

Blue with Underline = Proposed Changes to City Code

Blue with Underline and Yellow Highlight = Additional Proposed Changes to City Code for consideration by Planning Commission

~~Red with Strikethrough~~ = Proposed edits to City Code

Black Language = Current City Code Language with no edits

Sec. 35-342.01 "TOD" Transit-Oriented Development District Complete Change of Zoning Applications submitted prior to January 1, 2025

STATEMENT OF PURPOSE

The transit-oriented development district encourages a mixture of residential, commercial, and employment opportunities within identified light rail station or other high capacity transit areas. The district allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, to provide a density and intensity that is transit supportive. The development standards of the district also are designed to encourage a safe and pleasant pedestrian environment near transit stations by encouraging an intensive area of shops and activities, by encouraging amenities such as benches, kiosks, and outdoor cafes, and by limiting conflicts between vehicles and pedestrians. It is the intent of this section that a "TOD" district be restricted to areas within one-half (½) of a mile of a transit station, which area is equivalent to a typical ten-minute walking distance.

(a) Locational Criteria. See subsection 35-208(d).

(b) Development Standards. No application shall be approved within a "TOD" district unless it complies with the standards set forth in the "TOD" use patterns, section 35-208 of this chapter.

(Ord. No. 2009-01-15-0001, § 2, 1-15-09)

Sec. 35-342.02 "T-" Transit-Oriented Development Districts Complete Change of Zoning Applications submitted after January 1, 2025

STATEMENT OF PURPOSE

The purpose of the Transit-Oriented Development (T-) Districts is to implement the planning and design concepts embodied in transit corridors identified on the High-Capacity Transit Network Plan, as designated and adopted by VIA Metropolitan Transit. The standards defined for T- Districts enable a development pattern that encourages transit-supportive densities, improved access to jobs, housing, amenities, and educational opportunities, and offers an enhanced public realm along transit corridors. The following describes the intent and purpose of each of the T-Districts established in this section.

(a) Applicability.

(1) Designation Process and Applying a TOD District.

A. TOD District applications shall follow the rezoning process in Sec. 35-421. Zoning Amendments. Applications for rezoning to a TOD District must meet the criteria below. All "TOD" designated corridors shall include a map illustrating the limitation of the boundaries eligible for "TOD" zoning applications. "TOD" zoning requests shall be limited to properties within the

approved boundary in order to prevent the encroachment into the middle of an established residential blockface.

B. Stakeholder Participation. The process of developing and adopting a map to illustrate the boundaries eligible for “TOD” zoning applications should involve key stakeholders within ½ mile of a proposed corridor which may include property owners, residents, all impacted neighborhood associations, community organizations, non-profits, major employers, small, mid and large businesses, schools, hospitals, medical facilities, and technical team members with relevant transit, equity and housing experience as well as representatives from disability access organizations. The applicable city department should form a team comprised of the stakeholders and shall invite them to participate and assist with map development. Maps will undergo continuing city departmental review to clarify and identify any program or policy inconsistencies. The development of the maps shall go through a public input process.

C. “TOD” Districts shall be limited to:

1. Designated Advanced Rapid Transit “ART” corridors as designated and adopted by VIA Metropolitan Transit Board action; and
2. Properties within the map illustrated approved boundary referenced in Section (2) (A) for each designated corridor.

(2) Locational Criteria and Zoning Authority.

A. “TOD” District designation ordinances shall include a map illustrating the boundaries abutting the designated Advanced Rapid Transit corridor or how the property otherwise meets the designation criteria of Subsection (a) (1) above. For Corridors that lie within the city’s original 36 square miles, as referenced in the Community Revitalization Action Group (CRAG) Report of the Special Projects Office of the city, sensitivity should be given to the application of TOD adjacent to established residential neighborhoods. Individual TOD District designation shall be by separate ordinance, shall identify the designated boundaries, and shall include maps illustrating the boundaries. Adopted “ART” corridors referenced herein and date adopted are:

1. Green Line ART as adopted and designated on June 25, 2024. TOD Map and Boundary Ordinance #XXXX-XX-XXXX.

B. In the event of a conflict between any of the provisions or standards of this section and the provisions or standards of any approved overlay district, the provisions or standards of the overlay district shall control over the Transit Oriented Development District.

C. “TOD” Districts shall not be applied to property zoned single-family residential less than or equal to ½ of an acre that is with a single-family residential use of 4 units or less. “TOD” Districts shall not be applied to property within the CRAG, original 36 square miles, zoned single-family residential that is with a single-family residential use of 4 units or less. In this section, a “single-family residential use” includes any single-family dwelling, duplex, triplex, fourplex, or townhome.

D. “TOD” Districts shall not be applied to property owned by the City of San Antonio and operated, managed or maintained by the City’s Parks and Recreation Department as part of the official list of park real estate assets.

PCTAC
Recommendation

(b) Introductory Provisions.

(1) Establishment.

The following “TOD” districts are hereby established and referred to collectively herein as “TOD” districts: “TOD-MX-3”; “TOD-MX-6”; “TOD-MX-12”; “TOD-MX-U”; “TOD-HI-3”; “TOD-HI-6”; “TOD-TR-2.5”. The general purpose of each district are described in Table 342.02-1 with the corresponding district designation. The design regulations for each district are included in Table 342.02-2 below.

Table 342.02-1

“TOD” Districts Established

| <u>District Name and Definition</u> | <u>District Designation</u> |
|--|------------------------------------|
| Transit Mixed-Use Districts – Provides for mix of uses including residential and non-residential. Includes retail, services, office, and residential allowing for walkability. There are 4 distinct categories based on maximum height limitations. The development pattern in the Transit Mixed-Use Districts is urban. Building design standards appropriate for transit-oriented development allow density that promotes compact, walkable, sustainable neighborhoods. The higher intensity mixed-use districts (TOD-MX-12 and TOD-MX-U) are intended for parcels that do not immediately abut neighborhood-scale residential districts. For purposes of this section, “TOD-MX” districts are considered non-residential uses or commercial uses in applicable overlay districts. | <u>“TOD-MX-3”</u> |
| | <u>“TOD-MX-6”</u> |
| | <u>“TOD-MX-12”</u> |
| | <u>“TOD-MX-U”</u> |
| Transit Hybrid-Industrial Districts – Provides for light industrial uses that support employment near corridors while transitioning to transit-supportive commercial, office and residential uses. There are 2 distinct categories based on maximum height limitations. Uses that support transit are the district's long-term focus and allow a gradual transition of industrial sites towards mixed use over time. For purposes of this section, “TOD-HI” districts are considered non-residential uses or commercial uses in applicable overlay districts. | <u>“TOD-HI-3”</u> |
| | <u>“TOD-HI-6”</u> |
| Transit Transition Districts – Provides for residential uses that serve as a transition from mixed-use or hybrid-industrial transit districts and surrounding neighborhoods. Building design standards for the Transit Transition District are compatible with neighborhood scale buildings. The development pattern supports missing middle housing types, including townhouses, cottage courts, multiplexes and small apartment buildings. Buildings are built at a house scale. For purposes of this section, “TOD-TR” district is considered residential use in applicable overlay districts. | <u>“TOD-TR-2.5”</u> |

Table 342.02-2
"TOD" Districts Design Regulations

| | | TOD-MX | | | | TOD-HI | | TOD-TR |
|------------|---|--|-----------------|------------------|-----------------|-----------------|-----------------|-------------------|
| | Design Regulation | TOD-MX-3 | TOD-MX-6 | TOD-MX-12 | TOD-MX-U | TOD-HI-3 | TOD-HI-6 | TOD-TR-2.5 |
| (A) | LOT | | | | | | | |
| | Width (min) | 20' | 20' | 20' | 20' | 20' | 20' | 15' |
| | Outdoor Pedestrian space (min) – Note (1) | 5% | 5% | 5% | 5% | 5% | 5% | - |
| (B) | DENSITY (Max) | | | | | | | |
| | Dwelling units per platted lot (max) | - | - | - | - | - | - | 5 |
| (C) | BUILDING SETBACKS | | | | | | | |
| | Front Setback (min/max) Note (2) | 0'/25' | 0'/25' | 0'/25' | 0'/25' | 0'/25' | 0'/25' | 5'/20' |
| | Side (min) A 5 foot side setback is required abutting a single-family residential use or zone. | 0' | 0' | 0' | 0' | 0' | 0' | 5' |
| | Rear (min) - A 10 foot rear setback is required abutting a single-family residential use or zone. | 0' | 0' | 0' | 0' | 0' | 0' | 10' |
| (D) | BUILD-TO WIDTH – Note (3) | | | | | | | |
| | Primary Façade along ART Corridor (min) | 75% | 75% | 75% | 75% | 75% | 75% | = |
| | Primary Façade along Side Street (min) | 30% | 30% | 60% | 60% | 30% | 30% | = |
| (E) | BUILDING HEIGHT | | | | | | | |
| | Height (max) Note (4) | | | | | | | |
| | Feet (max) | 42' | 80' | 150' | Unlimited | 42' | 80' | 35' |
| | Stories (max) Note (5) | 3 stories | 6 stories | 12 stories | Unlimited | 3 stories | 6 stories | 2.5 stories |
| (F) | TRANSPARENCY | | | | | | | |
| | Ground story (min) | | | | | | | |
| | Non-Residential | 30% transparent windows and openings at street level along all street facing facades. | | | | | | N/A |
| | Blank wall width (max) See Note (6) | - | | | | | | N/A |
| (G) | PEDESTRIAN ACCESS | | | | | | | |
| | Street-facing entrance spacing (max) See Note 7 | 150' on Street Frontage (see 35-515(c)(4)); 100' on all other streets for buildings along the perimeter edges of the project, abutting and facing streets. | | | | | | N/A |

