

# TOD District Administration

Administrative Adjustment, Alternative Compliance, and TOD-Exception District

The following tables summarize the administrative processes unique to the TOD Districts. In addition, an overview of what modifications to TOD District standards is provided. This is for reference purposes only and the TOD District should be consulted for specific permissions.

Application	Purpose	Authority	Modification Scope	Conditions
<b>ADMINISTRATIVE ADJUSTMENT</b>	To allow for adjustment of the quantitative standards of the TOD Districts	Zoning Administrator	<b>Quantitative regulations may be adjusted by 10% or less</b>	All “number” standards are eligible except for height bonus provisions
<b>ALTERNATIVE COMPLIANCE</b>	To allow for select TOD District standards to be met through alternative and/or innovative design practices	Planning Director, with a recommendation from Alternative Compliance Review Committee (ACRC)	<b>Dimensional Standards:</b> <ul style="list-style-type: none"> <li>Minimum building height</li> <li>Maximum building length</li> <li>Building stepback</li> <li>Building articulation</li> </ul> <b>Design standards</b> <b>Landscape &amp; screening requirements</b>	No eligible standard may be waived in its entirety
<b>TOD-EXCEPTION (TOD-EX) DISTRICT</b>	To allow a more comprehensive modification to the TOD District which allows for new development concepts, innovative designs, special problems, and/or other unique proposals	City Council, through the conditional zoning district process (Chapter 6, Part 2 of the Zoning Ordinance)	<b>All TOD District standards may be modified <u>except</u>:</b> <ul style="list-style-type: none"> <li>Uses</li> <li>Maximum height regulations</li> <li>Height bonus provisions</li> <li>Parking lot locations within a TOD-UC or TOD- NC District</li> </ul> <i>* Cannot modify ordinances outside the Zoning Ordinance, such as Chapter 21, Trees</i>	Public benefits are required with one or more actions chosen from at least two of three categories: <ol style="list-style-type: none"> <li>1) Sustainability</li> <li>2) Public amenity</li> <li>3) City improvement</li> </ol>

The following table provides a general overview, organized around the main development standard sections of the TOD District, of what may be modified by the three processes. If an administrative adjustment or alternative compliance application is declined or denied, nothing precludes the applicant from pursuing alternative options of relief offered within the Ordinance, such as a variance if there is an identified hardship.

Development Standard	<b>ADMINISTRATIVE ADJUSTMENT</b>	<b>ALTERNATIVE COMPLIANCE</b>	<b>TOD-EXCEPTION (TOD-EX) DISTRICT</b>
15.2 <b>Dimensional Standards</b>	Quantitative standards <i>* Excludes height bonus</i>	<ul style="list-style-type: none"> <li>Minimum building height</li> <li>Maximum building length</li> <li>Building stepback</li> <li>Building articulation</li> </ul>	All except: - Maximum height - Height bonus
15.3 <b>Design Standards</b>	Quantitative standards	All	All
15.4 <b>Public Realm Standards</b>	Quantitative standards	None	All
15.5 <b>Off-Street Vehicle &amp; Bicycle Parking, &amp; Off-Street Loading</b>	Quantitative standards	None	All except: - Parking lot location in TOD-UC & TOD-NC
15.6 <b>Landscape &amp; Screening</b>	Quantitative standards	All	All
15.7 <b>Signs</b>	Quantitative standards	None	All
15.8 <b>Uses</b>	Quantitative standards <i>* Would apply only to prescribed conditions</i>	None	None
15.9 <b>Accessory Structures</b>	Quantitative standards	None	All