



Department of Planning & Community & Economic Development

Planning Division

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To: City of Madison Plan Commission

From: Planning Division Staff (Heather Stouder, Ben Zellers, Colin Punt); Zoning Staff (Katie Bannon, Trent Schultz)

Date: June 15, 2022

Subject: Transit-Oriented Development (TOD) Overlay Zoning

Staff will be providing an update on TOD overlay zoning at the special June 23rd Plan Commission meeting. Materials attached for Commission review in advance of the meeting are:

1. Pages 2-25: The presentation for the Plan Commission meeting. *The presentation includes a summary of public meetings, review of form-based elements, review of the Racial Equity & Social Justice Analysis, and an updated timeline, among other things.*
2. [Pages 26-27](#): An updated chart showing TOD overlay changes to underlying zoning, along with a summary of TOD overlay form-based changes.
3. [Pages 28-32](#): A draft Table 28I-3 in MGO 28.141 showing a new “TOD Automobile Maximum” column. *The current staff recommendation is that any parking proposed in excess of the maximum would require a conditional use, and that no conditional use could be granted which exceeds the overall automobile maximum.*

One item that had been included in previous Commission materials is the possibility of the TOD overlay modifying the owner occupancy requirements for sites with ADUs. Staff recommends that if this is considered it should be considered as a citywide revision and not just for the TOD overlay district.

Staff is seeking feedback from the Commission on three specific questions, in addition to any other feedback the Commission may wish to provide:

1. Is the Commission comfortable with the 2-story height minimum as a strict floor? Minimum 2-story height options:
 - a. Hard floor, no exceptions.
 - b. Narrowly tailored exception (i.e., gas station allowed to be one story as conditional use)
 - c. Any project allowed to request conditional use for one story (meaningful standards would need to be developed)
2. Is the Commission comfortable with the parking recommendations?
 - a. Adequacy of parking no longer considered in site plan review.
3. Is the Commission comfortable with the form-based recommendations?

If the Commission is comfortable with the materials staff will begin drafting the specific ordinance revisions/sections for the TOD overlay district.

Transit-Oriented Development Overlay Update



Plan Commission
June 23, 2022

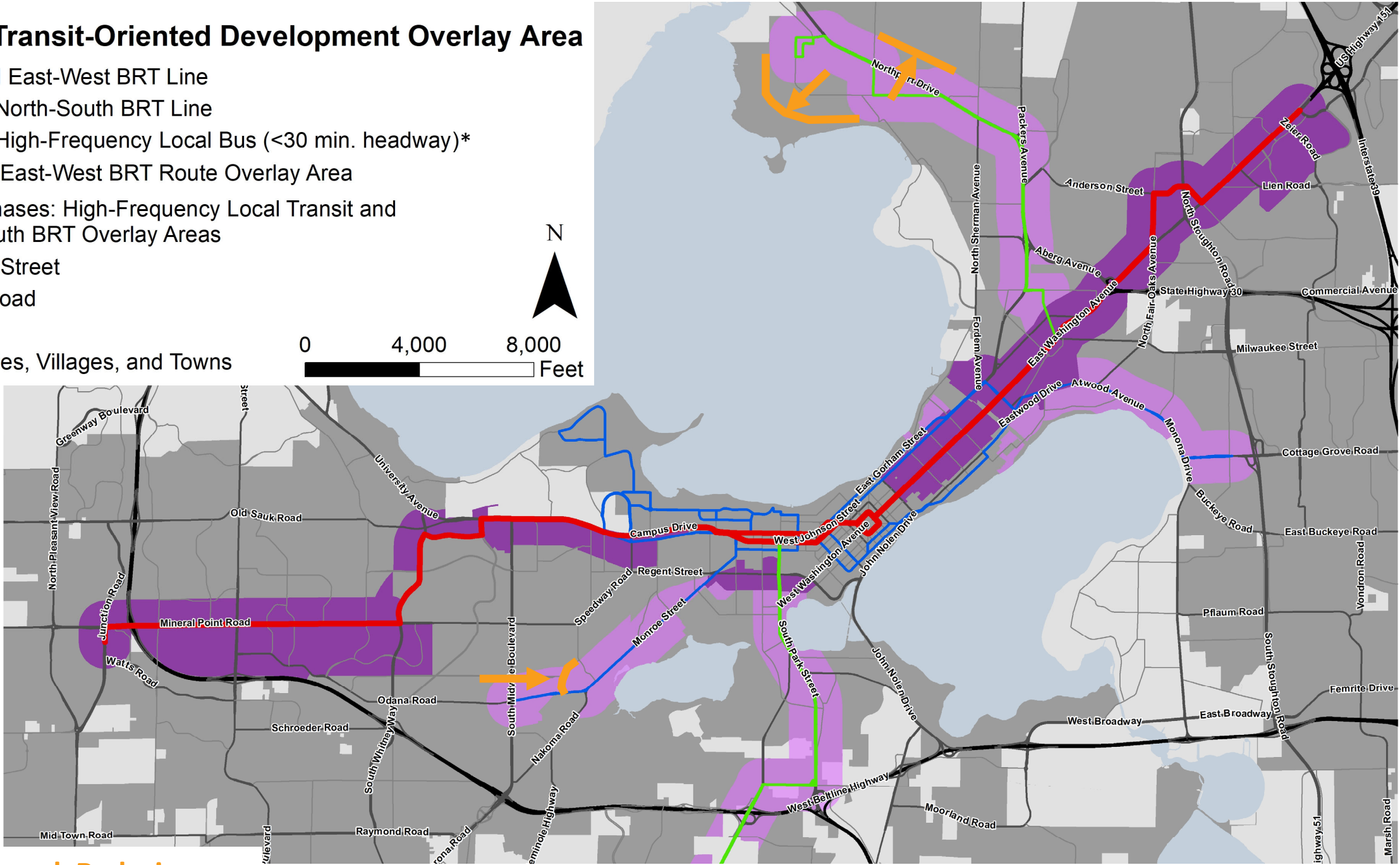
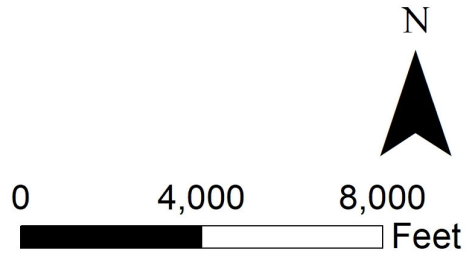
Agenda



1. Public meetings summary & feedback
2. Use & height bonus changes
3. Parking review
4. Form-based elements review
5. Affordable housing
6. RESJ analysis
7. Revised schedule
8. Commission discussion

DRAFT Transit-Oriented Development Overlay Area

- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus (<30 min. headway)*
- Phase 1: East-West BRT Route Overlay Area
- Future Phases: High-Frequency Local Transit and North-South BRT Overlay Areas
- Collector Street
- Arterial Road
- Highway
- Other Cities, Villages, and Towns



Metro Network Redesign amendment adjustments

* Headway = the average time, in this case during the day, between when busses arrive at a given stop. A 15 minute headway means that four busses per hour, regardless of specific route, will stop at a station.

