

TOD - Transition Subdistrict – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory community center – private
- Accessory dwelling unit
- Accessory game court – private
- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Home occupation (L)
- Occasional sales – garage sales (L)
- Solar collectors
- Swimming pool – private (L)
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Industrial – inside (not high risk) (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Church
- Cultural arts facilities
- Day care facility
- Group homes
- Hospitals and sanitariums
- Limited fundraising events (L)
- Nursing, convalescent homes and hospices
- Schools, public and private

Lodging Uses

- Boardinghouses or rooming houses (SUP)
- Hotels and motels (SUP)

Office Uses

- Financial institution without drive-in window

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- General office
- Medical clinic

Recreation Uses

- Community park, recreation center or golf course
- Country club with private membership
- Neighborhood park or playground
- Private recreation center, club or area

Residential Uses

- Bed and breakfast (SUP)
- Multiple dwellings
- Retirement housing
- Single-family dwellings
- Two-family dwellings (SUP)

Retail and Personal Service Uses

- Auto service center (SUP)
- Bar, lounge or tavern
- Clubs and lodges – nonprofit
- Commercial amusement – inside
- Convention center
- Dry cleaning, laundry store
- Furniture stores
- General merchandise or food store 3,500 sq. ft. or less
- General merchandise or food store >3,500 sq. ft.
- Liquor store
- Nursery, garden shop, and plant sales
- Personal service use
- Restaurant without drive-in or drive-through
- Sales kiosk
- Technical and trade schools (SUP)
- Theater

Temporary Uses

- Christmas tree lots (TUP)
- Farmers' market (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)
- Vending cart sales (TUP)

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

Transportation Uses

- Heliports (SUP)
- Multilevel parking garage (SUP)
- Surface parking lot (SUP)
- Transit passenger shelter

Utility and Public Service Uses

- Commercial radio and TV station (SUP)
- Library
- Local utilities
- Police and fire stations (SUP)
- Post office
- Utility or government installation other than listed (SUP)

Wholesale, Distribution and Storage Uses – None allowed

Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District
	<i>TRANSIT ORIENTED DEVELOPMENT</i>
Minimum Lot Size	a) No minimum lot size;
	b) Minimum zoning district size is five acres.

Building Setbacks: Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

Front	a) Adjacent to an arterial street:
	1. Minimum 15 feet in the Core Subdistrict; minimum 25 feet in the Transition Subdistrict
	2. Maximum 25 feet in the Core Subdistrict; no maximum in the Transition Subdistrict
	b) Adjacent to a collector or local street
	1. For covered and uncovered parking areas:
	a. Minimum: 15 feet
	b. No maximum
	2. For single-family residential only:
	a. Minimum 0 feet
	b. Maximum 10 feet

	3. All others (also see "additional provisions" below):
	a. Minimum: 0 foot build-to line; 15 feet for third story and above
	b. Maximum: 10 feet
Side	a) Adjacent to an arterial street:
	1. Minimum 15 feet in the Core Subdistrict; minimum 25 feet in the Transition Subdistrict
	2. Maximum 25 feet in the Core Subdistrict; no maximum in the Transition Subdistrict
	b) All others:
	1. Minimum: 0 or 5 feet
	2. No maximum.
Corner side	a) Adjacent to an arterial street:
	1. Minimum 15 feet in the Core Subdistrict; minimum 25 feet in the Transition Subdistrict
	2. Maximum 25 feet in the Core Subdistrict; no maximum in the Transition Subdistrict
	b) Adjacent to a collector or local street
	1. For covered and uncovered parking areas:
	a. Minimum: 15 feet
	b. No maximum
	2. For single-family residential only:

	a. Minimum 0 feet
	b. Maximum 10 feet
	3. All others (also see "additional provisions" below):
	a. Minimum: 0 foot build-to line; 15 feet for third story and above
	b. Maximum: 10 feet
	c) Adjacent to an alley: Shall be determined during the development review process
Rear	a) Adjacent to an arterial street:
	1. Minimum 15 feet in the Core Subdistrict; minimum 25 feet in the Transition Subdistrict
	2. Maximum 25 feet in the Core Subdistrict; no maximum in the Transition Subdistrict
	b) Adjacent to a collector or local street
	1. Minimum: 15 feet
	2. No maximum
	c) Adjacent to an alley: Shall be determined during the development review process
	d) All others:
	1. Minimum 0 or 5 feet
	2. No maximum
Additional	a) Development in the TOD district is subject to the requirements of subsection 18-43(c)(1).

