



# TRANSPORTATION

## “TOD” Zoning Code Amendments Staff Recommendations for Planning Commission Consideration Quick Reference Summary

### 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 (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 deckline 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.

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.

### 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>Amusement</u>	<u>Entertainment Venue (Outdoor)</u>	S	P	
<u>Dwelling</u>	<u>Dwelling - 1 Family (Single-family)</u>	P	P	P
<u>Dwelling</u>	<u>Housing Facilities for Older Persons, see 35-373(e)</u>	P	P	P
<u>Dwelling</u>	<u>Live-Work Units, subject to 35-381</u>	P	P	I
<u>Dwelling</u>	<u>Permanent Supportive Housing</u>	P	P	S
<u>Manufacturing</u>	<u>Electroplating</u>		I	
<u>Recreation</u>	<u>Fitness Center/Health Club, Gymnasium, Natatorium, Sport Court - Outdoor Uses Permitted</u>	S	P	
<u>School</u>	<u>Vocational Trade (Outside Storage &amp; Training Area Permitted)</u>	S	P	
<u>Service</u>	<u>Funeral Home Or Undertaking Parlor</u>	S	P	



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## (c) Development Standards

### (1) General Applicability

- 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)).
- 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>