



Eva J. Henry - District #1
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Steve O'Dorisio - District #4
Lynn Baca - District #5

**STUDY SESSION AGENDA
TUESDAY
September 14, 2021**

**ADAMS COUNTY GOVERNMENT CENTER
CONFERENCE CENTER, ROOM BRANTNER GULCH B**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

11:00 A.M.	ATTENDEE(S):	Sara Miller, Otowi Group / Lisa VanRaemdonck, Otowi Group
	ITEM:	Tri-County Health Department Transition Planning Update
12:00 P.M.	ATTENDEE(S):	Jenni Grafton / Ryan Nalty / Jen Rutter / Nick Eagleson / Layla Bajelan / Christy Fitch / Karl Onsager / Ella Gleason / Justin Blair / Gail Moon / Paolo Diaz / Lindsay Earl
	ITEM:	2021 Regulation Amendments, Phase III
1:30 P.M.	ATTENDEE(S):	Raymond Gonzales
	ITEM:	Administrative Item Review / Commissioners Communication
2:00 P.M.	ATTENDEE(S):	Heidi Miller
	ITEM:	Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Statutory Authority

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: 9/14/21
SUBJECT: Tri-County Transition Planning Phase 1 – Key Informant Interviews
OFFICE/DEPARTMENT: CMO
CONTACT: Chris Kline
FINACIAL IMPACT: N/A
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Informational Only
RECOMMENDED ACTION: Informational Only

DISCUSSION POINTS:

- Sara Miller and Lisa VanRaemdonck from the Otowi Group will present their findings from the the key informant interviews regarding the future transition of the TCHD.

THEMES ON PUBLIC HEALTH STRUCTURE IN **ADAMS** COUNTY

Preliminary Data
as of 9/6/21



Things to know about this information

- This is information from interviews with some community leaders
- This is only one piece, of the many, that will be provided in this work
- On its own, this information is not enough to make a decision about public health services in Adams county
- Not all information collected is being presented in this preliminary presentation, but it will be included in the final report
- This presentation uses the following acronyms
 - *TCHD = Tri-County Health Department*
 - *PH = public health*
 - *HIPAA = Health Insurance Portability and Accountability Act*
 - *EHR = Electronic Health Record*

Project Background

Since 1966, the Tri-County Health Department (TCHD) has provided public health services for Adams, Arapahoe and Douglas counties.

In 2020, Douglas County announced its intent to explore options of creating its own health department. In anticipation of this departure, Adams County, Arapahoe County and TCHD leaders must make decisions on how to proceed with providing public health services in their counties.

These decisions will impact the structure of TCHD and the public health (PH) activities and services available to residents, workers and visitors.

Project Approach

The effort will be implemented in two phases:

- Phase I: Collect and compile data to inform TCHD and Adams and Arapahoe Counties in deciding under what structure(s) public health services will be provided in 2023 and beyond.
- Phase II: Transition plan developed for implementation in 2022.

The work will begin with a series of focus groups, key informant interviews and partner surveys. The team will compile organizational and financial data and information, and will create some scenarios for decision-makers to consider. By October 2021, the Adams and Arapahoe County Commissioners will be provided the findings to inform a decision on the structure and governance by which to provide public health services. After that organizational structure decision is made, a transition plan will be created.