requirements	<p>b) To promote pedestrian friendly streets by bringing buildings close to the sidewalk, at least 70% of ground floor nonresidential, buildings shall adhere to a front building line along a 0 foot "build-to line" i.e. the property line. The remaining 30% of the ground floor may be setback a maximum of 10 feet from the property line.</p>
	<p>c) The build-to line requirements shall apply to only the lower 30 feet or first two stories, whichever is less, of a building, and higher portions of building shall be stepped back up to 15 feet from the property line as shown in the chart above.</p>
	<p>d) The build-to line requirement shall apply to all street sides of a corner lot or site.</p>
	<p>e) The build-to line applies to principal buildings, but does not include entryway features or signage.</p>
	<p>f) In the Transition Subdistrict, the yard adjacent to a residential zoning district at the perimeter of the project shall have a minimum setback of 25 feet; there is no restriction on the maximum permitted setback.</p>
<i>Lot Coverage</i>	<p>Lot coverage is calculated using the total of all lots within the subdistrict based on the conceptual site plan or development permit. An individual site may exceed the maximum lot coverage percentage as long as the maximum lot coverage percentage is not exceeded in total across the entire development.</p>
	<p>a) Maximum lot coverage in the Core Subdistrict is 100 percent with a park or plaza area either interior to the development or adjacent to it. Without the park or plaza area the maximum lot coverage is 90 percent.</p>
	<p>b) Maximum lot coverage in the Transition Subdistrict is 75 percent.</p>
	<p>c) Surface parking lots, underground parking structures, and on-grade plazas and sidewalks are not included in lot coverage calculations.</p>
<i>Dwelling Unit Density</i>	<p>Where residential uses are provided, they shall be attached housing or higher density. Single-family detached dwellings are prohibited except in the Transition Subdistrict. The maximum overall residential density is 150 dwelling units per acre.</p>
<i>Floor Area Ratio</i>	<p>a) The maximum Floor Area Ratio (FAR) refers to and includes residential as well as nonresidential portions of all buildings.</p>
	<p>b) <i>Transition Subdistrict:</i></p>
	<p>1. <i>Minimum 0.25</i></p>

2. *Maximum* 2.0 base - 3.0 with bonuses

3. The FAR of buildings in the Transition Subdistrict will be determined with the CSP based on the adjacent zoning district or existing development and the FAR of the buildings in the Core Subdistrict.

c) *Core Subdistrict:*

1. *Minimum* 0.5

2. *Maximum* 3.0 base - 5.0 with bonuses

d) FAR is calculated using the total of all lots within the development based on the conceptual site plan or development permit. Each individual site or lot does not need to meet the minimum FAR as long as the minimum FAR is met in total across the entire development.

e) *FAR Bonus.* A FAR bonus is allowed with the provision of the following elements:

1. Structured Parking. 50% - 74% of required parking - 0.5 FAR bonus.

2. Structured Parking. 75% or more of required parking - 1.0 FAR bonus.

3. Mixed Use. Floor area equal to 75% residential and 25% retail - 1.0 FAR bonus.

4. Mixed Use. Floor area equal to 75% residential and 25% nonresidential - 0.5 FAR bonus.

5. Public Art or other amenity. Equal to 1% of overall value of site construction improvements and shell building improvements as approved by the city - 0.5 FAR bonus. Any amenity provided will be in addition to the required Public Land Dedication (PLD).

a) Main buildings shall be two to ten stories in both the Core and Transition Subdistricts.

b) *Core Subdistrict:*

1. Maximum height - 120 feet.

2. Minimum height - 25 feet.

*Maximum
Building Height*

c) Transition Subdistrict: The height of buildings in the Transition Subdistrict will be determined with the CSP based on the adjacent zoning district or existing development and the height of the buildings in the Core Subdistrict.

d) Height transitions or step down techniques shall be provided when TOD development is located in the Transition Subdistrict or adjacent to existing duplex, single-family attached or single-family detached development. This provision replaces the Residential Proximity Slope requirements of Section 18-452 for TOD districts.

e) Accessory structures - maximum height 20 feet.

(Ord. No. 3144, § 4, 9-14-10; Ord. No. 3165, § 1, 4-12-11)