| Rules for Interpretation of Table 342.02-2 |
|--|
| Generally. The requirements for the parameters set forth in rows (A) through (G), above, relate to the zoning district specified in the Column. A dash (—) indicates that the requirement does not apply within the particular zoning district. Requirements shall apply to permits pulled for construction, additions, and renovations such as changes to façade (refer to Article A for Definitions). Changes to Non-Conforming Uses or Non-Conforming Structures shall comply with Article 7 for Vested Rights and Non-Conforming Uses. Rules of interpretation and additional standards for setback and height requirements, not specified in this table, are set forth in the lot layout, height and density/intensity standards (sections 35-515 to 35-517 of this chapter). |
| Row (A): Refer to Article A for Definitions and 35-515 for lot layout regulations. Minimum lot width is defined as the width of the lot at the front setback line. For irregular shaped lots, lot width shall be measured at the front building line rather than the front setback line. Outdoor Pedestrian Space is defined as adequate spaces that provide for walkability along the public realm for all users of a building to ensure such spaces are accessible, usable and safe. |
| Row (B): The maximum density requirements are expressed in dwelling units per platted lot. |
| Row (C): Refer to Article A for Definitions and 35-515 for lot layout regulations. Building Setback requirements shall apply only to perimeter edges of a project. See Table 310-1 Illustration for Typical Setbacks. Building setbacks do not apply to individual lots that are part of a larger site composed of multiple lots. Refer to 35-516 for Projecting Architectural Features. |
| Row (D): Refer to Article A for Definitions. To regulate placement of buildings with a consistent street wall along the public realm. Build to Width requirements shall apply only to perimeter edges of a project and are measured as the total width of the lot multiplied by the percentage requirement. Build to Width requirements do not apply to interior buildings or individual lots that are part of a larger site composed of multiple lots. |
| Row (E): Height: The vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the highest point of ceiling of the top story in the case of a flat roof; to the decline of a mansard roof; and to the average height between the plate and ridge of a gable, hip or gambrel roof. A "story" is that part of a building between the surface of a floor and the ceiling immediately above. Shall be applied to all buildings and structures on a lot. Refer to 35-516 for Height Exceptions. Height is restricted when adjacent to a single-family residential use. See Note 4. Additional height may be provided pursuant to subsection 35-517(d). See Article A for Definition of Story, and International Building Code or International Residential Code for measurement of story. |
| Row (F): To provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of the building. Buildings shall contain ground level story fenestration (transparent windows and openings at street level) of not less than 30%, and is measured as the percentage calculated as the sum of all façade area meeting the measurement requirements for ground level story fenestration, divided by the total applicable façade area. Ground level story transparency standards apply at street level along all street facing building facades along the perimeter edges of a project. Refer to Article A for definition of façade. |
| Row (G): To promote greater use and activation of the public sidewalk by limiting distance without physical connections between the public realm and the interior of the building. Pedestrian Access spacing requirements shall apply only to perimeter edges of a project. Pedestrian Access spacing requirements do not apply to interior buildings or individual lots that are part of a larger site composed of multiple lots. |
| Note (1): Shall apply to the area within the front setback and abutting the street. Only applies to sites 20,000 square feet or greater in area and is measured by multiplying the total lot area by the minimum outdoor pedestrian space requirement percentage. Sidewalks with areas exceeding the minimum width requirements, areas with landscaping and trees exceeding minimum requirements, areas within right of way providing landscaping and trees, public spaces such as courtyards, walkways connecting the front entries directly to the sidewalk and/or curb, and publicly accessible entries abutting streets, satisfies minimum requirements. Private amenity spaces such as outdoor dining areas, satisfies minimum requirements. The maximum front setback may be extended an additional 10 feet and shall directly abut the streetscape to meet minimum requirements or exceed minimum requirements. |
| Note (2): Where a lot abuts an Advanced Rapid Transit Corridor, the front setback shall face the Advanced Rapid Transit Corridor. On corner lots with multiple street frontages, the Director may determine which street the front setback shall face based on orientation of established buildings on the block; assigned address; or any overlay district consideration. |

Note (3): Use of Pedestrian Outdoor space abutting streets greater than the minimum requirement can be calculated **or applied** towards the build to width zone. The width of a building dedicated to a vehicular entrance into or through the building does not count towards the build to width requirement.

Note (4): The maximum height located within fifty (50) linear feet of the property line of an established single-family residential use shall be limited to the maximum height of the single-family district. The height limit shall not apply where an abutting property is zoned single-family residential but not used for residential purposes, such as a church, school, park, or golf course, except the height limit shall apply to properties abutting a vacant property. The measurement of fifty (50) feet shall occur from the property line of the residential use to the structure in the zoning district subject to this subsection. After fifty (50) feet, height may be increased using setbacks for height increases established and illustrated in section 35-517.

Note (5) - Half story. An uppermost story containing space completely within a sloping roof (between a three in twelve slope and a twelve in twelve slope) springing from the top plate of the story below and broken only by dormers of total (sum) width less than twenty-five (25) percent of the horizontal length of the facade which the dormers face, in which a sloping roof replaces two (2) opposing exterior walls, or a flat roof where the half story is setback twenty (20) percent of the depth from all opposing walls. Total floor area on the uppermost story shall not exceed a floor area derived by multiplying the floor area of the story directly below by fifty (50) percent. Open decks, or porches, are not allowed. A basement as defined in the International Building Code or International Residential Code shall not be included in the maximum number of stories in Table 312.02-2.

Note (6): Shall apply to ground floor level only. May be exceeded up to 100% provided that one or more of the following treatments is applied: Landscaping with trees and/or shrubs, planters with landscaping which are a permanent structure containing plants, living walls which is a structure permanently attached to a wall that supports climbing plants, or murals which are painted images on an exterior wall without any commercial message. Treatments shall cover 50% of the blank wall area that is exceeded.

Note (7): Walkways shall connect the front entries directly to the sidewalk and/or curb.

(b) Uses.

(1) Permitted Uses.

- A. The use table on the following pages applies the requirements of Sec.35-311. Use Regulations including any applicable Supplemental Use Regulations in Division 7.
- B. Generally. No use shall be permitted pursuant to this chapter, and no development permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the city unless said use is listed as a permitted or specific use permit in the Use Matrix (Table 342-02-1) and all applicable permits and approvals have been issued by the official or agency with final decision making authority.(2)Use Categories and Specific Uses. The use categories listed in the first column of Table 342-02-1 are defined in this chapter, the LBCS, NAICS, or in other resources cross-referenced in this chapter.
- C. Permitted Uses. A "P" indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this chapter. Additional development standards may be applicable (see supplemental use regulations, division 7 of this article).
- D. Specific Uses. An "S" indicates that the listed use is permitted within the respective zoning district only after review and approval of a specific use permit, in accordance with the review procedures of section 35-423 of this chapter. Specific use permits are subject to all other applicable standards of this chapter and those requirements that may reasonably be imposed by the city consistent with the criteria set forth in subsection 35-423(e) of this chapter and any supplemental use regulations which apply to said use. The site plan shall indicate the location of each "S" as per 35-423 (e) and in the event of a multistory development, vertical field notes shall be required and an indication of the floor shall be shown on the site plan.

