

DEVELOPMENT STANDARD	CURRENT TOD-M & TOD-R	PROPOSED TOD-UC (URBAN CENTER)	PROPOSED TOD-NC (NEIGHBORHOOD CENTER)	PROPOSED TOD-CC (COMMUNITY CENTER)	PROPOSED TOD-TR (TRANSITION)
BUILDING HEIGHT & MASSING					
Maximum building height	40' - 120'	130' (300' with bonus points)	75' (100' with bonus points)	90'- (130' with bonus points)	50' (75' with bonus points)
Height plane	1' of additional height over 40' allowed for each 10' distance from single family zoning, up to 120' maximum height	No gradual height plane. Buildings may be 65' tall within 200' of single family zoning, then maximum allowed height outside of 200'			No gradual height plane. Buildings may be 50' tall within 200' of single family zoning, then maximum allowed height outside of 200'.
Minimum building height	n/a	24' (parcels less than ¼ acre) or 40' (parcels larger than ¼ acre)	24'	24'	n/a
Maximum building length	n/a	400'	400'	400'	400'
Facade articulation	Required only if across from or next to single family zoning	For buildings 150' or longer, must be divided into 60' or shorter segments depending on district and street type			
Building setback	n/a	10' building setback required for taller buildings on main (above 65') and primary (above 120') frontages			
SETBACKS & BUILD-TO ZONES					
Minimum building setback	16' or 24' depending on street type	16', 18', 24', 30' *			
Maximum building setback	n/a	10'	20'	10'	20'
Minimum build-to percentage	n/a	60% to 100% *	40% to 100% *	60%-80% *	40% to 80% *
GROUND FLOOR DESIGN					
Minimum ground floor height	n/a	From 12' to 16', depending on street type and ground floor use		From 10' to 16', depending on street type and ground floor use	
Allowable blank wall area	20'	20' both horizontally and vertically			20'-35' both horizontally and vertically
Ground floor entrances	At least one per street frontage	At least one per street frontage, spaced 75' or 150' depending on district and street type			At least one per street frontage (except secondary), spaced 150' depending on district and street type
Ground floor transparency	50% for retail & office uses, 25% for all other uses	50% or 60% for non-residential, 25% for residential *		40% or 60% for non-residential, 20% or 25% for residential *	
Upper floor transparency	n/a	Certain street types require from 15% to 25% - none required on Secondary Frontages and Limited Access			
STREETSCAPE					
Sidewalk and amenity zone (new development)	Required along streets, per adopted plan typically 8' sidewalk/8' amenity zone	Required along streets and transit multi-use paths; typically 8' sidewalk/8' amenity zone *			Required along streets and transit multi-use paths; typically 8' sidewalk/8' amenity zone. Planting strip permitted in lieu of amenity zone on local streets.
Street trees	Per Tree Ordinance	Per Tree Ordinance			
Future back of curb location	Per adopted streetscape plan	Per adopted streetscape plan until adoption of Streets Map, then per the adopted Streets Map			
OPEN SPACE					
Provision of urban open space	Required on lots greater than 20,000 sf	Required on lots greater than ½ acre (22,000 sf)			
Amount of open space	1 sf per 100 sf of floor area, of 1 sf per 200 sf of lot area, whichever is greater	Residential and mixed use: 100 sf per dwelling unit. Non-residential: 5% of the parcel area. Up to half of the public open space may be as a widened sidewalk/outdoor dining.	Residential and mixed use: 100 sf per dwelling unit. Non-residential: 10% of the parcel area.	Residential and mixed use: 100 sf per dwelling unit. Non-residential: 10% of the parcel area. Up to half of the public open space may be as a widened sidewalk/outdoor dining.	Residential and mixed use: 100 sf per dwelling unit. Non-residential: 10% of the parcel area.
PARKING					
Minimum parking requirements	No minimum parking required (except for residential uses adjacent to single family zoning or restaurant uses within 800' of single family zoning)	No minimum parking required for any use or location 2/1000sf required for restaurants within 200' of single family zoning			
Maximum parking requirements	Yes, according to use	Residential: .9/bedroom Non-Residential: 3/1000 sf	Residential: 1.1/bedroom Non-Residential: 5/1000 sf	Residential: 1/bedroom Non-Residential: 4/1000 sf	Residential: 1/bedroom Non-Residential: 4/1000 sf
Bicycle parking	Required	Required			
DENSITY					
Minimum density	Residential: 15 DUA or 20 DUA, depending on distance from station. Non-residential: 0.50 or 0.75 FAR, depending on distance from station.	n/a			
ADMINISTRATION					
Administrative adjustment	Planning Director may approve adjustment of up to 5% on quantitative development standards	Zoning Administrator may approve adjustment of up to 10% on quantitative development standards			
Alternative compliance	May be permitted through TOD Optional zoning	May be permitted by Planning Director after review and recommendation of Alternative Compliance Review Committee			
Variances	Not permitted	Permitted			

(*) Varies according to street type