Public Meetings



- Four virtual meetings 5/11 & 5/16, Noon & 6 p.m.
- Advertised via press release, neighborhood email newsletter (1,300+ subscribers), alder blogs, email to all alders, social media, Metro Transit email newsletters.
- Attendance was fairly light (8-15 attendees per meeting).
- Offered to do additional meetings in partnership with neighborhood associations and/or by alder districts.
 - South Metropolitan Planning Council (SMPC)



Public Meeting Feedback

- General support for the TOD overlay zoning
- Comments/Questions on:
 - Advocacy for including historic districts in the overlay
 - Conditional Use parking standards as they relate to TOD
 - Impact on single-family homes
 - Whether stepbacks required adjacent to residential development could be waived if Future Land Use Map calls for intensive redevelopment
 - Whether ADU owner occupancy requirement would be maintained

Uses & Height Bonus Changes from Last Meeting



- Residential uses in employment districts:
 - Allow up to 36 dwelling units as a permitted use in a mixed-use building in the TE district.
 - Staff does not recommend allowing residential dwelling units as a permitted use in the SE district.
- Additional attached dwelling units allowed as a permitted use in select residential districts:
 - Suburban Residential – Varied 1 (SR-V1)
 - Traditional Residential – Varied 1 (TR-V1)
 - Traditional Residential – Varied 2 (TR-V2)



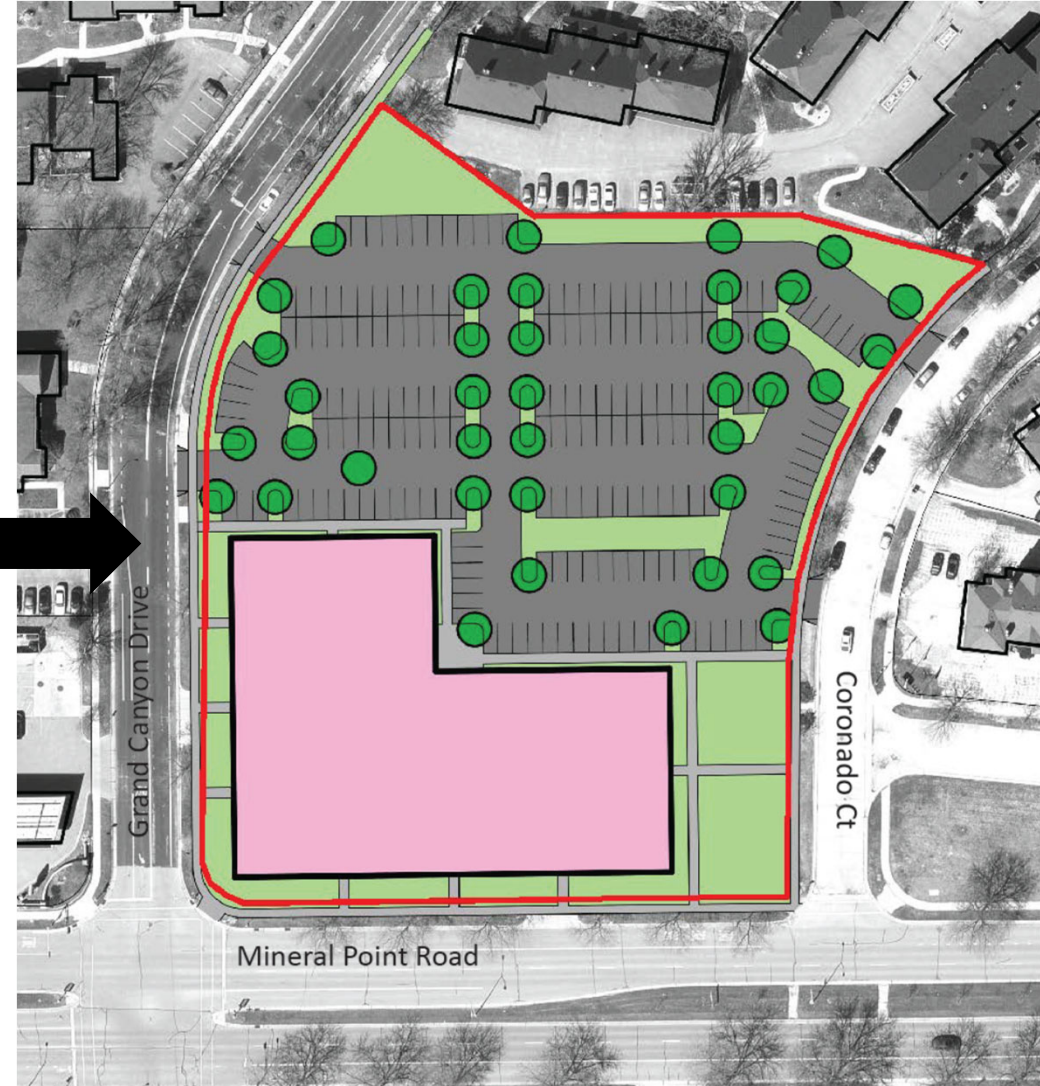
Parking in TOD Overlay Area

- No parking between buildings and street
- No parking minimums
- Reduce parking maximums in TOD overlay
 - Conditional use required to exceed maximum
- In no case can parking in the TOD overlay area exceed current maximum

Parking Re-Orientation Example



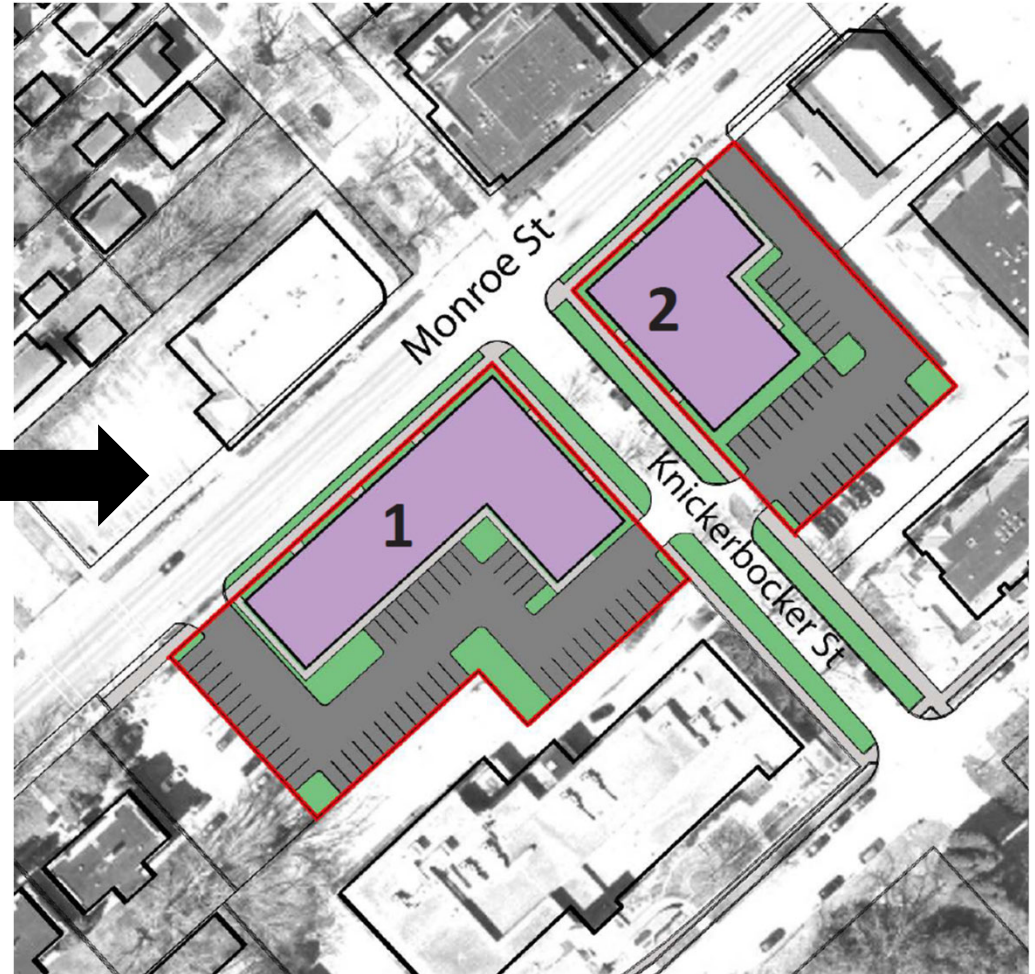
Existing site layout that would be done differently under TOD