E. Prohibited Uses. A blank cell (" ") indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this chapter.

TABLE 342.02-3
"TOD" Districts
Special Zoning Districts Use Matrix

| | <u>PERMITTED USE</u> | <u>TOD-MX</u> | <u>TOD-HI</u> | <u>TOD-TR</u> |
|--------------------|---|---------------|---------------|---------------|
| <u>Agriculture</u> | <u>Greenhouse</u> | | <u>P</u> | |
| <u>Agriculture</u> | <u>Greenhouse (Residential – incidental to a primary residential use)</u> | | | <u>P</u> |
| <u>Agriculture</u> | <u>Indoor Growing</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Agriculture</u> | <u>Residential Market Garden (incidental to a primary residential use)</u> | | | <u>P</u> |
| <u>Agriculture</u> | <u>Urban Farm</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Alcohol</u> | <u>Alcohol - Bar And/Or Tavern Without Cover Charge 3 or More Days Per Week</u> | <u>S</u> | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Bar And/Or Tavern With Cover Charge 3 or More Days Per Week</u> | <u>S</u> | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Nightclub Without Cover Charge 3 or More Days Per Week</u> | <u>S</u> | <u>S</u> | |
| <u>Alcohol</u> | <u>Alcohol - Nightclub With Cover Charge 3 or More Days Per Week</u> | <u>S</u> | <u>S</u> | |
| <u>Alcohol</u> | <u>Alcohol - Beverage Manufacture Or Brewery - Alcohol</u> | <u>S</u> | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Distillation, Storage</u> | | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Microbrewery</u> | <u>S</u> | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Beverage Retail Sales (Liquor Store)</u> | <u>S</u> | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Wine Boutique</u> | <u>S</u> | <u>P</u> | |
| <u>Alcohol</u> | <u>Alcohol - Winery With Bottling</u> | <u>S</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Amusement And/Or Theme Park - Outdoor Rides</u> | | | |
| <u>Amusement</u> | <u>Animal Racetrack And/Or Rodeo Arena</u> | | | |
| <u>Amusement</u> | <u>Billiard Or Pool Hall</u> | | | |
| <u>Amusement</u> | <u>Bingo Parlor</u> | | | |
| <u>Amusement</u> | <u>Carnival And/Or Circus - Circus (more than 2 weeks, time limit set by city council on individual case consideration)</u> | | | |
| <u>Amusement</u> | <u>Dance Hall</u> | <u>P</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Entertainment Venue (Indoor)</u> | <u>P</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Entertainment Venue (Outdoor)</u> | <u>S</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Fairground And/Or Stadium</u> | <u>S</u> | <u>S</u> | |
| <u>Amusement</u> | <u>Go-Cart Track</u> | | | |
| <u>Amusement</u> | <u>Museum - public or private</u> | <u>P</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Racing - Motor Vehicle</u> | | | |
| <u>Amusement</u> | <u>Live Entertainment Without Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)</u> | <u>S</u> | <u>S</u> | |
| <u>Amusement</u> | <u>Live Entertainment With Cover Charge 3 or More Days Per Week (Not Including Food Service Establishments)</u> | <u>S</u> | <u>S</u> | |
| <u>Amusement</u> | <u>Theater - Indoor Permitting Over 2 Screens And/Or Stages</u> | <u>P</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Theater - Indoor With 2 Or Less Screens And/Or Stages</u> | <u>P</u> | <u>P</u> | |
| <u>Amusement</u> | <u>Theater - Outdoor Including Drive-In And Amphitheaters</u> | | | |

Proposed Amendments to "TOD" District for Planning Commission Consideration – 11/13/2024

| | | | | |
|---------------------------|---|----------|----------|--|
| Amusement | Video Games - Coin Or Token Operated | <u>P</u> | <u>P</u> | |
| Animal | Animal Clinic | <u>P</u> | <u>P</u> | |
| Animal | Animal and pet services (no outdoor training, boarding, runs, pens or paddocks) | <u>P</u> | <u>P</u> | |
| Animal | Animal and pet services (outdoor training, boarding, runs, pens or paddocks permitted) | | | |
| Animal | Animal - Equestrian Center and Riding Trails (see also 35-348) | | | |
| Animal | Animal - Pound Or Shelter | | | |
| Animal | Breeder - Small Animal Only | | | |
| Animal | Cemetery - Pets (Limited To Small Animals) | | | |
| Animal | Stockyard | | | |
| Animal | Veterinary Hospital - Large And Small Animal | | | |
| Animal | Veterinary Hospital - Small Animal | <u>P</u> | <u>P</u> | |
| Auto | Auto and Light Truck Repair (includes motorized vehicles such as motorcycles and all-terrain vehicles) | | | |
| Auto | Truck And Heavy Equipment - Auction | | | |
| Auto | Ambulance Service | | | |
| Auto | Auto - Glass Tinting | | | |
| Auto | Auto - Manufacture | | | |
| Auto | Auto And Light Truck - Oil, Lube And Tune Up | | | |
| Auto | Auto And Light Truck Auction | | | |
| Auto | Auto And Light Truck Repair | | | |
| Auto | Motor Vehicle Sales (full service) | | | |
| Auto | Motor Vehicle Sales | | | |
| Auto | Auto - Rental | | | |
| Auto | Auto - Rental (Pick Up And Drop Off Only in "C-2," "D" and "ERZD") | | | |
| Auto | Auto Alarm And Radio - Retail (Install. Incidental To Sales In "C-2") | | | |
| Auto | Auto Alarm And Radio - Retail (Sales And Installation As A Primary Use) | | | |
| Auto | Auto Glass Sales - Installation Permitted | | | |
| Auto | Auto Muffler - Installation And Sales Only | | | |
| Auto | Auto Paint And Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways | | | |
| Auto | Auto Parts Retail - No Outside Storage | | <u>P</u> | |
| Auto | Auto State Vehicle Inspection Station | | | |
| Auto | Auto Upholstery - Sales And Installation Completely Enclosed | | | |
| Auto | Carwash - see supplemental use regulations | | | |
| Auto | Limousine Service - Dispatch And Office Use Only No Servicing Of Vehicles Onsite | | | |
| Auto | Parking And Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer And Marine)(Each Vehicle Limited To 24 Hours Maximum Parking Time Within Any 48 Hour Period In "C3," "D" And "L") | | | |
| Auto | Parking And/Or Storage - Long Term | | | |
| Auto | Parking Lot - Commercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units) and (d) (Surface Parking Design Standards) | | | |

Proposed Amendments to "TOD" District for Planning Commission Consideration – 11/13/2024

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|------------------------------|--|----------|----------|----------|
| <u>Auto</u> | <u>Parking Lot - Noncommercial, Subject to 35-384(b) (Parking Lots Requiring Demolition of Dwelling Units)</u> | | | |
| <u>Auto</u> | <u>Parking Garage - Commercial or Noncommercial, Subject to 35-384(c) (Parking Structure Design Standards)</u> | | | |
| <u>Auto</u> | <u>Taxi Service - Parking And Dispatch (No Washing Or Mechanical Service Permitted)</u> | | | |
| <u>Auto</u> | <u>Taxi Service - Parking And Dispatch (Washing Or Mechanical Service Permitted)</u> | | | |
| <u>Auto</u> | <u>Tire Repair - Auto And Small Truck (Sale And Installation Only, No Mechanical Service Permitted)</u> | | <u>S</u> | |
| <u>Auto</u> | <u>Truck Repair And Maintenance</u> | | | |
| <u>Auto</u> | <u>Truck Stop Or Laundry - Full Mechanical Service And Repair Permitted</u> | | | |
| <u>Auto</u> | <u>Truck Stop Or Laundry - Tire Repair Permitted</u> | | | |
| <u>Auto</u> | <u>Vehicle Storage - See "Auto Parking And/Or Storage Long Term"</u> | | | |
| <u>Auto</u> | <u>Wrecker Service</u> | | | |
| <u>Beverage</u> | <u>Beverage Manufacture - Non-Alcohol</u> | | <u>P</u> | |
| <u>Church Temple, Mosque</u> | <u>Church Temple, Mosque (facilities that are for worship or study of religion)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dry Goods - Wholesale</u> | <u>Dry Goods - Wholesale</u> | | | |
| <u>Dwelling</u> | <u>Dwelling - 1 Family (Single-family)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dwelling</u> | <u>Dwelling - 1 Family Attached (townhome), see 35-373</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dwelling</u> | <u>Dwelling - Attached Apartments/Condominiums</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dwelling</u> | <u>Dwelling – College Fraternity or Sorority (Off Campus)</u> | <u>P</u> | <u>P</u> | |
| <u>Dwelling</u> | <u>Dwelling – School Dormitories or Housing (Off Campus)</u> | <u>P</u> | <u>P</u> | |
| <u>Dwelling</u> | <u>Dwelling – Foster Family Home</u> | <u>P</u> | | <u>P</u> |
| <u>Dwelling</u> | <u>Dwelling – Foster Group Home</u> | <u>S</u> | | <u>S</u> |
| <u>Dwelling</u> | <u>Housing Facilities for Older Persons, see 35-373(e)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dwelling</u> | <u>Live-Work Units, subject to 35-381</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dwelling</u> | <u>Loft (see definition of Dwelling, Loft 35-A101)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Dwelling</u> | <u>Housing (Temporary Or Permanent) For On-Premises Caretaker</u> | <u>P</u> | <u>P</u> | |
| <u>Dwelling</u> | <u>Permanent Supportive Housing</u> | <u>P</u> | <u>P</u> | <u>S</u> |
| <u>Government</u> | <u>Armory</u> | | | |
| <u>Government</u> | <u>Correction Institution</u> | | | |
| <u>Government</u> | <u>Library (Public)</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Government</u> | <u>Public Safety Facilities</u> | <u>P</u> | <u>P</u> | <u>P</u> |
| <u>Housing</u> | <u>Bed and Breakfast, Boarding Home, Hotel (see Service Category)</u> | <u>P</u> | <u>P</u> | |
| <u>Industrial</u> | <u>Batching Plant</u> | | | |
| <u>Industrial</u> | <u>Batching Plant - Temporary In "C-3" And "L" (6 Months Maximum)</u> | | | |
| <u>Industrial</u> | <u>Bookbinder</u> | | | |
| <u>Industrial</u> | <u>Cabinet Or Carpenter Shop</u> | | <u>P</u> | |
| <u>Industrial</u> | <u>Can Recycle Collection Station - No Shredding</u> | | | |
| <u>Industrial</u> | <u>Coffee Roasting</u> | | | |

