



TC1 Amendments

CITY PLANNING COMMISSION
PUBLIC HEARING
APRIL 18, 2023



Amendments related to TC1

1. To allow automobile, motorcycle, recreation vehicle, equipment sales and rental as a primary use (Section 5.15, Table 5.15-1)
2. To allow automobile, truck and construction equipment repair as a primary use (Section 5.15, Table 5.15-1)
3. To redesign the Transit Corridor Development Use Specific Standards table to clarify the building typologies and application of standards (Section 5.16, Table 5.16-2)



Background

TC1 district created 2021

- To be located along existing transit corridors
- To realize mixed use developments and corridors
- To support and sustain transit service, and increase housing choice, affordability, sustainability and decrease resource and energy needs



Council Resolution R-22-390

December 5, 2022

Evaluate and recommend amendments:

1. Incorporate limited automobile-related uses ..., excluding drive throughs and gas stations
2. Address constraints of existing narrow rights-of-way



Form Based Code

“... a way to regulate development that controls building form first and building use second ...”

“... a means of regulating land development to achieve a specific urban form ...”

“... land development regulation ... by using physical form (rather than separation of uses) as the organizing principle ...”



Our TC1 district

MINIMUM

2 stories

15-foot first floor height

60% first floor transparency

MUST HAVE

Functional entrance facing street

70% Frontage

Smaller block design

MAXIMUM

15-foot setback

1 curb cut

Vehicular use area (100-125%)

Height (variable 55-300')

360-foot diagonal dimension



Limited Automobile-Related Uses

Vehicle Sales and Rental & Vehicle Repair

Newly established in compliant developments

- Form-based code, two-stories, active street-level, easy, friendly access, etc.
- Additional city-wide controls

Existing businesses remain conforming

- Potential for incremental improvements towards compliance



Table Redesign

Two Classifications

Three Building Typologies

Five Categories

TABLE 5.16-2: TRANSIT CORRIDOR DEVELOPMENT USE SPECIFIC STANDARDS

		LOT WIDTH UP TO 250 FT.	LOT WIDTH 250 FT. AND MORE
BUILDINGS	MIXED USE BUILDING		
	TOWNHOUSE/ APARTMENT BUILDING		
BUILDING FRONTAGE	MIXED USE BUILDING		
	TOWNHOUSE/ APARTMENT BUILDING		
SITE	ALL BUILDINGS		
	MIXED USE BUILDINGS		
	TOWNHOUSE/ APARTMENT BUILDINGS		
ACCESS AND CIRCULATION	MIXED USE BUILDINGS		
	TOWNHOUSE/ APARTMENT BUILDINGS		
PARKING	ALL BUILDINGS		



Table Redesign

Three categories:

- Sites
- All Buildings
- Specific Buildings

Numbers and headings

Two Building Typologies:

- Townhouses and Apt Buildings
- Not Townhouses or Apt Buildings

Less repetition

TABLE 5.16-2: TRANSIT CORRIDOR DEVELOPMENT USE SPECIFIC STANDARDS

SITES	
1.	Curb Cut Limits: <ul style="list-style-type: none"> • Lots 250 feet in Width: No more than one curb cut for a two-way driveway or two curb cuts for a pair of one-way driveways. • Lots 250 feet or more in Width: No more than two curb cuts.
2.	Parking Lot Placement: No placement exception provided in Section 5.19.6.B may be applied.
3.	Parking Lot Design: In addition to the maximum parking standards provided in Section 5.19.3, the portion of the site devoted to Vehicular Use Area may not exceed: <ul style="list-style-type: none"> • Lots 250 feet in Width: 100% the total Building footprint area. • Lots 250 feet or more in Width: 125% of the total Building footprint area. If this limitation on Vehicular Use Area cannot accommodate the maximum number of permitted spaces, the remaining amount must be provided in a Parking Structure or within a Building.
4.	Development Arrangement: When the site is more than 62,500 sq. ft., the site must be designed as two or more blocks, with sidewalks, plazas, drives, private streets or proposed public rights-of-way separating the blocks.
ALL BUILDINGS	
5.	Building Frontage: The minimum building frontage shall be 20% of the Lot Width provided this allows 30 feet between the Building and Side Lot Line normally or 45 feet between the Building and Side Lot Line when adjacent to residential zoning. If the site is divided into smaller blocks as required above, the minimum building frontage shall apply to each block.
6.	Building Dimensions: <ul style="list-style-type: none"> • The <u>Building</u> width parallel to the street may not exceed 250 feet. • The <u>Building</u> maximum diagonal dimension may not exceed 360 feet.
7.	Building Entrances: Buildings at the Front Required Setback must have a functional entrance door facing the street. Entrances at corners are acceptable.
8.	Building Access: Buildings must have a sidewalk adjacent to all sides with main entrances.
9.	One Story Building Exception: Buildings more than 750 feet from a public street may be 1 story.
ADDITIONAL REQUIREMENTS FOR SPECIFIC BUILDING TYPES	
10.	Townhouses and apartment buildings: <ul style="list-style-type: none"> • Are not permitted within 100 feet of a signalized intersection. • Townhouses must have street-facing doors and <u>stoops</u>. • Garages may not face any public street.
11.	Buildings that are not townhouses or apartment buildings: <ul style="list-style-type: none"> • Buildings that are not townhouses or apartment buildings must meet the design requirements provided in Section 5.17.6.C.2. • Residential uses are not permitted on the first floor within 100 feet of a signalized intersection.



Substantive Table Amendments

Development Arrangement (and Building Dimensions)

When the site is more than 62,500 sq. ft., the site must be designed as two or more blocks ~~250 feet on each side or as near as practical given the site shape~~, with sidewalks, plazas, ~~or drives~~, private streets or proposed public rights-of-way separating the blocks.



Substantive Table Amendments

Building Frontage

~~Minimum frontage equal to Lot Width less 30 feet or 45 feet when adjacent to residential zoning. Minimum 70% or 75% frontage.~~

The minimum building frontage shall be 70% of the Lot Width provided this allows 30 feet between the Building and Side Lot Line normally or 45 feet between the Building and Side Lot Line when adjacent to residential zoning. If the site is divided into smaller blocks as required above, the minimum frontage shall apply to each block.



Substantive Table Amendments

Transparency

~~Minimum 60% of the first floor facing any sidewalk between 2 and 9 ft in height must be clear windows and doors that allow views of interior space or product display areas. The bottom of any window or product display area used to satisfy the transparency standard must not be more than 3 ft above the adjacent sidewalk. Buildings that are not townhouses or apartment buildings must meet the design requirements provided in Section 5.17.6.C.2.~~

- a. The height of the street-level Story, from its Floor to the next Floor above, shall be a minimum of 15 feet.
- b. A minimum of 60% of the street-level facade shall be transparent windows or glazing. Glass shall not be mirrored, reflective or darkened and shall be considered transparent if it has a transparency higher than 80% and external reflectance of less than 15%. The transparent windows or glazing shall offer visibility into the inside of the Building, meaning that the area inside the Building within 4 feet from the surface of the window glass (from the bottom of the window to 8 feet above the Floor) is at least 75% open to perpendicular view.
- c. The bottom of all windows on the street-level Story shall not be more than 2.5 feet above the level of the Sidewalk adjacent to a primary or secondary street.



Substantive Table Amendments

Building Dimensions

~~When the site is more than 62,500 sq. ft., the site must be designed as blocks~~The Building Width parallel to the street may not exceed 250 feet on each side or as near as practical given the site shape, with sidewalks, plazas, drives separating the blocks.

The Building Maximum diagonal dimension may not exceed 360 ft. diagonal.



Substantive Table Amendments

Buildings at Intersections

Mixed Use Buildings – ~~The portion of the first story within 100 feet of an intersection of public rights-of-way must be occupied by nonresidential use.~~ Residential uses are not permitted on the first floor within 100 feet of a signalized intersection.

Townhouse/Apartment Buildings – ~~Not permitted within 100 feet of an intersection of public rights-of-way.~~ Are not permitted within 100 feet of a signalized intersection.