Parking Re-Orientation Example

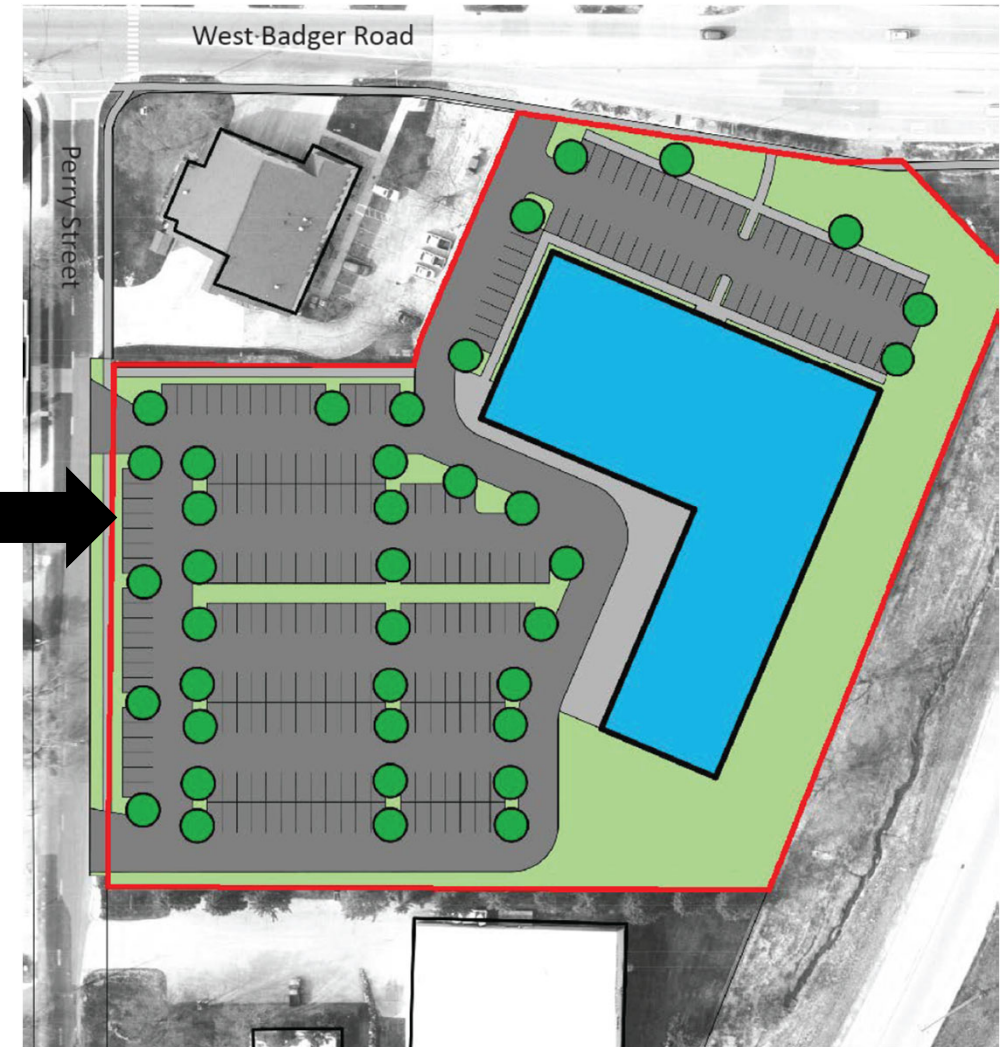
Existing site layout that would be done differently under TOD



Parking Re-Orientation Example



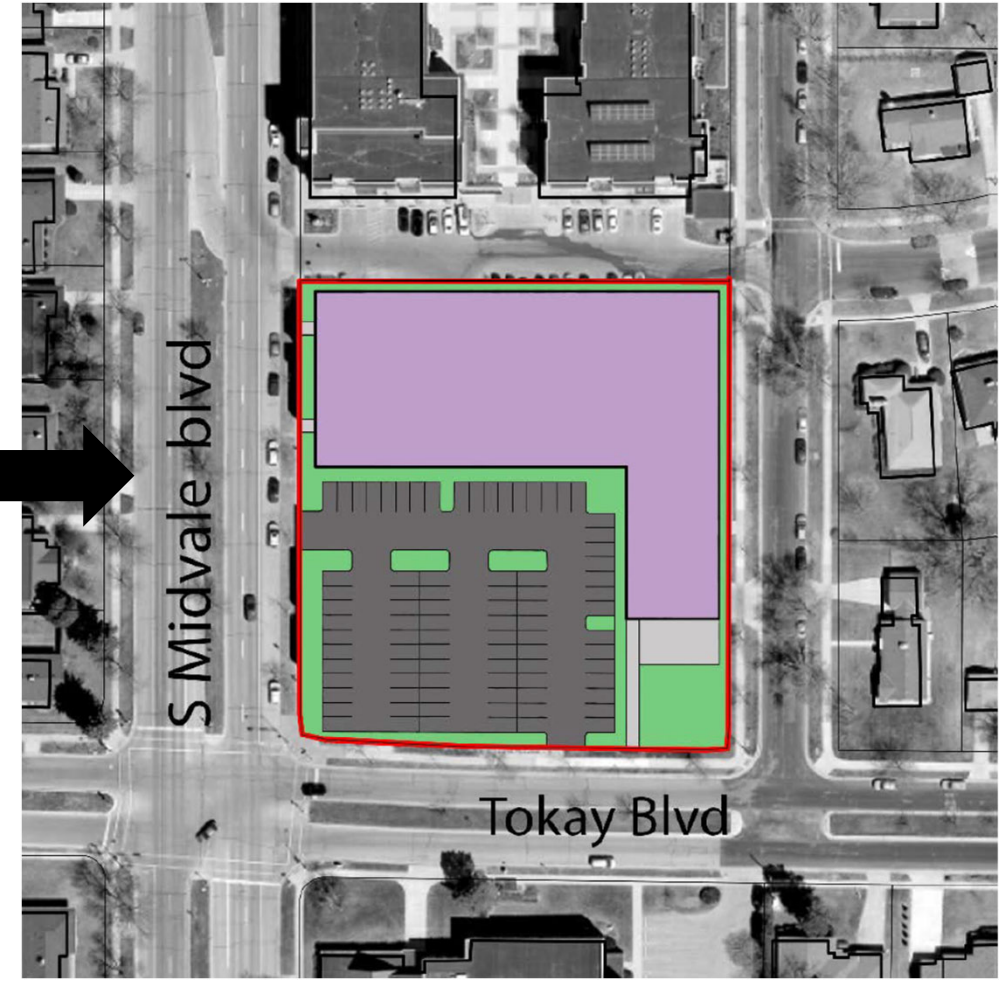
Existing site layout that could be done differently without TOD