Proposed Amendments to "TOD" District for Planning Commission Consideration – 11/13/2024

| | | | | |
|-------------------------------|---|--|-------------------|--|
| Industrial | Construction Contractor Facility - screening required for outdoor storage from public ROWs and adjacent property except in "I-2" (see also Service category, construction trades contractors) | | | |
| Industrial | Creamery | | | |
| Industrial | Dry Cleaning - Plant | | | |
| Industrial | Electronic Component - Fabrication | | P | |
| Industrial | Laundry - Plant | | P | |
| Industrial | Lumber Yard And Building Materials | | P | |
| Industrial | Machine Shop | | P | |
| Industrial | Pecan Shelling | | | |
| Industrial | Printer - Large Scale | | | |
| Industrial | Rock Crusher | | | |
| Industrial | Rug Cleaning | | P | |
| Industrial | Water Well Drilling Contractor | | | |
| Industrial | Welding Shop | | | |
| Manufacturing | Abrasive - Manufacturing | | | |
| Manufacturing | Acetylene Gas - Manufacturing And Storage | | | |
| Manufacturing | Air Products - Manufacturing | | | |
| Manufacturing | Artificial Limb Assembly | | | |
| Manufacturing | Asbestos Products - Manufacturing | | | |
| Manufacturing | Asphalt Products - Manufacturing | | | |
| Manufacturing | Bag Cleaning | | P | |
| Manufacturing | Battery - Manufacturing | | | |
| Manufacturing | Beverage - Manufacturing Or Processing | | P | |
| Manufacturing | Biomedical Products - Manufacturing | | | |
| Manufacturing | Boat And Marine - Manufacturing | | | |
| Manufacturing | Boiler And Tank Works | | | |
| Manufacturing | Broom, Brush - Manufacturing | | P | |
| Manufacturing | Building Specialties - Wholesale Outside Storage Permitted | | | |
| Manufacturing | Bulk Plant Or Terminal (Includes Bulk Storage of Petro Chemicals) | | | |
| Manufacturing | Can Manufacture | | | |
| Manufacturing | Candle - Manufacturing | | P | |
| Manufacturing | Candy - Manufacturing | | P | |
| Manufacturing | Canvas Products - Manufacturing | | P | |
| Manufacturing | Chemical - Manufacturing Or Processing | | | |
| Manufacturing | Chemical/Drug - Wholesale And Storage | | | |
| Manufacturing | Clothing Manufacture - Chemical Process | | | |
| Manufacturing | Clothing Manufacture - Non-Chemical Process | | P | |
| Manufacturing | Concrete Products - Manufacturing | | | |
| Manufacturing | Cotton Compress, Ginning And Bailing | | | |
| Manufacturing | Drug - Manufacturing | | | |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

| | | | | |
|-------------------------------|--|--|----------|--|
| Manufacturing | Electronic Component - Manufacturing | | | |
| Manufacturing | Electroplating | | | |
| Manufacturing | Felt Products - Manufacturing | | <u>P</u> | |
| Manufacturing | Glass Manufacture | | <u>P</u> | |
| Manufacturing | Grain - Drying | | <u>P</u> | |
| Manufacturing | Grain - Milling | | <u>P</u> | |
| Manufacturing | Hatchery | | | |
| Manufacturing | Hazardous Materials Storage | | | |
| Manufacturing | Hosiery - Manufacturing | | <u>P</u> | |
| Manufacturing | Ice Cream - Manufacturing | | | |
| Manufacturing | Ice Plant - Manufacturing And Processing | | | |
| Manufacturing | Insulation Products - Manufacturing And Processing | | | |
| Manufacturing | Mattress - Manufacturing And Rebuilding | | | |
| Manufacturing | Metal Forging Or Rolling Mill | | | |
| Manufacturing | Metal Products - Fabrication | | | |
| Manufacturing | Millinery - Manufacturing | | | |
| Manufacturing | Millwork And Wood Products - Manufacturing | | | |
| Manufacturing | Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length | | | |
| Manufacturing | Novelty And Souvenir - Manufacture | | <u>P</u> | |
| Manufacturing | Nuclear Or Radioactive Instrumentation - Manufacturing | | | |
| Manufacturing | Office Equipment, Furniture - Manufacture | | <u>P</u> | |
| Manufacturing | Oil Well Supplies And Machinery - Manufacturing. | | | |
| Manufacturing | Packing And Gasket - Manufacturing | | | |
| Manufacturing | Packing Plant - No Rendering | | | |
| Manufacturing | Paints, Etc. - Manufacturing And Processing | | | |
| Manufacturing | Paper Products - Manufacturing | | | |
| Manufacturing | Petroleum - Manufacturing Or Processing | | | |
| Manufacturing | Planing Mill | | | |
| Manufacturing | Plastic / Vinyl - Manufacturing Or Processing | | | |
| Manufacturing | Playground Equipment - Manufacturing | | | |
| Manufacturing | Poultry Processing - Caged Hen Operation | | | |
| Manufacturing | Poultry Processing And Live Poultry Storage - Completely Enclosed | | | |
| Manufacturing | Processing - Other Than Food | | <u>P</u> | |
| Manufacturing | Refrigeration Equipment - Manufacturing | | | |
| Manufacturing | Rendering Plant | | | |
| Manufacturing | Sand Or Gravel - Storage And Sales | | | |
| Manufacturing | Shoe - Manufacturing | | <u>P</u> | |
| Manufacturing | Shoe - Wholesale (Manufacturing Permitted) | | <u>P</u> | |
| Manufacturing | Shoe Polish - Manufacturing | | | |
| Manufacturing | Sign Manufacture | | | |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

| | | | | |
|-------------------------------|---|----------|----------|----------|
| Manufacturing | Stone Curing, Monument - Manufacturing | | | |
| Manufacturing | Textile - Manufacturing | | | |
| Manufacturing | Tile - Manufacturing | | | |
| Manufacturing | Tile, Roofing And Waterproofing Products - Manufacturing | | | |
| Manufacturing | Tobacco - Processing | | <u>P</u> | |
| Manufacturing | Tool - Manufacturing | | <u>P</u> | |
| Manufacturing | Toy - Manufacturing | | <u>P</u> | |
| Manufacturing | Trailer - Manufacturing | | | |
| Manufacturing | Venetian Blind - Cleaning And Fabrication | | | |
| Manufacturing | Vulcanizing, Recapping | | | |
| Manufacturing | Water Distillation | | <u>P</u> | |
| Manufacturing | Wire Products - Manufacturing | | | |
| Manufacturing | Wood Processing By Creosoting Or Other Preserving Treatment | | | |
| Manufacturing | Wool Pulling And Scouring | | | |
| Medical | Medical - Surgical Supplies Wholesale | | | |
| Processing | Cosmetics - Manufacturing Or Processing | | <u>P</u> | |
| Processing | Food And Food Products - Processing | | <u>P</u> | |
| Processing | Punch Concentrate - Processing And Mixing | | <u>P</u> | |
| Processing | Punch Concentrate Products - Mixing Only | <u>P</u> | <u>P</u> | |
| Processing | Used Automotive Parts Recycler | | | |
| Processing | Recycling Facility Without Outside Storage And/Or Processing (Excluding Metal Recycling Entity) | | | |
| Processing | Recycling Facility With Outside Storage And/Or Processing (Excluding Metal Recycling Entity) | | | |
| Processing | Metal Recycling Entity Without Outside Storage and/or Processing | | | |
| Processing | Metal Recycling Entity With Outside Storage and/or Processing | | | |
| Recreation | Archery Range - Outdoor Permitted | | | |
| Recreation | Archery Range - Indoor Only | | <u>P</u> | |
| Recreation | Athletic Fields - Indoor Only | | <u>P</u> | |
| Recreation | Athletic Fields - Outdoor Permitted | | <u>S</u> | |
| Recreation | Bowling Alley | <u>P</u> | <u>P</u> | |
| Recreation | Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Indoor Only | <u>P</u> | <u>P</u> | |
| Recreation | Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted | <u>S</u> | <u>P</u> | |
| Recreation | Golf Course | | | |
| Recreation | Golf Driving Range | | | |
| Recreation | Gun Range - Indoor Only | | | |
| Recreation | Gun Range - Outdoor Permitted | | | |
| Recreation | Park - Public Or Private | <u>P</u> | <u>P</u> | <u>P</u> |
| Recreation | Performing Art Center - Digital Display Monitor | <u>P</u> | <u>P</u> | |
| Recreation | Recreational Facility - Neighborhood (see Definition in Appendix A) | <u>P</u> | <u>P</u> | <u>P</u> |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

