is 0.5 . When a station area plan has not been adopted, the minimum FAR is .0.35 .
Parking Standards		
<i>Residential uses</i>	<i>Maximum</i> of 1.6 space per dwelling unit	<i>Maximum</i> of 2 space per dwelling unit
<i>Restaurants/nightclubs</i>	Minimum of 1 space per 150 square feet and maximum of 1 space per 75 square feet	Minimum of 1 space per 125 square feet and maximum of 1 space per 75 square feet
<i>Office</i>	<i>Maximum</i> of 1 space per 300 square feet	<i>Maximum</i> of 1 space per 225 square feet
<i>Retail</i>	<i>Maximum</i> of 1 space per 250 square feet	<i>Maximum</i> of 1 space per 185 square feet
<i>Other non-residential uses</i>	Maximum is current minimum in Zoning Ordinance Table 12.202.	Maximum is current minimum in Zoning Ordinance Table 12.202, plus 25%
<i>Additional parking</i>	Parking maximums may be exceeded by up to 30% based on provision of any of the following: structured parking; underground parking; shared parking; parking located behind the building and not visible from the public right-of-way; shared driveways or access points; interconnection of parking lots and pedestrian access points.	Same
<i>Parking Reductions</i>	25% reduction permitted if within 800' of parking facility with parking spaces available to the general public or within 800' of a transit park and ride facility with an approved joint-use agreement.	Same
<i>Parking location</i>	Parking must be provided to rear or side of building. No parking within the setback. Parking may be met on-site or within 800 feet of permitted use.	Same
<i>On-street parking</i>	On-street parking may count toward minimums, not maximums.	Same
Loading Standards	One loading space for non-residential uses with a gross floor area of 50,000 – 150,000 sq. ft. plus one additional loading space for each additional 100,000 square feet of building area.	Same
Screening Standards		
<i>Service entrances, loading docks, utility structures</i>	Screened from a public street or from a transit-way with a 5' planting strip, with landscaping materials. If a wall or fence is used, it need only be wide enough to accommodate the wall/fence. Walls/fences	Screened from a public street or from a transit-way with a 5' planting strip, with landscaping materials. Optional wall may be in planting strip, but is limited to 2 ½' to 3' in height , and shall be constructed to be 40%-50%

	abutting a residential district shall be a minimum of 6' in height, or enough to visually screen the use. Minimum height is not less than 4'.	open. Walls/fences abutting a residential district shall be a minimum of 6' in height, or enough to visually screen the use. Minimum height is not less than 4'.
<i>Dumpsters, recycling, compactors, solid waste handling areas</i>	Screened from adjacent property and from public view with a min. 6' high solid and finished masonry wall, with a solid , closeable gate. A wooden fence with no more than 25% of its surface left open, may be substituted if area is not visible from a public street or transit-way.	Screened from adjacent property and from public view with a min. 6' high solid and finished masonry wall, with a closeable gate that is 40%-50% open.
<i>Parking lots over 10 vehicles</i>	5' planting strip with evergreen shrubbery or 2 ½ to 3' finished masonry wall or alternative. A wall may not be substituted for the planting strip along a public street or transit-way. A wall may not be substituted for the planting strip along a public street or transit-way, unless supplemented by landscaping in a minimum 3' planting strip. If a wall is provided, then the area need only be wide enough to accommodate it.	5' planting strip with evergreen shrubbery or a 2 ½' to 3' finished masonry wall or alternative that is 40%-50% open. A wall may not be substituted for the planting strip along a public street or transit-way, unless supplemented by landscaping in a minimum 3' planting strip. If a wall is provided, then the area need only be wide enough to accommodate it.
Buffer Standards	All uses, other than single-family detached units, shall provide 10' planting strip along all property abutting residentially zoned property (single family, multi-family and urban residential zoning districts), when the property is adjacent to the TOD. Plant materials to be evergreen trees/shrubs. The 10' strip can be reduced to 8' and no shrubs planted if a masonry wall between 6' and 8' in a side yard, or between 8' and 10' in the rear yard is installed. If a wall is used, then no more than 25% of its surface may left open. Multi-family developments zoned TOD are exempt when they abut other multi-family uses or undeveloped multi-family districts.	All uses, other than single-family detached units, shall provide 10' planting strip along all property abutting residentially zoned property (single family, multi-family and urban residential zoning districts), when the property is adjacent to the TOD. Plant materials to be evergreen trees/shrubs. The 10' strip can be reduced to 8' and no shrubs planted if a masonry wall between 6' and 8' in a side yard, or between 8' and 10' in the rear yard is installed. If a wall is used, then no more than 25% of its surface may left open.
Outdoor Lighting	Outdoor lighting fixtures shall be classified as full cut-off, cutoff, or semi-cut-off. No glare shall be cast on public travel lanes or on adjacent residentially used/zoned property.	Same
Connectivity and Circulation	Internal sidewalk connections and external sidewalk connections. Safe lighting level for use at night. Bike parking and storage, as per Zoning Ordinance.	Same
Urban Open Space	For new buildings with over 50,000 square feet, urban open space is required based on lot size. Requirements range from 1 square foot	Same