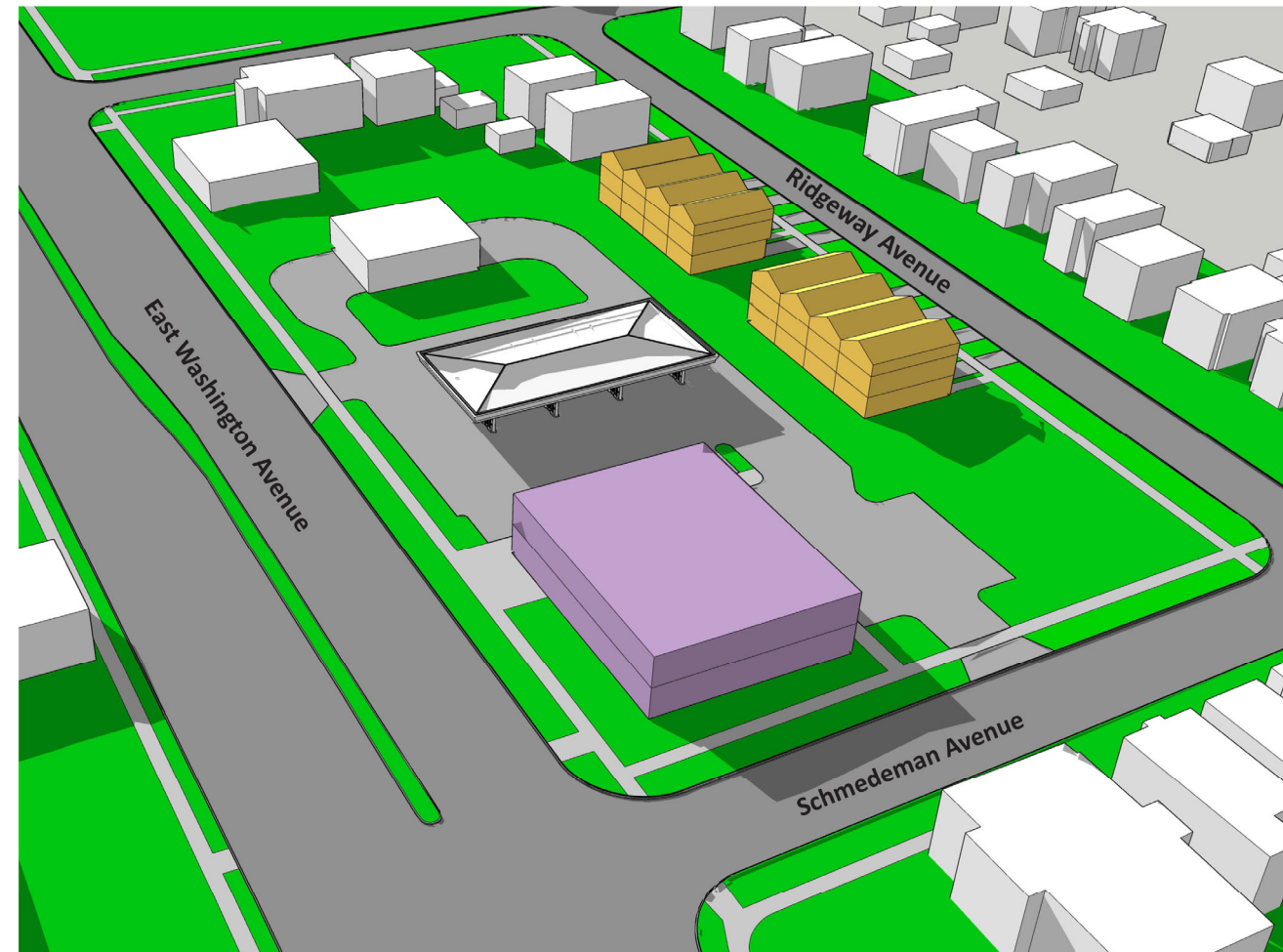
Parking Re-Orientation Example



Existing site layout that could be done differently without TOD



Form-Based Elements





Milwaukee, WI



Carmel, IN



Sun Prairie, WI



Form-based TOD Elements

- Require a certain percentage of facades be built at a maximum setback (5')
- Require accessible pedestrian entrance facing street with transit service (or if no transit service, the higher classified street)
- Require planned multi-use sites and residential building complexes to occupy a certain percentage of street frontage
- Implement minimum parking setback
- Automobile uses not allowed between building and street
- Drive-thrus must be under building
- Two story minimum building height

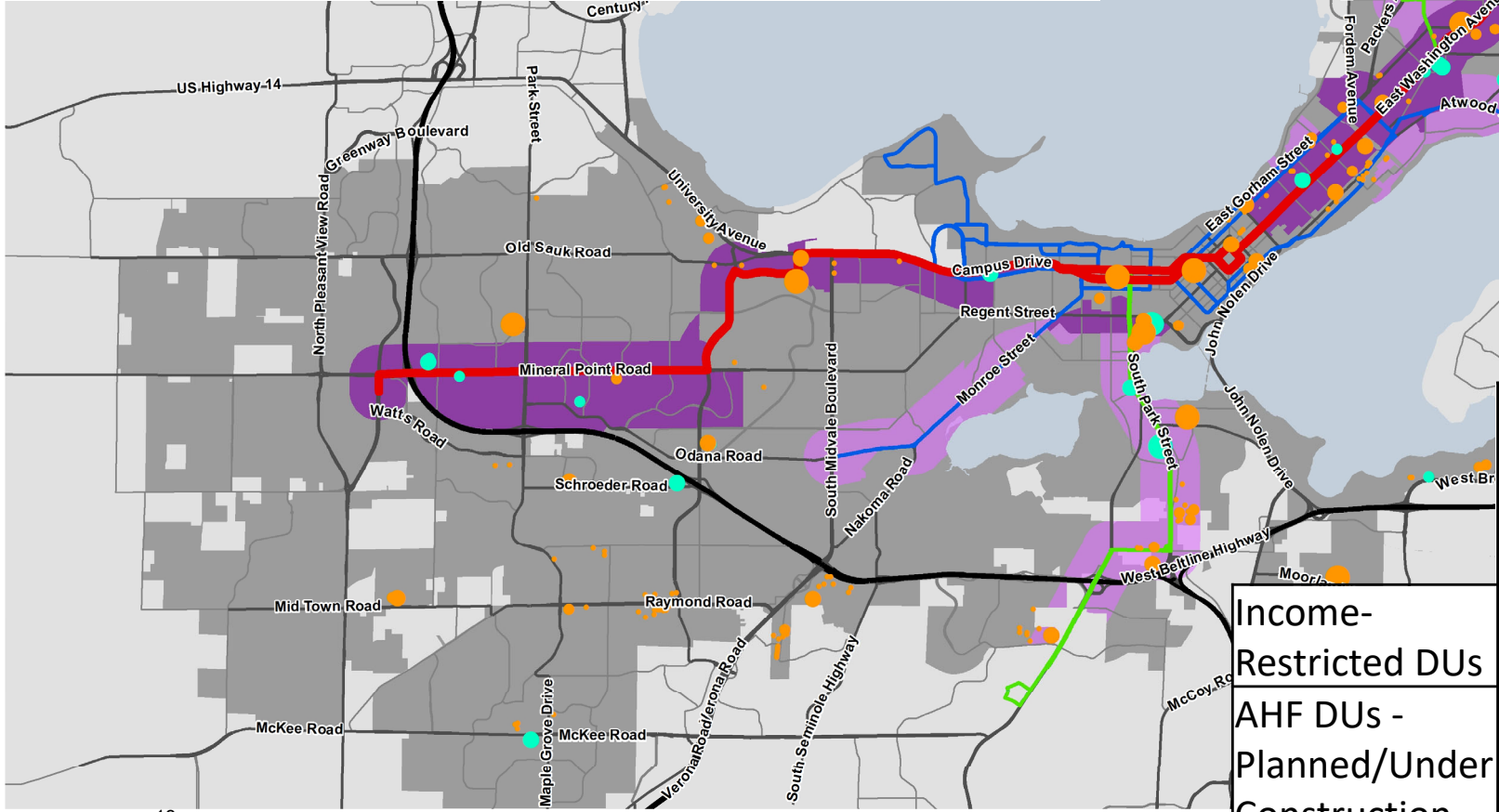
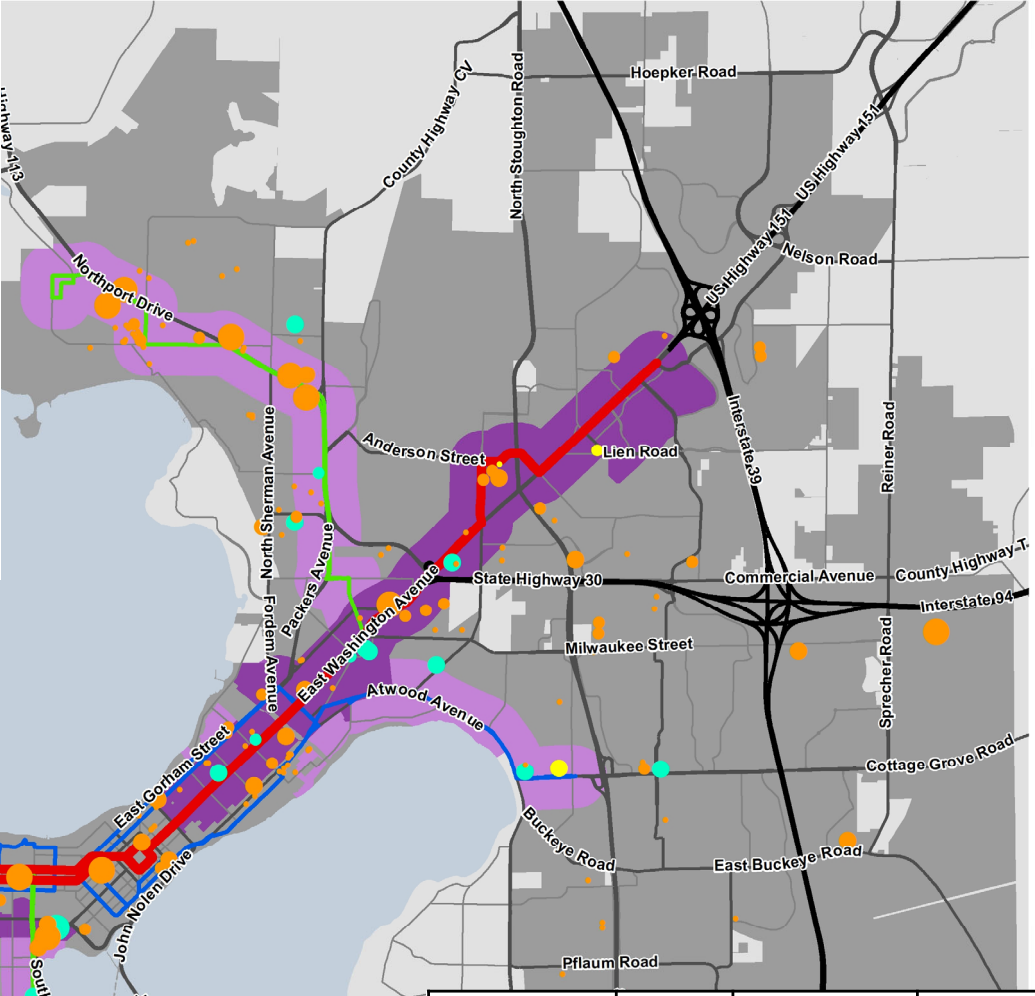
Affordable Housing Within City & TOD Overlay