| | | | | |
|----------------------------|---|----------|----------|--|
| Recreation | Stable And Equestrian Center | | | |
| Recreation | Recreational Vehicle Park | | | |
| Retail | Air Conditioners - Retail | | <u>P</u> | |
| Retail | Antique Store - Retail | <u>P</u> | <u>P</u> | |
| Retail | Apothecary - See (Drugstore - Apothecary) | | | |
| Retail | Apparel And Accessory Store - Retail | <u>P</u> | <u>P</u> | |
| Retail | Appliance and Electronics - Retail | | <u>P</u> | |
| Retail | Art Gallery | <u>P</u> | <u>P</u> | |
| Retail | Bakery - Retail | <u>P</u> | <u>P</u> | |
| Retail | Bookstore | <u>P</u> | <u>P</u> | |
| Retail | Business Machines - Retail | <u>P</u> | <u>P</u> | |
| Retail | Camera, Photographic Equipment And Supplies - Retail | <u>P</u> | <u>P</u> | |
| Retail | Candy, Nut And Confectionery - Retail | <u>P</u> | <u>P</u> | |
| Retail | Computer and Software- Retail | <u>P</u> | <u>P</u> | |
| Retail | Convenience Store | <u>P</u> | <u>P</u> | |
| Retail | Convenience Store (With Carwash) | | | |
| Retail | Convenience Store (With Gasoline) See Section 35-397.01 | <u>S</u> | <u>S</u> | |
| Retail | Convenience Store (With Gasoline And Carwash) See Section 35-397.01 | | | |
| Retail | Dairy Products - Retail | <u>P</u> | <u>P</u> | |
| Retail | Drugstore - Apothecary | <u>P</u> | <u>P</u> | |
| Retail | Dry Goods - Retail | <u>P</u> | <u>P</u> | |
| Retail | Farm Supplies | | | |
| Retail | Feed, Seed, Fertilizer Sales | | | |
| Retail | Fish Market - Retail | <u>P</u> | <u>P</u> | |
| Retail | Flea Market - Indoor | | | |
| Retail | Flea Market - Outdoor | | | |
| Retail | Floor Covering - Retail | <u>P</u> | <u>P</u> | |
| Retail | Florist - Retail | <u>P</u> | <u>P</u> | |
| Retail | Food Locker Plant - Retail | | | |
| Retail | Fruit And Produce - Retail | <u>P</u> | <u>P</u> | |
| Retail | Furniture Sales - Retail | <u>P</u> | <u>P</u> | |
| Retail | Gift Shop - Retail | <u>P</u> | <u>P</u> | |
| Retail | Glass - Retail | <u>P</u> | <u>P</u> | |
| Retail | Grocery Store | <u>P</u> | <u>P</u> | |
| Retail | Hardware Sales - Retail | <u>P</u> | <u>P</u> | |
| Retail | Headshop, see also Section 35-377 | | | |
| Retail | Hobby Store - Retail | <u>P</u> | <u>P</u> | |
| Retail | Home Improvement Center | | | |
| Retail | Jewelry Store - Retail | <u>P</u> | <u>P</u> | |
| Retail | Landscaping Materials - Sales And Storage | | | |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

| | | | | |
|-------------------------|---|-------------------|-------------------|-------------------|
| Retail | Leather Goods Or Luggage Store - Retail | P | P | |
| Retail | Medical - Surgical Supplies Retail | P | P | |
| Retail | Milliner - Custom | | | |
| Retail | Music Store | P | P | |
| Retail | Newsstand | P | P | |
| Retail | Nursery - Retail (Growing Plants On-Site Permitted) | | | |
| Retail | Nursery - Retail (No Growing Plants On-site Permitted) | P | P | |
| Retail | Office Equipment And Supply - Retail | P | P | |
| Retail | Paint And Wallpaper Store - Retail And Wholesale | P | P | |
| Retail | Pet or pet supply store | P | P | |
| Retail | Plumbing Fixtures - Retail | P | P | |
| Retail | Rug Or Carpet - Retail | P | P | |
| Retail | Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted) | P | P | |
| Retail | Shoe - Retail | P | P | |
| Retail | Silk Screening - Retail | P | P | |
| Retail | Sporting Goods - Retail | P | P | |
| Retail | Stamps And Coin Sales - Retail | P | P | |
| Retail | Stationary Products - Retail | P | P | |
| Retail | Tamale - Preparation Retail | P | P | |
| Retail | Thrift Store - Retail See (Secondhand Merchandise) | | | |
| Retail | Tobacco Store – Retail/Hookah Lounge or Smoking Room | P | P | |
| Retail | Toy Store - Retail | P | P | |
| Retail | Trophy Sales, Engraving And Assembly | P | P | |
| Retail | Variety Store - Retail | P | P | |
| Sales | Boat - Sales And Service | | | |
| Sales | Machinery, Tools And Construction Equipment Sales And Service | | | |
| Sales | Farm Equipment Sales, Service Or Storage | | | |
| Sales | Oil Well Supplies And Machinery Sales - Used | | | |
| Sales | Portable Building Sales | | | |
| School | School - Business or Commercial Trade | | P | |
| School | School - Public University Or College | P | P | P |
| School | School - Montessori | P | P | |
| School | School - Nursery (Public And Private) | P | P | |
| School | School - Private Pre-Kindergarten Through 12th Grade and College or University | P | P | P |
| School | School - Public Pre-Kindergarten Through 12th Grade | P | P | P |
| School | Vocational Trade (No Outside Storage & Training Area Permitted) | P | P | |
| School | Vocational Trade (Outside Storage & Training Area Permitted) | S | P | |
| Service | Air Conditioning/Refrigeration - Service And Repair | | P | |
| Service | Altering/Repairing Of Apparel | P | P | |
| Service | Ammunition - Manufacturing, Loading And Storage | | | |

Proposed Amendments to "TOD" District for Planning Commission Consideration – 11/13/2024

| | | | | |
|-------------------------|---|----------|----------|----------|
| Service | Appliance - Repair Major | | | |
| Service | Appliance - Repair Small | | <u>P</u> | |
| Service | Assisted Living Facility, Boarding Home Facility, or Community Home with (six) 6 or fewer residents | <u>P</u> | <u>P</u> | <u>P</u> |
| Service | Assisted Living Facility, Boarding Home Facility, or Community Home with no more than sixteen (16) residents | <u>P</u> | <u>P</u> | |
| Service | Auditorium | <u>P</u> | <u>P</u> | |
| Service | Bail Bond Agency | | | |
| Service | Bank, Credit Union | <u>P</u> | <u>P</u> | |
| Service | Barber or Beauty Shop | <u>P</u> | <u>P</u> | |
| Service | Bed And Breakfast, see § 35-374 | <u>P</u> | <u>P</u> | <u>S</u> |
| Service | Bicycle - Repair | <u>P</u> | <u>P</u> | |
| Service | Boat And Marine - Storage (Outside Permitted) | | | |
| Service | Body Piercing | <u>P</u> | <u>P</u> | |
| Service | Caterers and Catering Shop (No On-Premises Food Services) | <u>P</u> | <u>P</u> | |
| Service | Cemetery Or Mausoleum | | | |
| Service | Charitable - food and/or clothing bank | | <u>P</u> | |
| Service | Charitable - food service establishment (no charge for meals) | | <u>P</u> | |
| Service | Child Care Facility (1-6 Children) | <u>P</u> | <u>P</u> | <u>P</u> |
| Service | Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2" (see also Industrial category, contractor facility use) | | | |
| Service | Copy Service - Blueprinting And Photocopying | <u>P</u> | <u>P</u> | |
| Service | Cosmetics - Permanent | <u>P</u> | <u>P</u> | |
| Service | Day Care Center - Child (7 or more) And/Or Adult Care | <u>P</u> | <u>P</u> | |
| Service | Dry Cleaning - Limited To Five Employees | <u>P</u> | <u>P</u> | |
| Service | Dry Cleaning - Pickup Station Only | <u>P</u> | <u>P</u> | |
| Service | Electric Repair - Heavy Equipment | | | |
| Service | Electric Repair - Light Equipment | <u>P</u> | <u>P</u> | |
| Service | Electronic Equipment - Repair | <u>P</u> | <u>P</u> | |
| Service | Elevator Maintenance - Service | | | |
| Service | Employment Agency | | <u>P</u> | |
| Service | Extended Stay Hotel /Motel, Timeshares, Or Corporate Apartment | <u>P</u> | <u>P</u> | |
| Service | Exterminators | | <u>P</u> | |
| Service | Food Service Establishment Without Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment) | <u>P</u> | <u>P</u> | |
| Service | Food Service Establishment With Cover Charge 3 or More Days Per Week (With or Without Accessory Live Entertainment) | <u>P</u> | <u>P</u> | |
| Service | Food, Mobile Food Court (subject to 35-399) | <u>P</u> | <u>P</u> | |
| Service | Food, Mobile Vending (Base Operations) | | <u>P</u> | |
| Service | Funeral Home Or Undertaking Parlor | <u>S</u> | <u>P</u> | |
| Service | Furniture Repair/Upholstering | | <u>P</u> | |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