	per 200 square feet to 1 square foot per 100 square feet (gross)	
Urban Design Standards		
Street Walls	<p>First floor street facade of retail and office buildings must include clear glass windows and doors to increase pedestrian interest along at least 50% of the length of the first floor street level frontage. All other uses: at least 25%.</p> <p>No blank expanses of walls over 20 continuous feet in length.</p> <p>No reflective surfaces on street level exterior facades.</p>	Same
Base of High Rise Building	<p>First 3 floors above street grade shall be visually distinct through design elements that enhance the pedestrian environment.</p> <p>Attention to design of windows in the base. Band windows not permitted.</p>	Same
Top of High Rise Building	<p>Buildings over 60' in height must be screened from public view from below or by integrating the equipment in the building or roof design through parapet walls or other architectural elements. Buildings under 60' must screen all rooftop mechanical equipment from public view from above or below (based on type of equipment).</p>	Same
Building entrances and Orientation	<p>At least one pedestrian entrance must face toward a public street right-of-way, existing/proposed open space, multi-use trail or greenway, or when the approved station area plan depicts a required sidewalk.</p> <p>Entrance to provide a sense of entry and add variety to the streetscape.</p> <p>Maximum of two entrances required if all 3 situations exist.</p> <p>Corner lots can provide one main entrance oriented to the corner or facing either street.</p>	Same
Structured Parking Facilities	<p>Vehicles shall be screened from the street, transitway, and/or adjacent residentially zoned/used property.</p>	Same
Canopies	<p>May extend up to ½ width of the sidewalk or 9' whichever is less. Not closer than 2' to back of curb. 8' overhead clearance. (In</p>	<p>May extend up to ½ width of the setback or 9' whichever is less. Not closer than 2' to back of curb. 8' overhead clearance</p>

	amendment phase).	
Signs, banners, flags, etc.	<p>Wall signs shall not exceed 5% of the building wall area, up to a maximum of 100 total square feet. Wall signs can increase by 20 square feet per sign in lieu of ground mounted or monument sign. 4 square foot bonus in size if neon.</p> <p>Ground mounted signs not to exceed 5 feet in height and 20 sq. feet in area. Bonus of 4 square feet if lit by neon.</p> <p>Signs can project up to 6 feet into the minimum setback, but shall be no more than 4 feet from the back of curb. Overhead clearance of 8 feet.</p> <p>Marquee signs permitted.</p> <p>No free-standing pole signs.</p> <p>No outdoor advertising signs.</p>	Same
Streetscape Standards	<p>Continuous perimeter planting strip required when property abuts a curb. Width determined by an approved station area plan, or set at 8 feet when a plan does not specify the width.</p> <p>Trees are required. Trees may be in pits. Irrigation and sub-drainage are optional.</p> <p>Sidewalks installed in accordance with adopted Station Area Plan recommendations for width. Default: 8' sidewalk.</p>	<p>Continuous perimeter planting strip required when property abuts a curb line. The width of the planting strip, or alternative amenity zone, shall be determined by the adopted station area plan. If no plan exists, or if the width is not specified, then the planting strip or the amenity zone shall be 8' wide.</p> <p>Trees are required. Trees may be in pits or grates. Irrigation and sub-drainage optional.</p> <p>Where a 12' perimeter planting strip is required, the trees shall be centered no more than 4' from the edge of the sidewalk.</p> <p>Sidewalks installed in accordance with adopted Station Area Plan recommendations for width. Default: 8' sidewalk</p>
Exceptions to Standards for Expansions and Improvements		
Major Facade Improvements	<p>If the value of new exterior improvements exceeds 25% of the current listed tax value of the entire property, the improvements shall meet the setback, yard and height requirements, the building facade improvements shall meet some urban design standards (street walls, base of high rise, top</p>	Same