- Affordable Housing Fund-Tax Credit Supported Dwelling Units*
- Community Development Division-Assisted Non-Tax Credit Dwelling Units*
- All Other Affordable Dwelling Units
- Approved East-West BRT Line
- Planned North-South BRT Line
- Planned High-Frequency Local Bus (10 or 15 minute headway)
- Phase 1: East-West BRT Route Overlay Area
- Future Phases: North-South BRT & High-Frequency Local Transit
- Other Cities, Villages, and Towns

Note: Larger dot = more affordable dwelling units.

* Constructed 2014-Present

Source: City of Madison Planning Division, Community Development Division, Department of Transportation.



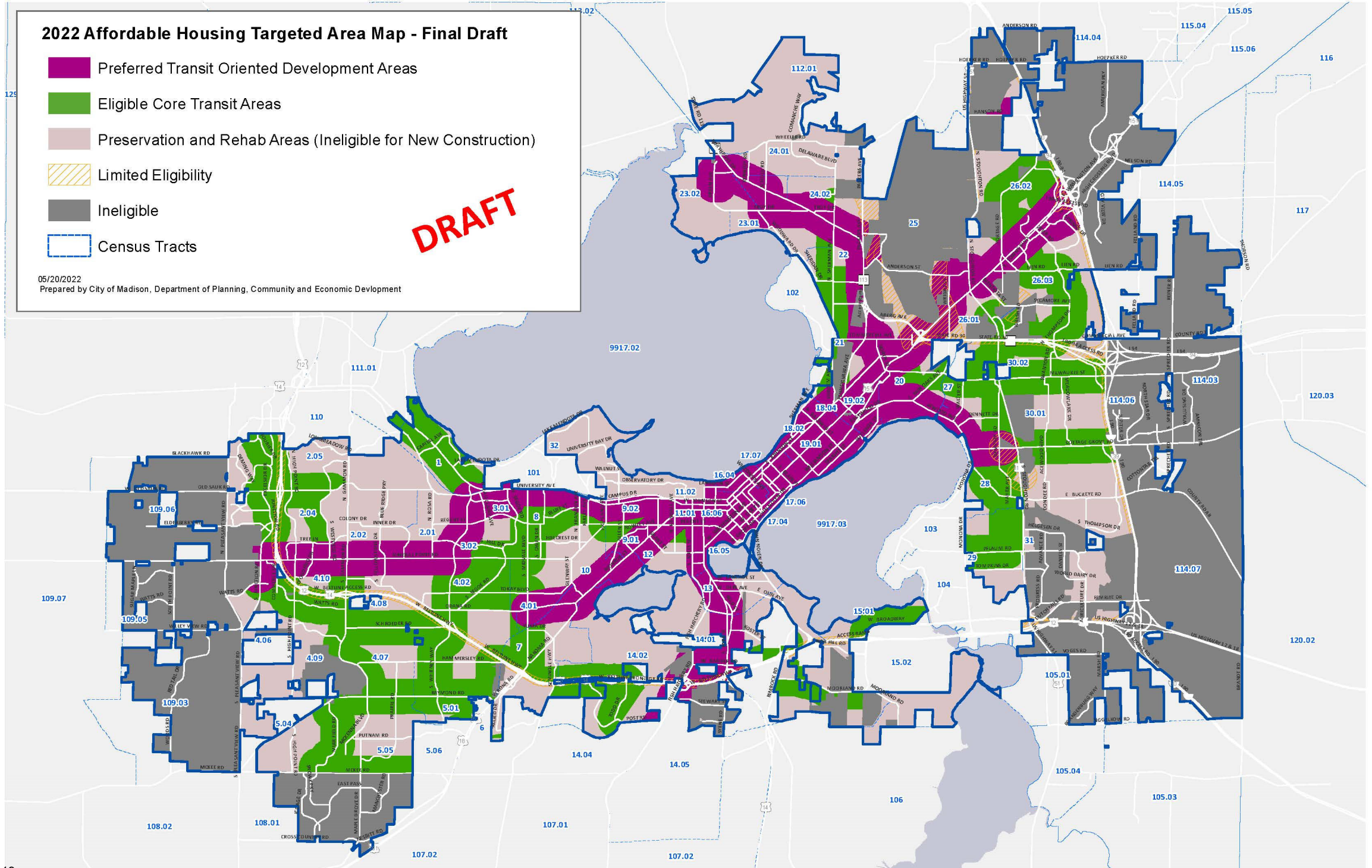
	In TOD Area	% of City in TOD Area	Within Quarter-Mile of High-Freq. Transit	% of City Within Quarter-Mile of High-Frequency Transit	
Income-Restricted DUs	3,769	7,351	51%	4,475	61%
AHF DUs - Planned/Under Construction	473	514	92%	473	92%

2022 Affordable Housing Targeted Area Map - Final Draft









-  Preferred Transit Oriented Development Areas
-  Eligible Core Transit Areas
-  Preservation and Rehab Areas (Ineligible for New Construction)
-  Limited Eligibility
-  Ineligible
-  Census Tracts

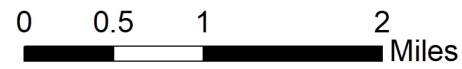
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05/20/2022
Prepared by City of Madison, Department of Planning, Community and Economic Development