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|---------|--|----------|----------|----------|
| Service | Gasoline Filling Station (Without Repair Or Carwash) See Section 35-397.01 | | | |
| Service | Gasoline Filling Station (With Repair) See Section 35-397.01 | | | |
| Service | Gasoline Filling Station (With Repair And/Or Carwash) See Section 35-397.01 | | | |
| Service | Gasoline Filling Station – Fleet See Section 35-397.01 | | | |
| Service | Group Day Care Limited To 12 Individuals | <u>P</u> | <u>P</u> | |
| Service | Gunsmith | <u>P</u> | <u>P</u> | |
| Service | Hotel | <u>P</u> | <u>P</u> | |
| Service | Hotel taller than 35 feet when unable to achieve additional height pursuant to § 35-517(d) Setbacks for Height Increases | | <u>S</u> | |
| Service | Human Services Campus | <u>S</u> | <u>S</u> | |
| Service | Ice Machine (over 120 square feet) | <u>P</u> | <u>P</u> | |
| Service | Janitorial/Cleaning Service | | <u>P</u> | |
| Service | Laboratory - Research Or Testing | <u>P</u> | <u>P</u> | |
| Service | Laundry And Dry Cleaning - Self Service | <u>P</u> | <u>P</u> | |
| Service | Laundry- Limited To Max Of Five Employees | <u>P</u> | <u>P</u> | |
| Service | Laundry Or Dry Cleaning - Pickup Station Only | | | |
| Service | Lawnmower Repair And Service - No Outside Storage In "C-2" | | <u>P</u> | |
| Service | Library | <u>P</u> | <u>P</u> | <u>P</u> |
| Service | Linen Or Uniform Supply, Diaper Service (Pickup And Supply Only) | | <u>P</u> | |
| Service | Loan Office | <u>P</u> | <u>P</u> | |
| Service | Locksmith | <u>P</u> | <u>P</u> | |
| Service | Manufactured Home / Oversize Vehicle Sales, Service Or Storage | | | |
| Service | Massage - Parlor | | <u>P</u> | |
| Service | Massage - Therapeutic | <u>P</u> | <u>P</u> | |
| Service | Medical - Chiropractor Office | <u>P</u> | <u>P</u> | |
| Service | Medical - Clinic (Physician And/Or Dentist) | <u>P</u> | <u>P</u> | |
| Service | Medical - Clinic Physical Therapist | <u>P</u> | <u>P</u> | |
| Service | Medical - Hospital Or Sanitarium | | | |
| Service | Medical - Laboratory Dental Or Medical | <u>P</u> | <u>P</u> | |
| Service | Medical - Optical Goods Retail | <u>P</u> | <u>P</u> | |
| Service | Medical - Optical Goods Wholesale | <u>P</u> | <u>P</u> | |
| Service | Medical - Optometry Office | <u>P</u> | <u>P</u> | |
| Service | Mortuary - Preparation Only | | | |
| Service | Movie and/or Game Rentals | <u>P</u> | <u>P</u> | |
| Service | Nursing Facility | <u>P</u> | <u>P</u> | |
| Service | Office Call Center | <u>P</u> | <u>P</u> | |
| Service | Office Data Processing & Management | | <u>P</u> | |
| Service | Office Professional | <u>P</u> | <u>P</u> | |
| Service | Palm Reading | <u>P</u> | <u>P</u> | |
| Service | Party House, Reception Hall, Meeting Facilities | | <u>P</u> | |
| Service | Pawn Shop | | <u>P</u> | |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

| | | | | |
|-------------------------|---|----------|----------|----------|
| Service | Picture Framing | <u>P</u> | <u>P</u> | |
| Service | Post Office | <u>P</u> | <u>P</u> | <u>P</u> |
| Service | Radio or Television Station Studio | <u>P</u> | <u>P</u> | |
| Service | Reading Room | <u>P</u> | <u>P</u> | |
| Service | Record Storage Facility (electronic and/or paper) | | <u>P</u> | |
| Service | Reducing Salon | <u>P</u> | <u>P</u> | |
| Service | Rental - Event Specialties (no outside storage and or display allowed) | | <u>P</u> | |
| Service | Rental - Tool, Equipment and Event Specialties (fenced & screened outside storage and display permitted) | | <u>P</u> | |
| Service | Rooming House | <u>P</u> | <u>P</u> | <u>S</u> |
| Service | Self-Defense Instruction | <u>P</u> | <u>P</u> | |
| Service | Shoe - Repair | <u>P</u> | <u>P</u> | |
| Service | Short Term Rental (Type 1) and (Type 2) See Section 35-374.01 for Supplemental Requirements related to Short Term Rentals (Type 1) and (Type 2) | <u>P</u> | <u>P</u> | <u>P</u> |
| Service | Sign Shop - No Outside Storage | | <u>P</u> | |
| Service | Specified Financial Institution (see § 35-394) | | <u>S</u> | |
| Service | Stand-alone Personal Hygiene Facilities (Permanent) This entry is for primary use for the property only. 100-foot separation from any single-family residential structure required. | | <u>P</u> | |
| Service | Studio - Fine Or Performing Arts | <u>P</u> | <u>P</u> | |
| Service | Studio - Interior Decorating | <u>P</u> | <u>P</u> | |
| Service | Studio - Photographic | <u>P</u> | <u>P</u> | |
| Service | Studio - Sound And Recording | <u>P</u> | <u>P</u> | |
| Service | Supportive Housing Campus | <u>S</u> | <u>P</u> | |
| Service | Tailor Shop | <u>P</u> | <u>P</u> | |
| Service | Tattoo Parlor/Studio | <u>P</u> | <u>P</u> | |
| Service | Taxidermist | | <u>P</u> | |
| Service | Temporary Common Worker Employer | | <u>S</u> | |
| Service | Transitional Home | <u>S</u> | <u>S</u> | |
| Service | Tree Cut And Trim Service | | | |
| Service | Watch Repair | <u>P</u> | <u>P</u> | |
| Social | Club - Private (see definition "Club" in 35-A101) | <u>P</u> | <u>P</u> | |
| Social | Clubhouse - Civic And Fraternal Organizations. Including Lodges And Meeting Halls | <u>P</u> | <u>P</u> | |
| Storage | Carting, Crating, Hauling, Storage | | | |
| Storage | Cold Storage | | | |
| Storage | Fur Dyeing, Finishing And Storing | | | |
| Storage | Moving Company | | | |
| Storage | Pipe Storage | | | |
| Storage | Self Service Storage | | <u>P</u> | |
| Storage | Storage, Moving Pod (see definition in Appendix A) | | | |
| Storage | Storage - Outside (Screening From Public ROWs And Adjacent Property Required) | | | |

Proposed Amendments to “TOD” District for Planning Commission Consideration – 11/13/2024

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|--------------------------------|--|----------|----------|----------|
| Storage | Storage - Outside (Open With No Screening Required) | | | |
| Storage | Storage - Outside (Under Roof and Screened) | | | |
| Storage | Storage Shipping Container (see definition in Appendix A. Requires registration affidavit with Development Services Dept.) | | | |
| Transportation | Airport - Non-Governmental | | | |
| Transportation | Bus Shelter (Max size 6'x13') | <u>P</u> | <u>P</u> | <u>P</u> |
| Transportation | Bus Stop | <u>P</u> | <u>P</u> | <u>P</u> |
| Transportation | Freight Depot | | | |
| Transportation | Heliport (see also Chapter 3 City Code) | | | |
| Transportation | Helistop (see also Chapter 3 City Code) | | | |
| Transportation | Horse-Drawn Carriage (Base Operations) - Indoor Carriage Storage and/or Animal Boarding only (see also Chapters 5 and 33 of the City Code) | | | |
| Transportation | Horse-Drawn Carriage (Base Operations) - Outdoor Carriage Storage and/or Animal Boarding allowed (see also Chapters 5 and 33 of the City Code) | | | |
| Transportation | Passenger Depot | | | |
| Transportation | Transit Bus Maintenance Facility | | | |
| Transportation | Transit Bus Storage Facility | | | |
| Transportation | Transit Center | <u>P</u> | <u>P</u> | <u>P</u> |
| Transportation | Transit Park & Ride | <u>P</u> | <u>P</u> | <u>P</u> |
| Transportation | Transit Station | <u>P</u> | <u>P</u> | <u>P</u> |
| Transportation | Transit Transfer Center (Max Size 14'x33' and total footprint no larger than 30'x40') | <u>P</u> | <u>P</u> | <u>P</u> |
| Utilities | Radio/Television Antenna, subject to § 35-385(b) | | <u>P</u> | |
| Utilities | Radio/Television Antenna, unable to comply with § 35-385(b) | | <u>S</u> | |
| Utilities | Small Wind Energy Systems, subject to § 35-398(a) | <u>P</u> | <u>P</u> | |
| Utilities | Solar Farm, Photovoltaic, subject to § 35-398(b) | | <u>P</u> | |
| Utilities | Telephone Equipment Infrastructure | | <u>P</u> | |
| Utilities | Wireless Communication System, subject to § 35-385(e) | <u>P</u> | <u>P</u> | <u>S</u> |
| Utilities | Wireless Communication System, subject to § 35-385(d) | <u>S</u> | <u>S</u> | <u>S</u> |
| Utility | Sanitary Landfill, Solid Waste Facility | | | |
| Warehouse | Office Warehouse (Flex Space) - Outside Storage Not Permitted | <u>P</u> | <u>P</u> | |
| Warehousing | Warehousing | | <u>S</u> | |
| Wholesale | Bakery - Wholesale | | <u>S</u> | |
| Wholesale | Barber And Beauty Equipment - Wholesale | | <u>P</u> | |
| Wholesale | Camera, Photographic Equipment And Supplies - Wholesale | | <u>P</u> | |
| Wholesale | Dairy Equipment Sales - Wholesale | | <u>P</u> | |
| Wholesale | Dairy Products - Wholesale | | <u>S</u> | |
| Wholesale | Drug Sales - Wholesale | | <u>P</u> | |
| Wholesale | Fish Market - Wholesale | | <u>P</u> | |
| Wholesale | Florist - Wholesale | <u>P</u> | <u>P</u> | |
| Wholesale | Food Products - Wholesale And Storage | | <u>P</u> | |
| Wholesale | Fruit And Produce - Wholesale | | <u>P</u> | |

| | | | | |
|---------------------------|---|----------|----------|--|
| Wholesale | Furniture Sales - Wholesale | <u>P</u> | <u>P</u> | |
| Wholesale | Glass - Wholesale | | <u>P</u> | |
| Wholesale | Grocery - Wholesale | | <u>S</u> | |
| Wholesale | Hardware Sales - Wholesale | | <u>P</u> | |
| Wholesale | Office Equipment And Supply - Wholesale | | <u>P</u> | |
| Wholesale | Paper Supplies - Wholesale | | <u>P</u> | |
| Wholesale | Nursery - Plant Wholesale Onsite Growing Permitted | | <u>P</u> | |
| Wholesale | Plumbing Fixtures - Wholesale | | <u>P</u> | |
| Wholesale | Shoe - Wholesale No Manufacturing | | <u>P</u> | |
| Wholesale | Sporting Goods - Wholesale (Incidental To Onsite Retail Items In "D") | | <u>P</u> | |
| Wholesale | Stone Monument - Retail And Wholesale | | <u>P</u> | |
| Wholesale | Tamale - Preparation Wholesale | <u>P</u> | <u>P</u> | |