Objective and Scope of Work

Objective

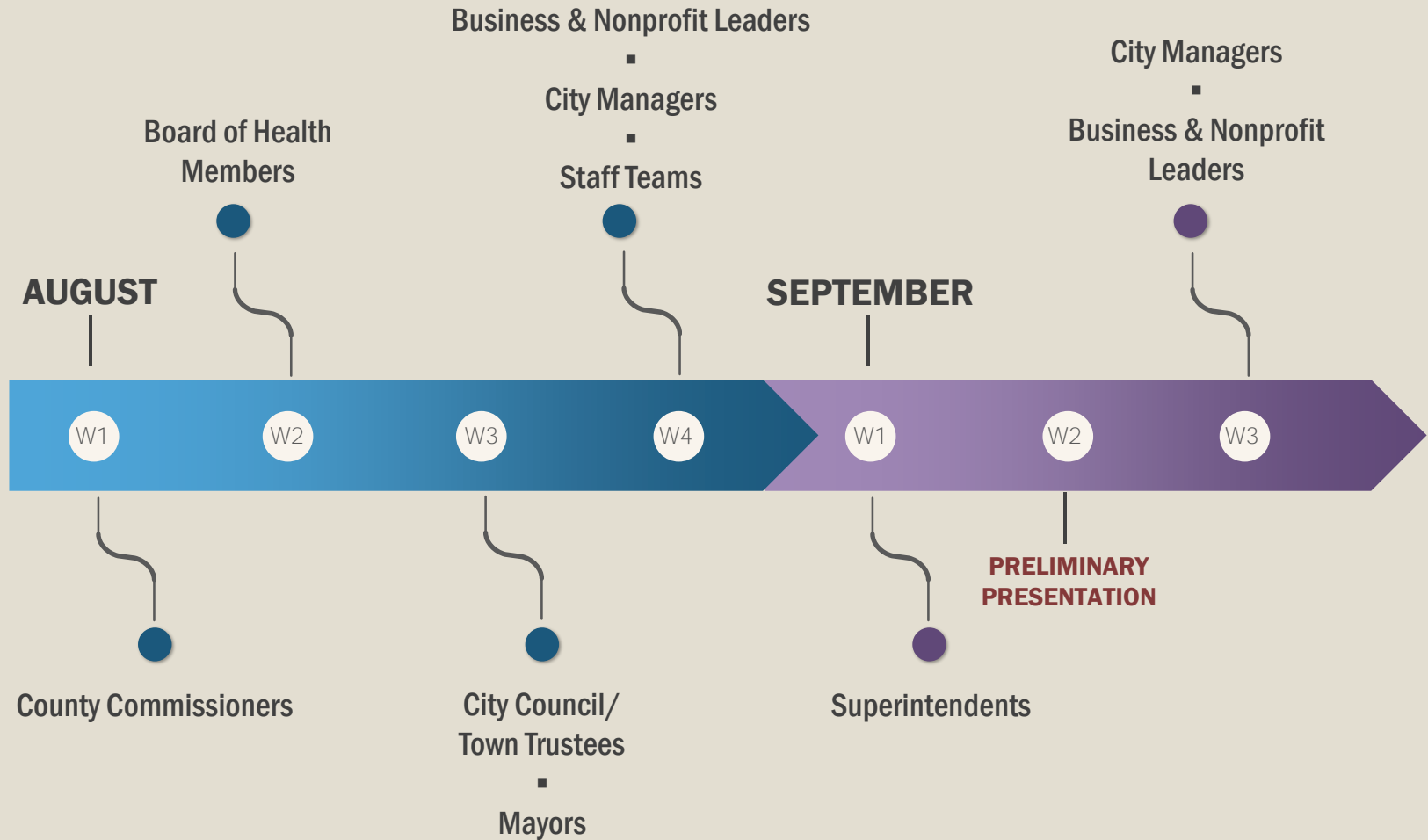
- Provide information to support Tri County Health Department (TCHD), Adams and Arapahoe Counties in deciding under what structure(s) they will proceed with public health services with the likely withdrawal of Douglas County.

Scope of Work

- Conduct individual interviews and small group discussions with elected officials (county and municipal), partner agencies, funders, and agency leaders

Participant Selection

- Identified by Adams, Arapahoe and TCHD



People who talked to us (as of 9/6/21)

ADAMS COUNTY

4 County Commissioners

3 Board of Health members

2 Executive team members

2 city councilors and town trustees from 2 cities and towns

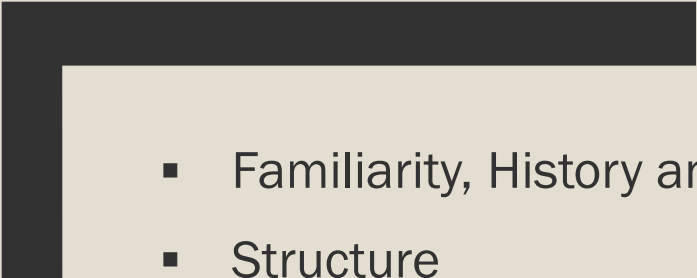

2 Mayors

2 City managers

2 nonprofit partners

3 Superintendent representatives from 2 districts

TOTAL = 20 people

- 
- Familiarity, History and Knowledge of TCHD and PH services
 - Structure
 - Service Delivery
 - Expectations for PH services
 - Concerns
 - Opportunities
- 

Core areas of exploration



City, Town and School District Leaders



City Councils, Town
Boards and Mayors



City Managers and
Town Administrators



School District
Superintendents

Familiarity, History and Knowledge

Local elected officials

Most did not know of TCHD or PH services before COVID

- Knowledge usually related to one program or service
- Personal experience increased knowledge

City managers & Town administrators

More familiar with specific programs and services currently provided by TCHD

Superintendents

- Familiar with specific programs and services such as immunizations, environmental health services and communicable disease investigation
- Did not spend a lot of time thinking about public health, unless there was an issue

Many participants described TCHD staff as smart, highly qualified, responsive and helpful.

