TRANSIT-ORIENTED DEVELOPMENT (TOD) ORDINANCE AND PROPOSED NEW INDUSTRIAL AND TRANSIT-AREA (M-T) ZONING DISTRICT

PROPOSED NEW INDUSTRIAL AND TRANSIT-AREA (M-T) ZONING DISTRICT

Industrial and Transit-Area (M-T) Zone

- The purpose of the M-T zone is to allow commercial and industrial uses to continue to operate near light rail stations in areas that were historically zoned for commercial and industrial uses, while simultaneously encouraging the area to transition to a community that relies less on driving and more on walking, bicycling, and transit use. To this end, the M-T zone permits uses that increase transit ridership, such as high-density housing and job-intensive office and retail uses, and limits low-density auto-oriented uses.

  - Permitted by right
    - Residential Uses
      - Dormitory
      - Dwelling, multi-unit
      - Residential care facility
      - Residential hotel
      - Temporary residential shelter
    - Commercial and Institutional Uses
      - Adult entertainment business
      - Amusement center, indoor
      - Athletic club; fitness studio
      - Cannabis testing
      - Childcare center
      - College extension
      - Commercial service
      - Community market
      - Hotel; motel
      - Laundromat, self-service
      - Library; archive
      - Museum
      - Non-profit organization, food preparation for off-site consumption
      - Non-profit organization, food storage and distribution
      - Office
      - Restaurant
      - Retail store (if use does not exceed 40,000 gross square feet)
      - School—dance, music, art, martial arts
      - School, vocational
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- Theater
- Temporary commercial building
- Transit vehicle—service, repair, storage
- Veterinary clinic; veterinary hospital
- Wholesale store

- Industrial and Agricultural Uses
  - Aquaculture
  - Community garden, private
  - Contractor storage yard
  - Laboratory, research
  - Manufacturing, service, and repair
  - Market garden
  - Passenger terminal
  - Railroad ROW
  - Solar energy system, commercial (city property)
  - Terminal yard, trucking
  - Tractor or heavy truck sales, storage, rental
  - Tractor or heavy truck service, repair
  - Warehouse; distribution center

  - Permitted with a conditional use permit (CUP)

- Residential Uses
  - Mobilehome park

- Commercial and Institutional Uses
  - Adult-related establishment
  - Alcoholic beverage sales, off-premises consumption
  - Assembly—cultural, religious, social
  - Bar; nightclub
  - Cannabis dispensary
  - College campus
  - Kennel
  - Non-profit organization, meal service facility
  - Nonresidential care facility
  - Outdoor market
  - Retail store (if exceeds 40,000 gross square feet)
  - School, K-12
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- Industrial and Agricultural Uses
  - Antenna; telecommunications facility
  - Cannabis cultivation
  - Cannabis distribution
  - Cannabis manufacturing, nonvolatile
  - Heliport; helistop
  - Public utility yard
  - Recycling facility

- Height, density, floor area ratios, and setbacks
  - Maximum height would be 70 feet
  - Density. Defers to the General Plan
  - No lot coverage requirement
  - Floor area ratios. Defers to the General Plan
  - No minimum front-yard or street side-yard setbacks.
  - Limitations on interior side-yard setbacks and rear-yard setbacks

- Development standards
  - Pedestrian amenities, including lighting, benches, and trees would be required