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## **Sec. 94-120. - Transit oriented development district (TOD).**

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- a. *Intent.* The TOD district provides the opportunity for an exemplary pedestrian-friendly neighborhood with sustainable and environmentally responsive buildings and infrastructure. The district's close proximity to public transportation in an area of the downtown which is largely undeveloped will support a variety of multifamily housing types for a broad range of incomes. The combination of accessibility to public transit and housing will shape this district as an active mixed-use neighborhood. Connectivity will be enhanced through the introduction of new streets. Proposed developments should promote walkable streets by providing ground floor active uses and open space through reduced parking capacities.
- b. *Development characteristics.*
  1. Division and Douglas Avenues shall be extended, where possible, to reduce the overall length of the blocks and enhance connectivity pursuant to section 94-133.
  2. The open space requirement for multiple proposed developments may be consolidated into one centralized open space for the entire district.
  3. Buildings and infrastructure should be sustainable and responsive to the environment to support the district as a sustainable neighborhood.
  4. Mixed-income housing and service-oriented retail are encouraged to support the district as a sustainable neighborhood.
  5. Retail uses may include small neighborhood retailers such as small service retail, and destination retail such as specialty retailers and grocery stores.
  6. Pedestrian pathways should be used to enhance connectivity to transit, the Quadrille business district, CityPlace, and Clematis Street.
  7. Active uses are encouraged for all building frontages which face the Dreyfoos School's open space sending site.
- c. *TOD subdistricts shall include:* TOD-25, TOD-10, and TOD-8.
- d. *Subdistrict requirements.* Developments shall comply with the following:
  1. Table IV-21: TOD-25.
  2. Table IV-22: TOD-10.
  3. Table IV-23: TOD-8.
- e. *Additional subdistrict requirements.*
  1. *Uses.*
    - a. Ground floor residential, if provided, shall be raised a minimum of 18 inches above the sidewalk elevation.
  2. *Building placement.*
    - a. Towers shall be oriented toward Tamarind Avenue to frame the street and to reinforce the corridor as a gateway to public transportation.
  3. *Open space.*
    - a. *Consolidated open space.* The open space requirement for multiple proposed developments may be consolidated into one centralized public open space for the entire development subject to the following requirements:
      - i. Consolidated public open space shall be located within the district.
      - ii. The public open space shall be developed by one entity. One entity shall be defined as either a single owner or a group of owners which form a legal partnership for the purpose of consolidating their public open space requirements.
      - iii. Consolidated public open space shall be developed and open for use prior to issuance of a certificate of occupancy of the building or buildings for which the public open space is required.

- iv. Provisions for the maintenance of the open space shall be determined and documented in a written agreement with the city prior to the issuance of the first certificate of occupancy.
  - v. Consolidated public open space shall be improved as a garden plaza pursuant to Table IV-7.
4. **Parking.**
- a. Parking shall be provided pursuant to section 94-111 and Table IV-9. Requirements may be reduced up to 25 percent.
  - b. *Interim surface parking.* Interim surface parking lots for phased developments shall be permitted subject to the following conditions:
    - i. Interim surface parking lots shall comply with all general development standards.
    - ii. Interim lots shall be set back 20 feet from the lot line. The setback shall be improved as a landscape buffer.
    - iii. A phased development site plan shall be submitted for design review and approval when the proposed development is submitted to the Plans and Plats Review Committee (PPRC) for site plan approval.
    - iv. Construction of interim lots shall commence only upon receipt of a building permit for the first phase of the proposed development.
    - v. The surfacing, drainage, and striping of the interim surface parking lot shall comply with the regulations of [ARTICLE XV](#) of the zoning and land development regulations.

TABLE IV-21: BUILDING REQUIREMENTS — TOD-25				
(a) FAR				
All Lots	7.00			
(b) HEIGHT				
25 stories or 380' whichever is less; 25 (380')				
(c) SETBACKS				
STREET DESIGNATION/SIDE/REAR	STORIES			
	TYPICAL SETBACKS		CONDITIONAL SETBACKS	
	GROUND TO 25 (380')		ABOVE 5 (80')	ABOVE 7 (110')
	MINIMUM	MAXIMUM	PARKING USES ONLY MINIMUM	MINIMUM
Avenue	16'	50'	31'	—
Secondary	12'	60'	27'	—
Side Interior	0' or NFPA	—	—	20' *
Abutting CSX	15'	—	—	—
Rear	5'	—	—	—
*0' for lots with lot frontages < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.				
(d) MAXIMUM BUILDING FOOTPRINT				
STORIES	LOT AREA			
	<50,000SF	50,000SF—80,000SF		>80,000SF
Podium: Ground	87%	84%		82%
Podium: 2 to 5 (68')	90%	87%		85%
Podium: 6 to 7 (92')*	90%	60%		55%
Tower: 8 to 25 (308')	90%	55%		50%
*Parking uses may exceed maximum building footprint in compliance with conditional setback.				
(e) MINIMUM OPEN SPACE				
TYPE	LOT AREA			
	<50,000SF	50,000SF—80,000SF		>80,000SF
Public	—	5%		7%