Structure

Local elected officials

- Wide range of thoughts on structure of public health services, with a more of an interest in Adams and Arapahoe staying together
- Many people can see multiple sides of the issue
- Some acknowledged that a separate health department would mean more expense, they mentioned wanting to ensure programs are relevant and connected to community need

City managers & Town administrators

More likely to bring up the management challenges and to mention economies of scale, human resources impacts, organizational infrastructure, ensuring staff expertise, etc.

Superintendents

Strongly recommended staying together and making improvements to TCHD, including adequate funding

Majority in favor of staying together and making improvements through TCHD

Service Delivery

Local elected officials

- More information and more direct connections on other topics and services
- Ensure there is no unnecessary duplication with what the city/town is providing
- More communication, more community engagement, and more local partnerships with public health
- More localized data and services
- Current level of services or better - No reduction

City managers & Town administrators

More communication and more proactive outreach is desired from TCHD

Superintendents

- More funding to increase staffing to increase response times and capabilities for core services
- It is helpful to have an independent health authority providing recommendations

Many appreciate TCHD providing useful data and reports, and participation and representation on committees and task forces

EXPECTATIONS

among
city, town
and
school district
leaders

Same services expected - or better

Ability to target and customize services

Costs that mean the services are a good value

Localized data

Deep expertise

Economies of scale

Opinions on Keeping District Structure

Opportunities

- Maintaining staff expertise
- Potential to increase proactive partnership and communication
- Build on COVID-created relationships
- Increase funding, communication, partnership with school districts and cities/towns
- Focus on using what has been learned through COVID to make improvements
- Increase awareness of each other's work and do more planning and prevention together

Concerns

- Adequately funding TCHD
- Rebuilding reputation of public health as science-based
- Governance structures
- Jurisdiction size and complexity

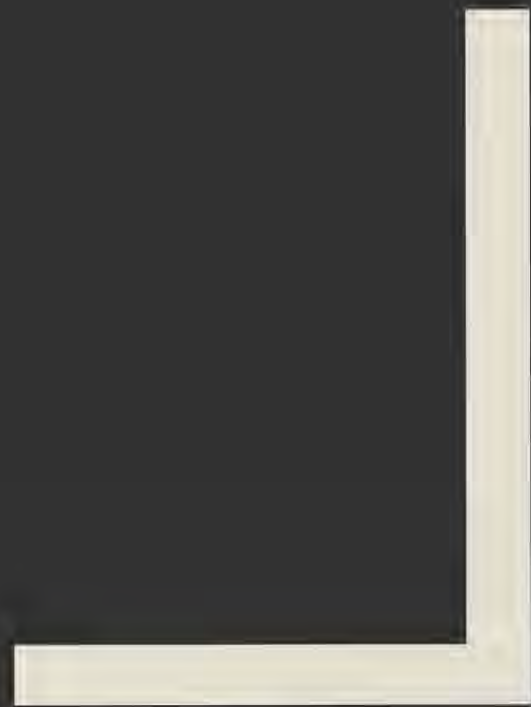
Opinions on Creating Single County Departments

Opportunities

- Potential for more localized service
- Potential for faster service
- Potential for integration into other county structures
- County-level strategy alignment

Concerns

- Message to residents about politicization of public health, trust and responsibility
- Creation of more bureaucracy by having 2 duplicative departments
- Time and resources spent to build a new department in the middle of a pandemic
- Impact on existing staff at TCHD
- Loss of staff expertise
- Loss of economies of scale



Reflections from TCHD Department Directors

Willingness and interest in evolving structures, services, staffing to better meet needs of the counties

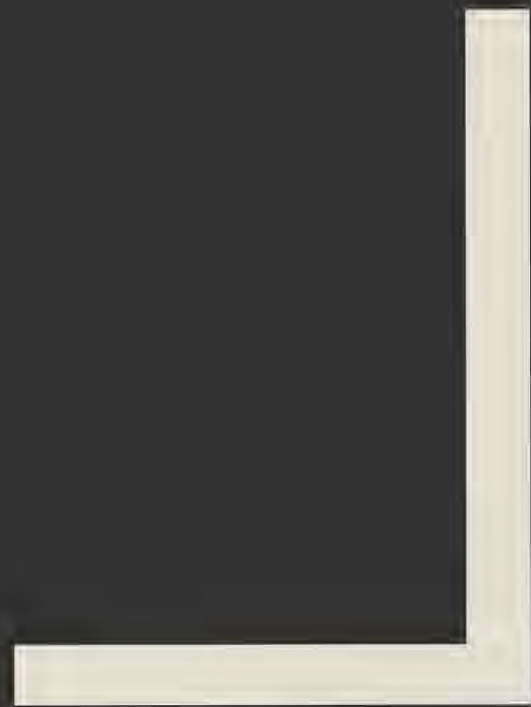
Strong sense of pride in the expertise and team culture