(c) Development Standards

(1) General Applicability

- A. Unless explicitly superseded or modified by this section, the provisions contained in Article V, Development Standards apply to all TOD Districts.
- B. **Traffic Impact Analysis and Roughly Proportionate Determination Study** - Provisions contained in 35-502 – Traffic Impact Analysis and Roughly Proportionate Determination Study, do not apply to an application for development approval within a TOD zoning district. 35-502(b)C.vii (Traffic Circulation Study shall apply for all existing and future schools (public, private, and charter).
- C. **Transportation and Street Design** – Provisions contained in 35-506 – Transportation and Street Design, apply to all TOD Districts. Table 506-2 Traditional Street Design standards may be approved for developments within the TOD Districts.
- C. **Buffers** – Provisions contained in 35-510 – Buffers, apply to all TOD Districts. Refer to Table 510-1 for requirements.
- D. **Landscaping and Streetscape Planting Standards** - Provisions contained in 35-511 – Landscaping and 35-512 – Streetscape Planting Standards, apply to all TOD Districts.
- E. **Fences** – Provisions contained in 35-514 – Fences, apply to all TOD Districts, however, any front yard fencing shall not exceed 3 feet in height with a transparency no greater than predominately open fencing. For purposes of this section only, properties developed with a density of 5 or more units shall be considered as multi-family uses. Properties developed with a mix of both residential and non-residential uses, shall be considered as non-residential uses.
- F. **Tree Preservation** – Provisions contained in 35-523 – Tree Preservation, apply to all TOD Districts. It is encouraged to provide tree canopy in or near right-of-way to provide maximum shade cover for the pedestrian experience.
- G. **Storage Standards** – Provisions contained in 35-525 – Outdoor Storage Standards apply to all TOD Districts, however, there shall be no storage within the front yard.
- H. **Parking** – The minimum vehicle parking requirements in 35-526 shall not apply in “TOD-MX” and “TOD-HI” districts. Within “TOD-TR” the minimum parking requirements may be reduced by fifty (50) percent. Where parking is provided, see Section 35-526(e) for Size and Location. There shall be no parking in front yard or side yard in the “TOD-MX” and “TOD-HI” Districts. There shall be

no parking in the front yard, with the exception for driveway parking (see Section 35-526 for Driveways) in the “TOD-TR” district. Refer to Article A for Definitions and 35-514 for illustrations of Yard.

- I. **Driveways** - Refer to 35-515(d) for additional requirements for maximum impervious cover within front yard. The following standards shall apply to TOD districts as provided below:

Table 342.02-4

Driveway Standards

| <u>Width (min/max)</u> | <u>TOD-MX</u> | <u>TOD-HI</u> | <u>TOD-TR</u> |
|------------------------------------|----------------|---------------|----------------|
| <u>10 parking spaces or less</u> | <u>14’/26’</u> | | <u>8’/10’</u> |
| <u>More than 10 parking spaces</u> | <u>16’/26’</u> | | <u>16’/18’</u> |

- J. **Floodplain Development Requirements** – Provision contained in Article F – Floodplains – Areas of Special Flood, apply to all TOD Districts.

35-510 - Buffers

Table 510-1
Required Bufferyards

| Zoning District | Adjoining Zoning District | | | | | | | | | | | Adjoining Street Classification | | |
|--|---------------------------|--------------------------------|--|-----------------------|---------------------|-------|-------------------------------|---|-----|-----------|--------|---------------------------------|------------------------|---------------|
| | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) | (14) |
| | RP** | RE, R-20, NP-15, NP-10, NP-8** | R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR**, TOD-TR | MF-18, MF-25, MF-33** | MF-40, MF-50, MF-65 | NC*** | O-1, O-1.5, C-1, C-2, C-2P*** | (8) O-2, C-3, BP, MXD, MPCD, ALL TOD-MX, All TOD-HI | D | L, I-1*** | I-2*** | Primary Arterial**** | Secondary Arterial**** | Collector**** |
| (1) RP | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (2) RE, R-20, NP-15, NP-10, NP-8 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (3) R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR, TOD-TR | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (4) MF-18, MF-25, MF-33 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | F | A | N/A | N/A |
| (5) MF-40, MF-50, MF-65 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | A | N/A | N/A |
| (6) NC | C | C | B | N/A | N/A | N/A | N/A | N/A | N/A | E | E | B | A | A |
| (7) O-1, O-1.5, C-1, C-2, C-2P | C | C* | B | N/A | N/A | A | N/A | N/A | N/A | E | E | B | A | A |

| Zoning District | Adjoining Zoning District | | | | | | | | | | | Adjoining Street Classification | | |
|--|---------------------------|--------------------------------|--|-----------------------|---------------------|-------|-------------------------------|--|-----|-----------|--------|---------------------------------|------------------------|---------------|
| | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) | (14) |
| | RP** | RE, R-20, NP-15, NP-10, NP-8** | R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, DR**, TOD-IR | MF-18, MF-25, MF-33** | MF-40, MF-50, MF-65 | NC*** | O-1, O-1.5, C-1, C-2, C-2p*** | (8) O-2, C-3, BP, MXD, MPCD, All TOD-MX , All TOD-HI | D | L, I-1*** | I-2*** | Primary Arterial**** | Secondary Arterial**** | Collector**** |
| (8) O-2, C-3, BP, MXD, MPCD, All TOD-MX , All TOD-HI | C | C * | C | C | N/A | A | N/A | N/A | N/A | N/A | D | B | B | A |
| (9) D | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| (10) L, I-1 | E | E | D | E | E | E | E | N/A | N/A | N/A | N/A | C | C | B |
| (11) I-2 | F | F | F | F | F | E | E | D | N/A | N/A | N/A | C | C | B |

35-515 – Lot Layout Regulations

Table 515-1

| (A) Zoning District or Use Pattern | (B) Maximum Percent of Front Yard |
|--|--------------------------------------|
| TND, All TOD-MX , All TOD-HI , TOD , MXD, D | 30% |
| R-6, RM-6, R-5, RM-5, R-4, RM-4, R-3, MF-25, MF-33, MF-40, MF-50, NC | 50% |

Appendix A - Sec. 35-A101

Definitions

Advanced Rapid Transit. Advanced Rapid Transit (ART) is a high-quality, modern public transportation system that is designed to move more people faster and farther. The ART system, as referenced by VIA Metropolitan Transit, includes multiple planned ART Corridors. An adopted Advanced Rapid Transit Corridor is a designated corridor as adopted by VIA Metropolitan Transit, through Board action.

Comprehensive Land Use Category.

Urban Low Density Residential - includes a range of housing types including single-family attached and detached houses on individual lots, small lot residences, duplexes, triplexes, fourplexes, cottage homes, manufactured homes, low-rise garden-style apartments, and manufactured home parks. This land use category may also accommodate small scale retail and service uses that are intended to support the adjacent residential uses. Other nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility. Permitted zoning districts: R-1, R-2, R-3, R-4, R-5, R-6, RM-5, RM-6, MF-18, IDZ-1, MH, MHC, MHP, MXD, [TOD-MX-3](#), [TOD-TR](#), and NC.

- Typical densities in this land use category would range from seven (7) to eighteen (18) dwelling units per acre.
- PUD ~~and TOD~~ may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Medium Density Residential - accommodates a range of housing types including single-family attached and detached houses on individual lots, manufactured and modular homes, duplexes, triplexes, fourplexes, and low-rise, garden-style apartments with more than four (4) dwelling units per building. Cottage homes and very small lot single-family houses are also appropriate within this land use category. Higher density multi-family uses, where practical, should be located in proximity to transit facilities. Certain nonresidential uses, including, but not limited to, schools, places of worship and parks are appropriate within these areas and should be centrally located to provide easy accessibility.

Permitted zoning districts: R-1, R-2, R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, IDZ-1, IDZ-2, MH, MHC, MHP, [TOD-MX-3](#), [TOD-MX-6](#), [TOD-TR](#), and MXD.