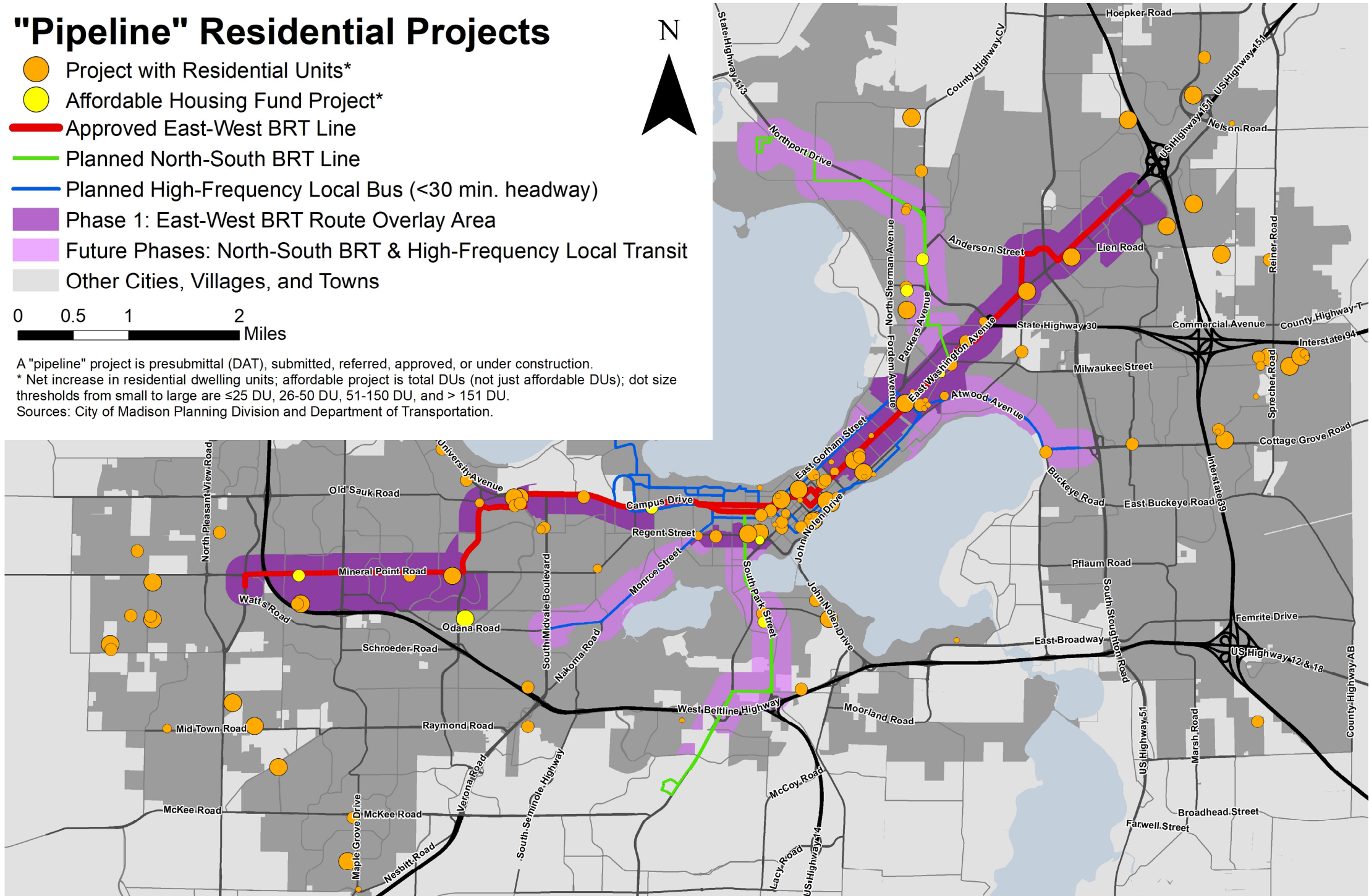


"Pipeline" Residential Projects

-  Project with Residential Units*
-  Affordable Housing Fund Project*
-  Approved East-West BRT Line
-  Planned North-South BRT Line
-  Planned High-Frequency Local Bus (<30 min. headway)
-  Phase 1: East-West BRT Route Overlay Area
-  Future Phases: North-South BRT & High-Frequency Local Transit
-  Other Cities, Villages, and Towns



A "pipeline" project is presubmittal (DAT), submitted, referred, approved, or under construction.
 * Net increase in residential dwelling units; affordable project is total DUs (not just affordable DUs); dot size thresholds from small to large are ≤25 DU, 26-50 DU, 51-150 DU, and > 151 DU.
 Sources: City of Madison Planning Division and Department of Transportation.



RESJ Analysis



- Representatives from Planning, Zoning, Civil Rights, Community Development, and the Library met to review the draft TOD overlay district as part of the City’s Racial Equity and Social Justice (RESJ) analysis of certain policy proposals.
- Possible impacts:
 - Increase access to transit
 - Drive up values for owners, drive up rents for renters
 - Possible displacement – areas that may be most likely to redevelop soonest under TOD overlay are lower land value, like N & S sides
 - Excluding more “advantaged” historic districts outside of the downtown from TOD overlay means we’re not diversifying housing and employment opportunities in those areas as much

RESJ Analysis



- TOD is part of a balance: there is the potential for having to pay more for housing, but more people will have closer access to more frequent transit, which reduces transportation costs
- It may still be more difficult to have new TOD in higher income areas just based on the way the City has developed (not as many strip mall sites along Monroe Street, for example)
- The status quo doesn't necessarily help the most vulnerable, but at the same time they may also be most negatively impacted by TOD policy changes if accompanying measures are not implemented

RESJ Analysis



- Addressing affordability through purely zoning is not really possible - need to also pair this TOD overlay effort with affordability measures across departments/divisions, which could include:
 - Land banking
 - Affordability density bonuses (explore whether they could be tied in with provision of City funding)
 - Small affordable housing-focused tax increment districts
 - Linking new businesses with vacant commercial space along mixed-use transit corridors (like Culture Collectives State Street pop-up; Market Ready)
 - Possible DCR-EDD-Planning-Chambers partnership to create guidance to better connect businesses owned by people of color with available space

Updated Timeline



Date	Action
April	Publicity for virtual public meetings (alders, neighborhood associations, etc)
May	Virtual public meetings – series #1 (4 meetings)
June	RESJ (racial equity & social justice) policy analysis
June 23	PC & TPPB update
July	Additional analysis (if needed); refine TOD overlay based on public/PC feedback
July 27	UDC update
August 8	PC update (if needed)
September	Common Council introduction; TPPB & PC review
October	Common Council – consider adoption

TOD Overlay Discussion



1. Minimum 2-story height options:
 - a. Hard floor, no exceptions.
 - b. Narrowly tailored exception (i.e., gas station allowed to be one story as conditional use)
 - c. Any project allowed to request conditional use for one story (would need to develop meaningful standards)
2. Is the Commission comfortable with the parking recommendations?
 - a. Adequacy of parking no longer considered in site plan review.
3. Is the Commission comfortable with the form-based recommendations?

Transit-Oriented Development Overlay Zone Changes to Underlying Zoning – June 10, 2022 DRAFT

Zoning District(s)	Use List Changes	Height Changes 2-story minimum building height for all districts except TR-C and SR-C
SR-C1, SR-C2, TR-C1, TR-C2, TR-C3	Allow 2-unit buildings + 1 ADU for any lot meeting the existing minimum lot area requirements for SF homes	No change (2 currently permitted)
TR-C4	Allow 4-unit buildings for any lot meeting the existing minimum lot area requirements for 3-unit building.	No change (2 currently permitted)
SR-V1	“Multi-family dwelling (9-12 units)” is permitted. “Single-family attached dwelling (5-8 units)” is permitted. (Increases # MF units permitted from 8 to 12)	No change (3 currently permitted)
SR-V2	“Multi-family dwelling (25-36 units)” and “Multi-family dwelling (25-36 units)” are permitted. 61+ units is conditional. “Single-family attached dwelling (>8 units)” is conditional. (Increases # MF units permitted from 24 to 60)	Increase permitted height from 3 to 4 stories
TR-V1	“Multi-family dwelling (5-8 units)” is permitted. “Single-family attached dwelling (5-8 units)” is permitted. (Increases # MF units permitted from 4 to 8)	No change (3 currently permitted)
TR-V2	“Multi-family dwelling (13-24 units)” is permitted. “Single-family attached dwelling (5-8 units)” is permitted. (Increases # MF units permitted from 12 to 24)	Increase permitted height from 3 to 4 stories
TR-U1	“Multi-family dwelling (25-36 units)” is permitted. >36 units is conditional. (Increases # units permitted from 24 to 36)	No change (4 currently permitted)
TR-U2	“Multi-family dwelling (37-60 units)” is permitted. >60 units is conditional. (Increases # units permitted from 36 to 60)	Increase permitted height from 4 to 5 stories
NMX	“Dwelling units in mixed-use buildings (25-36 units)” is permitted. More than 36 dwelling units requires conditional use approval. (increases # units permitted from 24 to 36)	Increase permitted height from 3 to 4 stories
TSS	“Dwelling units in mixed-use buildings (48-60 units)” is permitted. More than 60 dwelling units requires conditional use approval. (increases # units permitted from 48 to 60)	Increase permitted height from 3 to 4 stories
CC-T	“Dwelling units in mixed-use buildings (60-100 units)” is permitted. More than 100 dwelling units requires conditional use approval. (increases # units permitted from 60 to 100)	No change (5 currently permitted)
CC	--	Increase permitted height from 5 to 6 stories
SE	--	Increase permitted height from 5 to 8 stories
TE	“Dwelling units in mixed-use buildings (≤24 units)” and “Dwelling units in mixed-use buildings (25-36 units)” are permitted. More than 36 dwelling units requires conditional use approval. (all dwelling units in TE are currently conditional)	No change (5 currently permitted)
RMX	--	Increase permitted height from 5 to 8 stories

- Usable Open Space (UOS)
 - For all SR-C1, C2, C3 and TR-C1, C2, and C3 districts: UOS only required for the first unit.
 - TR-C4: No UOS requirement for fourth unit.
 - For all non-SR-C/TR-C districts: all UOS can be part of the structure (such as balconies, rooftop terraces).
- Parking:
 - Eliminate all minimum parking requirements.
 - Exceeding maximum parking requirements is not allowed.
 - No parking is allowed between building(s) and the street.
 - Modify Table 28I-3 to add TOD maximum parking column.
 - Strike “Transit corridor proximity” from Table 28I-4, Minimum Parking Adjustments/Reductions.
- Change 28J, Dwelling Units in Mixed-Use Buildings supplemental regulation (e) to add TE.