	<p>of buildings, and building entrances and orientation).</p> <p>Sidewalks and perimeter planting strips shall be required if the sidewalk and perimeter planting strip with trees are non-existent.</p> <p>No exterior improvements shall make the building non-conforming or more non-conforming.</p> <p>Any existing, non-conforming parking shall be eliminated from the required setback.</p> <p>Internal and exterior sidewalks and connections are required.</p> <p>Bike parking and storage facilities shall be required as per the Zoning Ordinance.</p>	
<p>Expansions up to 5% or 1,000 square feet, whichever is less (conforming and non-conforming uses).</p>	<p>These expansions would be required to meet the minimum setback, yard and height requirements, the minimum/maximum parking requirements.</p> <p>No exterior improvements shall make the building non-conforming in any way, or add to its non-conformity.</p>	<p>Permitted. See “Expansions up to 10%”, below, for details.</p>
<p>Expansions over 5%, or over 1,000 square Feet (conforming uses)</p>	<p>Must meet all development and urban design standards.</p>	<p>Permitted, See “Expansions up to 10%”, below, for details.</p>
<p>Expansions up to 10% (conforming and non-conforming uses)</p>	<p>N/A</p>	<p>Must meet minimum setbacks, yard, and height requirements.</p> <p>Must meet the parking requirements.</p> <p>No exterior improvements shall make the building non-conforming or add to its non-conformity.</p> <p>No other development or urban design standards shall apply.</p>
<p>Expansions between 10% to 20% for both (conforming and non-conforming uses)</p>	<p>N/A</p>	<p>Meet setbacks, yard and height requirements.</p> <p>Urban design standards shall apply to the new facade (street walls, base of high rise buildings, top of buildings, building entrances and orientation)</p> <p>Expansion shall be located between the existing building and the street, but shall not encroach into the setback. If the expansion can’t be made without encroachment into the required setback, then the expansion can be located elsewhere.</p>

		<p>Expansions cannot encroach into the required setback.</p> <p>The Planning Director may grant a waiver of the location of the building expansion, if it meets the intent of the district, and any non-conforming parking located between the building and the setback, and additional pedestrian oriented amenities.</p> <p>The streetscape requirements shall be met.</p> <p>Internal and external sidewalk connections and circulation shall be met.</p> <p>New signs shall meet the standards.</p> <p>All other development or urban design standards shall not apply.</p>
Expansions over 20% for Conforming Uses Only	N/A	Meet all development and urban design standards.
Non-conforming Uses of Land (such as junk yards or outdoor storage)	N/A	Can't be enlarged, intensified, expanded, or move on the site.
Conforming Uses of Land associated with Outdoor storage or sales	N/A	May expand onto abutting property.
Administrative Approval	Planning Director can administratively alter any development or urban design standard by 5%, when in keeping with intent of the district, and when amenities are provided.	Same
Board of Adjustment	No jurisdiction with regards to variances. <i>(Amendment needed to make congruent with TS regulations regarding appeals).</i>	No jurisdiction with regards to variances. Can hear appeals from and review any specific order, requirement, decision, interpretation, or decision made by the Zoning Administrator.
Optional process	Yes; must be approved by Council. Expedited staff review.	Same
Preliminary Review	Staff review required for approval.	Same