- Typical densities in this land use category would range from thirteen (13) to thirty-three (33) dwelling units per acre.
- PUD ~~and TOD~~ may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

High Density Residential - includes low-rise to mid-rise buildings with four (4) or more dwelling units in each. High density residential provides for compact development including apartments, condominiums, and assisted living facilities. This form of development is typically located along or near major arterials or collectors. High density multi-family uses should be located in close proximity to transit facilities. Certain nonresidential uses, including, but not limited to schools, places of worship, and parks are appropriate within these areas and should be centrally located to provide easy accessibility. This classification may be used as a transitional buffer between lower density residential uses and nonresidential uses. High density residential uses should be located in a manner that does not route traffic through lower-density residential uses. Permitted zoning districts: RM-4, MF-25, MF-33, MF-40, MF-50, MF-65, IDZ-2, IDZ-3, MH, MHC, MHP, [TOD-MX-6](#), [TOD-MX-12](#), [TOD-MX-U](#), and MXD.

- Typical densities in this land use category would range from twenty-five (25) to fifty (50) dwelling units per acre.
- PUD ~~and TOD~~ may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Commercial - includes smaller intensity commercial uses such as small-scale retail or offices, professional services, and convenience retail and services that are intended to support the adjacent residential uses. Neighborhood commercial uses should be located within walking distance of neighborhood residential areas. Special

consideration should be given to pedestrian and bicycle facilities that connect neighborhoods to commercial nodes. Permitted zoning districts: O-1, NC, C-1, IDZ-1, [TOD-MX-3](#), [TOD-TR](#), and MXD.

- PUD ~~TOD~~, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Community Commercial - includes offices, professional services, and retail uses that are accessible to bicyclists and pedestrians and linked to transit facilities. This form of development should be located in proximity to major intersections or where an existing commercial area has been established. Community commercial uses are intended to support multiple neighborhoods, have a larger market draw than neighborhood commercial uses, and attract patrons from the neighboring residential areas. All off-street parking and loading areas adjacent to residential uses should include landscape buffers, lighting and signage controls. Examples of community commercial uses include, but are not limited to, cafes, offices, restaurants, beauty parlors, neighborhood groceries or markets, shoe repair shops and medical clinics.

Permitted zoning districts: O-1.5, NC, C-1, C-2, IDZ-1, IDZ-2, [TOD-MX-3](#), [TOD-MX-6](#), [TOD-TR](#), and MXD.

- PUD ~~TOD~~, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Commercial - includes high intensity uses that draw customers from both adjacent communities as well as the larger metropolitan region. Regional commercial uses are typically located in general proximity to nodes along expressways or major arterial roadways and incorporate high-capacity transit facilities. Regional Commercial uses should incorporate well-defined entrances, shared internal circulation, limited curb cuts to expressways and arterial streets, sidewalks and shade trees in parking lots, landscaping between the parking lots and roadways, and well-designed monument signage. Examples of regional commercial uses include, but are not limited to, movie theaters, plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid- to high-rise office buildings, and automobile dealerships. Permitted zoning districts: O-1.5, O-2, C-2, C-3, L, BP, IDZ-1, IDZ-2, [TOD-MX-6](#), [TOD-MX-12](#), [TOD-HI-3](#), [TOD-HI-6](#), and MXD.

- PUD ~~TOD~~, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Neighborhood Mixed-Use - contains a mix of residential, commercial, and institutional uses at a neighborhood scale. Within mixed-use buildings, residential units located above first floor are encouraged. Typical first floor uses include, but are not limited to, small office spaces, professional services, and small scale retail establishments and restaurants. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one (1) use. Live/work housing options are permissible in Neighborhood Mixed-Use area to ensure access to housing options and services within close proximity for the local workforce.

Where practical, buildings are situated close to the public right-of-way, and parking is located behind buildings. Parking requirements may be minimized using a variety of creative methods, such as shared or cooperative parking agreements, to maximize land available for housing and community services. Pedestrian spaces are encouraged to include lighting and signage, and streetscaping should be scaled for pedestrians, cyclists, and vehicles. Properties classified as Neighborhood Mixed-Use should be located in close proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, O-1, NC, C-1, MH, MHC, MHP, FBZD, AE-1, AE-2, IDZ-1, [TOD-MX-3](#), [TOD-TR](#), and MXD.

- PUD ~~TOD~~ and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Urban Mixed-Use - contains a mix of residential, commercial, and institutional uses at a medium level of intensity. Urban Mixed Use development is typically larger-scale than Neighborhood Mixed-Use and smaller-scale than Regional Mixed-Use, although many of the allowable uses could be the same in all three (3) categories. Building footprints may be block-scale, but could be smaller depending on block configuration and overall development density. Typical first floor uses include, but are not limited to, professional services, offices, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and

there is no requirement that a single building contain more than one (1) use. Live/work housing options are permissible in Urban Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Structured parking is encouraged in Urban Mixed-Use category, but is not required. Parking requirements may be satisfied through shared or cooperative parking agreements, which could include off-site garages or lots. The Urban Mixed-Use category should be located in proximity to transit facilities. Permitted zoning districts: R-1, R-2, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MF-40, O-1, O-1.5, C-1, C-2, MH, MHP, MHC, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, [TOD-MX-3](#), [TOD-MX-6](#), [TOD-TR](#), and MXD.

- PUD ~~TOD~~ and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Regional Mixed-Use - contains residential, commercial and institutional uses at high densities. Regional Mixed-Use developments are typically located within regional centers and in close proximity to transit facilities, where mid-rise to high rise buildings would be appropriate. Typical lower floor uses include, but are not limited to, offices, professional services, institutional uses, restaurants, and retail including grocery stores. The mix of uses may be vertically or horizontally distributed, and there is no requirement that a single building contain more than one (1) use.

Live/work housing options are permissible in Regional Mixed-Use areas to ensure access to housing options and services within close proximity for the local workforce. Where feasible, development is ideally built at the block scale, with minimum building setbacks. Parking requirements may be satisfied through shared or cooperative parking agreements, which can include off-site garages or lots. If parking requirements are satisfied on-site, structured parking is encouraged.

Pedestrian spaces are encouraged to be generous in width and lighting, with streetscaping and signage scaled to pedestrians. Regional Mixed Use projects encourage incorporation of transit facilities into development. Permitted zoning districts: MF-33, MF-40, MF-50, MF-65, O-1.5, O-2, C-2, C-3, D, ED, FBZD, AE-1, AE-2, AE-3, AE-4, IDZ-2, IDZ-3, [TOD-MX-6](#), [TOD-MX-12](#), [TOD-MX-U](#), [TOD-HI-3](#), [TOD-HI-6](#), and MXD.

- PUD ~~TOD~~ and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Employment/Flex Mixed-Use - provides a flexible live/work environment with an urban mix of residential and light service industrial uses. Uses include smaller scale office, retail, art studio warehouses, art-oriented fabrication, creative businesses and work spaces, and cottage industrial and fabrication uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in close proximity to neighborhoods. Buildings have a smaller footprint and can closely resemble campus-like development across multiple sites or with several multi-functioning buildings on one (1) site.

Permitted zoning districts: R-1, R-2, RM-4, MF-18, MF-25, MF-33, O-1, O-1.5, C-1, C-2, L, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, [TOD-MX-3](#), [TOD-MX-6](#), [TOD-HI-3](#), [TOD-HI-6](#), and MXD.

- PUD ~~TOD~~ and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Business/Innovation Mixed-Use - accommodates industrial uses with office, commercial, and residential uses, all within a cohesive setting, on a larger scale and within larger footprints than the Employment/Flex Mixed-Use category. Industrial arts workshops, high tech fabrication, processing and assembly, and other industrial uses are permitted, in addition to commercial uses. Vocational training, technological learning centers, medical campuses, and research/development institutions are also appropriate for these spaces. Additional environmental performance standards should be employed for properties designated as Business/Innovation Mixed-Use, such as hours of activity, loading, noise levels and lighting, to ensure that the intensity of the industrially oriented uses is comparable to that of the other non-residential uses.

The mix of uses may be either vertically or horizontally distributed. Live/work housing options are permissible in Business/Innovation Mixed Use areas to ensure access to housing options and services within close proximity of business innovation areas for the local-workforce.

Business/Innovation mixed use should incorporate transit and bicycle facilities to serve the training and employment base. Permitted zoning districts: RM-4, MF-18, MF-25, O-1.5, O-2, C-2, C-3, L, I-1, MI-1, BP, AE-1, AE-2, AE-3, AE-4, IDZ-1, IDZ-2, IDZ-3, [TOD-MX-3](#), [TOD-MX-6](#), [TOD-MX-12](#), [TOD-MX-U](#), [TOD-HI-3](#), [TOD-HI-6](#), and MXD.

- PUD ~~TOD~~ and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Light Industrial - includes a mix of manufacturing uses, business park, and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining non-industrial uses. Any outside storage should be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, food production, and warehousing. Permitted zoning districts: L, I-1, MI-1, [TOD-HI-3](#), [TOD-HI-6](#), and BP.

- IDZ, ~~TOD~~, and MPCD may be considered consistent with this land use category, provided the permitted uses included on the zoning site plan and zoning ordinance are consistent with the uses and densities outlined above.

Public Realm. Any publicly owned streets, roadways, sidewalks, parks, plazas, and other spaces that comprise the shared space of a city for its visitors, employees and residents. It is the space between buildings where civic interaction occurs and is defined in contrast to private property.

Sec. 28-70. - Same—UC-6, San Pedro urban corridor district.

~~(d) Setbacks. The building setback line along local streets will be at fifteen (15) feet, San Pedro Avenue at twenty-five (25) feet and I.H. 35 at twenty five (25) feet.~~