Form-Based Code Changes– June 10, 2022 DRAFT

- Require buildings to be built closer to the street and to both streets on a corner lot
 - Maximum front and corner side yard setback: 5'
- Require a certain percentage of the front and corner side yard building facades to be at the maximum setback so we don't only have a small building bumpout that meets the maximum.
 - At least 50% of front and corner side yard street-facing building walls shall be setback no more than five feet for lots less than 60 feet wide, and 25% for lots wider than 60 feet.
- Require an accessible pedestrian entrance.
 - Buildings shall have an accessible pedestrian entrance on the street-facing facade. In the case of a building with multiple street-facing facades, the pedestrian entrance shall be on the façade facing the street frontage with the higher frequency of transit service. If neither street has transit service, the street-facing facade on the higher classified street shall have the accessible pedestrian entrance. For purposes of this section, interstates and other limited access highways shall not be used as the higher classified street.
 - Accessible pedestrian entrance shall remain open and operable during the same hours as all other public building entrances.
- On planned multi-use sites and residential building complexes, require some percentage of the street frontage to have a building so we don't have a very small building upfront with little frontage and then a large building to the rear surrounded by parking.
 - When more than one principal building is developed on a zoning lot, planned multi-use site, or residential building complex, additional buildings shall be exempt from the front yard setback requirement if approved and constructed concurrently with or after a building or buildings that comply with the front yard and corner side yard setback requirements and occupy at least X% of front yard and corner side yard street frontage on the zoning lot, residential building complex, or planned multi-use site.
- Minimum parking setback – parking may be aligned with the building façade but no closer and not in front of the building.
 - Parking shall be located no closer to the right-of-way than the building's front and corner side yard setback.
- Not allow automobile use between the building and the street.
 - Parking, loading, drives, vehicle access sales and service windows, and gas pumps shall not be located between the building and the street on the front and corner side yards.
- All 'Vehicle Access Sales and Service Windows' (aka, drive-thrus) shall be located under the building in which it is located, and the building shall have commercial or residential uses along the primary street frontage in all districts where this use is permitted.

Table 28I-3. Off-Street Parking Requirements (MGO 28.141)

Use	Automobile Minimum	TOD Automobile Maximum	Automobile Maximum	Bicycle Minimum
Residential - Family Living				
Single-family detached dwellings	1 (location only)	4 outside spaces	4 outside spaces	0
Two-family dwelling - two-unit	1 (location only)	2 outside /d.u.	4 outside /d.u.	0-
Two-family dwelling - twin	1/d.u. (location only)	2 outside /d.u.	4 outside /d.u.	0-
Three-family dwelling	1/d.u. (location only)	2 per dwelling	2 per dwelling	1/d.u
Single-family attached dwelling	1 per dwelling	2 per dwelling	2 per dwelling	1 per dwelling
Multi-family dwelling	1 per dwelling	1.25 per dwelling	2.5 per dwelling	1 per unit up to 2-bedrooms, ½ space per add'l bedroom; 1 guest space per 10 units
Accessory dwelling unit	0	1 per dwelling	2 per dwelling	0
Manufactured home, mobile home	0	(see lot coverage)	(see lot coverage)	0
Caretaker's dwelling	0	1 per dwelling	2 per dwelling	0
Residential - Group Living				
Adult family home	1	4	4	1 per dwelling
Community living arrangement	determined by Zoning Administrator based on number of rooms/employees	Minimum determined by Zoning Administrator under non-TOD regulations	150% minimum	1 per dwelling unit plus 1 per 3 rooms
Cohousing community	determined by Zoning Administrator	Minimum determined by Zoning Administrator under non-TOD regulations	150% minimum	1 per dwelling
Housing cooperative	same as dwelling type prior to conversion to co-op	1 per bedroom	1 per bedroom	1 per bedroom plus 1 guest space per 4 bedrooms units
Lodging house	determined by Zoning Administrator based on number of rooms/employees	1 per bedroom	1 per bedroom	1 per lodging room plus 1 guest space per 4 lodging rooms
Dormitory, fraternity or sorority	1 per 10 lodging rooms, or as established in Campus Master Plan	1 per bedroom	1 per bedroom	1 per bedroom plus 1 guest space per 4 bedrooms
Assisted living, congregate care, skilled nursing facility	1 space per 10 dwelling units or lodging rooms; 1 per 5 beds	1 space per 2 dwelling units	1 per dwelling unit	1 per 4 units + 1 per 5 employees
Convent, monastery or similar residential group	see place of worship	see place of worship	1 per bedroom	1 per bedroom
Civic and Institutional Uses				
Cemetery, mausoleum	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator
Day care center nursery school	1 per 15 clients plus 1 per 2 employees	Minimum determined by Zoning Administrator under non-TOD regulations	200% of minimum	1 per 5 employees
Library, museum	0	1 per 600 square feet floor area	1 per 400 square feet floor area	1 per 2,000 square feet floor area
Mission house	see place of worship	1 per 600 square feet floor area	1 per 400 square feet floor area	1 per 400 square feet floor area
Parks and playgrounds	none, except where required for specific facilities, as determined by Zoning Administrator	none except where required for specific facilities as 600 square feet floor area	none, except where required for specific facilities as determined by Zoning Administrator	none, except where required for specific facilities as determined by Zoning Administrator

Use	Automobile Minimum	TOD Automobile Maximum	Automobile Maximum	Bicycle Minimum
Place of worship	1 per 10 seats or 15 lineal feet of seating area in the main worship space. If no fixed seats, 1 per 70 sq. ft. of floor area in main worship space	Minimum determined by Zoning Administrator under non-TOD regulations	150% of minimum	1 per 50 seats or 75 lineal feet of seating area or 1 per 350 feet of floor area in main worship space
Public safety facilities	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator
Schools, public and private	1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one time	1 space per classroom + 1 space per 5 students of legal driving age based on the maximum number of students attending classes at any one time	1 space per classroom + 1 space per 3 students of legal driving age based on the maximum number of students attending classes at any one time	1 space per 5 students
Colleges, universities	1 per classroom and 1 per 5 students based on the maximum number of students attending classes at any one time; or as established in campus Master Plan	1 per classroom and 1 per 5 students based on the maximum number of students attending classes at any one time; or as established in campus Master Plan	1 per classroom and + 1 per 3 students based on the maximum number of students attending classes at any one time; or as established in Campus Master Plan	1 per classroom and 1 per 5 students, or as established in Campus Master Plan
Mixed Commercial-Residential Uses				
Live/work unit	1/d.u. +1 per 2 employees	2 outside	2 outside	1 per dwelling
Mixed-use	calculated based on separate components (see shared parking standards)	125% of the minimum under non-TOD regulations	calculated based on separate components (see shared parking standards)	calculated based on separate components (see shared parking standards)
Office Uses				
Offices, artist, photographer studio, insurance office, real estate office, sales office, etc.	1 per 400 sq. ft. floor area	1 per 325 sq. ft. floor area	1 per 250 sq. ft. floor area	1 per 2,000 sq. ft. floor area
Telecommunications center	1 per 2 employees	1 per 2 employees	1 per employee	1 per 10 employees
Medical Facilities				
Clinic, medical, dental or optical Medical laboratory Physical, occupational or massage therapy Veterinary clinic, animal hospital	1 per 2 employees	1 per 325 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 5 employees
Hospital	1 per 4 beds or based on a parking study or Campus Master Plan	1 per 4 beds or based on a parking study or Campus Master Plan	determined by Zoning Administrator	1 per 2,000 sq. ft. floor area
Retail Sales and Services				
Animal daycare	1 per 15 clients	125% of the minimum under non-TOD regulations	200% minimum	1 per 5,000 sq. ft. floor area
General retail Animal boarding facility, kennel Bank, financial institution Business sales and services Laundromat, self-service Liquor store Package delivery service Payday loan business Post office	1 per 400 sq. ft. floor area	1 per 325 sq. ft. floor area	1 per 200 sq. ft. floor area	1 per 2,000 sq. ft. floor area

