

DEVELOPMENT STANDARD	CURRENT TOD-M & TOD-R	PROPOSED TOD-CC
BUILDING HEIGHT & MASSING		
Maximum building height	40' - 120'	90'- 130' (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'
Minimum building height	n/a	24'
Maximum building length	n/a	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
Building setback	n/a	10' building setback required for buildings above 65' on main streets + 120' on primary frontages
SETBACKS & BUILD-TO ZONES		
Minimum building setback	16' or 24'*	16', 18', 24', 30'*
Maximum building setback	n/a	10' or 20' *
Minimum build-to percentage	n/a	60%-80% *
GROUND FLOOR DESIGN		
Minimum ground floor height	n/a	From 10' to 16', depending on street type and ground floor use
Allowable blank wall area	20'	20' both horizontally and vertically
Ground floor entrances	At least one per street frontage	At least one per street frontage with standards
Ground floor transparency	50% for retail & office uses, 25% for all other uses	40% or 60% for non-residential, 20% or 25% for residential *
Upper floor transparency	n/a	15% to 25%*
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*
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 1/2 acre
Amount of open space	1 sqft per 100sf of floor area, or 1sf per 200sf of lot area, whichever is greater	Residential and mixed use: 100sf 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 for any use or location
Maximum parking requirements	Yes, according to use	Yes, according to use
Bicycle parking	Required	Required
DENSITY		
Minimum density	Residential: 15 DUA or 20 DUA (based on distance) Non-residential: 0.50 or 0.75 FAR (based on distance)	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 or through TOD-Exception zoning
Variations	Not permitted	Permitted

(*) Varies according to street type