TABLE IV-21: BUILDING REQUIREMENTS — TOD-25			
Private	25%	30%	30%
(f) FOOTPRINT LENGTH			
Maximum	350 feet		
(g) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')	
Avenue	60%	60%	
Secondary	30%	—	
(h) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Secondary	30%		
(i) MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 5 STORIES (68')	
Commercial	25'	20'	
Residential	Not Permitted	15'	

TABLE IV-22: BUILDING REQUIREMENTS — TOD-10					
(a) FAR					
Lot Frontage > 55'	2.75				
Lot Frontage ≤ 55'	3.50				
(b) HEIGHT					
10 stories or 155' whichever is less; 10 (155')					
(c) SETBACKS					
STREET DESIGNATION/SIDE/REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
	GROUND TO 10 (155')		GROUND TO 10 (155')	ABOVE 3 (50')	ABOVE 5 (80')
	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR	PARKING USES ONLY	MINIMUM
			MINIMUM	MINIMUM	
Avenue	16'	30'	23'	31'	—
Primary Pedestrian	16'	30'	23'	31'	—
Secondary	12'	35'	19'	27'	—
Side Interior	0' or NFPA	35'	0' or NFPA	—	20' *
Rear	5'	—	5'	—	—
*0' for lots with lot frontage < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.					
(d) MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	<50,000SF	50,000SF—80,000SF		>80,000SF	
Podium: Ground	87%	84%		82%	
Podium: 2 to 3 (44')	90%	87%		85%	
Podium: 4 to 5 (68')*	90%	60%		55%	
Tower: 6 to 10 (128')	90%	55%		50%	
*Parking uses may exceed maximum building footprint in compliance with conditional setback.					
(e) MINIMUM OPEN SPACE					

**TABLE IV-22:  
BUILDING REQUIREMENTS — TOD-10**

TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	5%	7%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	30%	30%
(f) MINIMUM ACTIVE USES			
STREET DESIGNATION	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')
Avenue	60%		60%
Primary Pedestrian	80%*		60%
Secondary	30%		—
*65% for lots with buildable lot frontage ≤ 250'			
(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR			
STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY		
Avenue	50%		
Primary Pedestrian	50%		
Secondary	30%		
(h) MINIMUM ACTIVE USE LINER DEPTH			
ACTIVE USE	GROUND FLOOR		LINERS: 2 TO 3 STORIES (44')
Commercial	25'		20'
Residential	15'		15'

**TABLE IV-23:  
BUILDING REQUIREMENTS — TOD-8**

(a) FAR					
Lot Frontage > 55'	1.75				
Lot Frontage ≤ 55'	2.50				
(b) HEIGHT					
8 stories or 104' whichever is less; 8 (104')					
(c) SETBACKS					
STREET DESIGNATION/SIDE/REAR	STORIES				
	TYPICAL SETBACKS		CONDITIONAL SETBACKS		
	GROUND TO 8 (104')		GROUND TO 8 (104')	ABOVE 3 (44')	ABOVE 5 (68')
	MINIMUM	MAXIMUM	RESIDENTIAL USES ON GROUND FLOOR	PARKING USES ONLY	MINIMUM
			MINIMUM	MINIMUM	
Primary Pedestrian	16'	30'	23'	31'	—
Secondary	12'	35'	19'	27'	—
Side Interior	0' or NFPA	—	0' or NFPA	—	20'*
Rear	5'	—	5'	—	—
*0' for lots with lot frontage < 110'. Also, 0' for portions of facades that abut existing buildings on adjacent lots.					
(d) MAXIMUM BUILDING FOOTPRINT					
STORIES	LOT AREA				
	<50,000SF		50,000SF—80,000SF		>80,000SF
Podium: Ground	87%		84%		82%
Podium: 2 to 3 (44')	90%		87%		85%

**TABLE IV-23:  
BUILDING REQUIREMENTS — TOD-8**

Podium: 4 to 5 (68')*	90%	60%	55%
Tower: 6 to 10 (104')	90%	55%	50%

\*Parking uses may exceed maximum building footprint in compliance with conditional setback.

**(e) MINIMUM OPEN SPACE**

TYPE	LOT AREA		
	<50,000SF	50,000SF—80,000SF	>80,000SF
Public	—	5%	7%
Semi-Public	When Residential Uses on Ground Floor: Walk-up gardens shall be provided.		
Private	25%	30%	30%

**(f) MINIMUM ACTIVE USES**

STREET DESIGNATION	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Primary Pedestrian	80%*	60%
Secondary	30%	—

\*65% for lots with buildable lot frontage ≤ 250'

**(g) MINIMUM TRANSPARENCY FOR ACTIVE USES ON GROUND FLOOR**

STREET DESIGNATION	PERCENTAGE OF TRANSPARENCY
Primary Pedestrian	50%
Secondary	30%

**(h) MINIMUM ACTIVE USE LINER DEPTH**

ACTIVE USE	GROUND FLOOR	LINERS: 2 TO 3 STORIES (44')
Commercial	25'	20'
Residential	15'	15'

(Ord. No. 4213-09, § 6(Exh. A), 6-29-2009)