Use	Automobile Minimum	TOD Automobile Maximum	Automobile Maximum	Bicycle Minimum
Service business; service business with showroom or workshop Small appliance repair				
Building materials	1 per 1,000 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 750 sq. ft. floor area + 1 per 750 sq. ft. of outdoor sales, display	1 per 500 sq. ft. floor area + 1 per 500 sq. ft. of outdoor sales, display	1 per 4,000 sq. ft. interior floor area
Drive-through sales and services, primary and accessory	0 or as determined by Zoning Administrator	1 per 2 employees	determined by Zoning Administrator	determined by Zoning Administrator
Dry cleaning, commercial laundry	1 per 2 employees	1 per 2 employees	1.25 per employee	1 per 4,000 sq. ft. floor area
Farmers' market	0	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator
Furniture and household goods sales Garden center, outdoor Greenhouse, nursery	1 per 1,000 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 750 sq. ft. floor area + 1 per 750 sq. ft. of outdoor sales, display	1 per 500 sq. ft. floor area + 1 per 500 sq. ft. of outdoor sales, display	1 per 5,000 sq. ft. outdoor sales, display
Mortuary, funeral home	1 per 200 square feet of assembly area	1 per 150 square feet of assembly area	1 per 100 square feet of assembly area	1 per 2,000 sq. ft. assembly area
Outdoor uses, commercial	1 per 1,000 sq. ft. of outdoor sales, display	1 per 750 sq. ft. of outdoor sales, display	1 per 500 sq. ft. of outdoor sales, display	1 per 5,000 sq. ft. outdoor sales, display
Food and Beverages				
Catering	1 per 2 employees	1 per 2 employees	1 per employee	1 per 5 employees
Coffee shop, tea house Restaurant, Restaurant-tavern, tavern, brewpub	15% of capacity of persons	25% of capacity of persons	40% of capacity of persons	5% of capacity of persons
Commercial Recreation, Entertainment and Lodging				
Bed and breakfast establishment	1 per 2 bedrooms in addition to requirement for dwelling	150% of minimum under non-TOD regulations	200% of minimum	1 per 2 bedrooms
Health/sports club	10% of the capacity of persons	15% of the capacity of persons	20% of the capacity of persons	5% of the capacity of persons
Hostel	0	0.5 per bedroom	1 per bedroom	1 per bedroom
Hotel, inn, motel	.75 per bedroom	1.25 per bedroom	1.5 per bedroom	1 per 10 bedrooms
Indoor recreation	determined by Zoning Administrator (number employees & use characteristics)	determined by Zoning Administrator (number employees & use characteristics)	determined by Zoning Administrator	5% of the capacity of persons
Lodge, private club, reception hall	15% of the capacity of persons	25% of the capacity of persons	40% of the capacity of persons	5% of the capacity of persons
Outdoor recreation	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator
Theater, assembly hall, concert hall	20% of the capacity of persons in the auditorium, or as established in Campus Master Plan (if applicable)	30% of the capacity of persons in the auditorium, or as established in Campus Master Plan (if applicable)	40% of the capacity of persons in the auditorium	5% of the capacity of persons in the auditorium
Adult Entertainment				

Use	Automobile Minimum	TOD Automobile Maximum	Automobile Maximum	Bicycle Minimum
Adult entertainment establishment, adult entertainment tavern	20% of capacity of persons	30% of the capacity of persons	40% of capacity of persons	5% of capacity of persons
Automobile Services				
Auto service station, body shop, repair station	1 per 2,000 sq. ft. of floor area excluding service bays + 2 spaces per service bay	1 per 2,000 sq. ft. of floor area excluding service bays + 2 spaces per service bay	1 per 1,000 sq. ft. of floor area excluding service bays + 2 spaces per service bay	1 per 5 employees
Auto convenience store	1 per 1,000 sq. ft. of floor area	1 per 750 sq. ft. of floor area	1 per 500 sq. ft. of floor area	1 per 1,000 sq. ft. floor area
Auto sales and rental Note: rental vehicles on site may be stacked	1 per 1,000 sq. ft. floor area + 2 spaces per service bay, if any	1 per 1,000 sq. ft. floor area + 2 spaces per service bay, if any	1 per 500 sq. ft. floor area + 4 spaces per service bay	1 per 5 employees
Automobile storage and towing (excluding wrecked or junked vehicles)	determined by Zoning Administrator (number trucks and storage area size)	determined by Zoning Administrator (number trucks and storage area size)	determined by Zoning Administrator	1 per 5 employees
Car wash	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	1 per 5 employees
Public Utility and Public Service Uses				
Electric power production	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	1 per 10 employees
Electric substations, gas regulator stations, telecommunications facilities, sewerage system lift stations, water pumping stations and other public utility uses	0	determined by Zoning Administrator	determined by Zoning Administrator	0
Transportation Uses				
Bus or railroad passenger depot, railroad or intermodal freight yard, motor freight terminal, railroad yard or shop, taxi or limousine dispatching, maintenance and storage	0	determined by Zoning Administrator	determined by Zoning Administrator	1 per 5 employees 50% short-term 50% long-term
Airport	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	Short-term: 1 per 10 employees Long-term: 1 per 50 long-term automobile parking spaces provided
Airport - Limited Production, Processing and Storage				
Artisan workshop	0	1 per employee/artist	1 per employee/artist	1 per 5 employees
Bakery, wholesale Bottling plant Laboratories - research, development and testing Limited production and processing Mail order house Printing and publishing Recycling collection center, drop-off station	1 per 2 employees	1 per 2 employees	1 per employee	1 per 5 employees
Contractor's yard	1 per 500 sq. ft. office or sales area + 1 per 3,000 sq. ft. storage area	1 per 350 sq. ft. office or sales area + 1 per 3,000 sq. ft. storage area	1 per 250 sq. ft. office or sales area + 1 per 1,500 sq. ft. storage area	1 per 5,000 sq. ft. floor area
Storage - personal indoor facility	0		1 per employee	1 per 10 employees
Industrial Uses				
Brewery General manufacturing	1 per 2 employees	1 per 2 employees	1 per employee	1 per 10 employees

Use	Automobile Minimum	TOD Automobile Maximum	Automobile Maximum	Bicycle Minimum
Hazardous waste collection, storage or transfer Light manufacturing Recycling center				
Asphalt, concrete batching or ready-mix plant Concrete, asphalt and rock crushing facility Extraction of gravel, sand, other raw materials Motor vehicle salvage	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	1 per 10 employees
Lumberyard	1 per 1,000 sq. ft. floor area + 1 per 1,000 sq. ft. of outdoor sales, display	1 per 750 sq. ft. floor area + 1 per 750 sq. ft. of outdoor sales, display	1 per 500 sq. ft. floor area + 1 per 500 sq. ft. of outdoor sales, display	1 per 10 employees
Recycling center	1 per 2 employees	1 per 2 employees	1 per employee	1 per 10 employees
Agricultural Uses				
Animal husbandry Cultivation		1 per 2 employees	1 per employee	1 per 5 employees
Intensive agriculture On-site agricultural retail, farm stand	determined by Zoning Administrator	determined by Zoning Administrator	determined by Zoning Administrator	1 per 5 employees