Detailed staffing economies of scale examples (nursing and WIC)

Deep concern for the clients they serve and negative impacts on quality, access and relationships

Strong epidemiology, data and health IT infrastructure (HIPPA and EHR)

More competitive for Federal and philanthropic funds together



County Specific Leaders



Community
Organization Leaders



County Department
Leaders



Board of Health
Members

Adams Community- based organization leaders

Familiarity, History and Knowledge

- Described some effective work with TCHD
- They know what they are getting and they know the people involved

Expectations

- Want more coordination, more proactive approaches and more local engagement
- Increased coordination across the metro area

Structure

- Generally preferred Adams and Arapahoe stay together under TCHD

Service Delivery

- Need for improvement of the relationships and services including deep and authentic community engagement, funding support for organizations helping with public health efforts in community, an increase in bi-lingual and bi-cultural staff in public health, and proactive partnerships based in mutual respect

Concerns

- Some may not come to the county government for services, especially health care. TCHD is seen as more of a neutral provider

Adams Executive Leaders

Familiarity, History and Knowledge

- High level of familiarity from Human Services, Planning, General Operations
- Generally feeling isolated from daily work of TCHD

Potential Impact of Decision

- Sense of duplication of operations
- Public Administration needs to be improved, regardless of decision
 - *Communication, Leadership, Policy and Political awareness*

Structure

Single County Health Department

Opportunities

- Strategic leadership and planning
- Simpler co-location of services
- Communication improvements
- Improvement of administrative structures
- Customize a public health department for needs

Concerns

- Timing - needs to be smooth and no disruption of services
- Fiscal impact
- Thoughtful and well-planned transition is critical

District Health Department

Opportunities

- Liaison between TCHD and County--such as a county director
- Rethinking location of services

Concerns

- Lack of efficient service delivery with other county services

Adams Board of Health Members

Services

- Ensure we are getting the services our community needs and deserves

Structure

- Ensure robust communication, local customization
- Need to retain progress on key critical public health programs
- Items to be addressed: Timing on any transition will be critical so that no services are lost

Governance

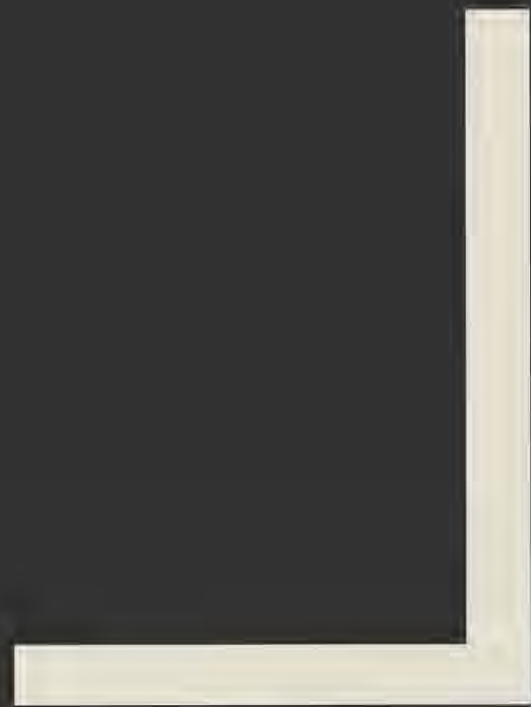
- Current board structure is not working – need common goals and board assessment
- Need term limits
- Need more diversity on board
- Shared leadership between county representatives needed (board chair position rotation)

Concerns

- Ability for the county to attract and retain good staff
- Loss of large influencer that TCHD is in the public health community and with funders
- Need more diversity across all areas and levels of PH organization
- Uncertainty on the ability to have all of the services currently available

Opportunities

- Identify gaps where new services are needed
- We need more flexibility to make community level decisions
- Desire a data-forward rather than emotion-forward approach to the decision
- Ensure that department and BOH is independent of politics





STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: September 14, 2021
SUBJECT: 2021 Regulation Amendments, Phase III
OFFICE/DEPARTMENT: Layla Bajelan, Long Range Planner II; Jen Rutter, Development Services Manager
CONTACT: Community & Economic Development
FINACIAL IMPACT: Jenni Grafton, Ryan Nalty, Jen Rutter, Nick Eagleson, Layla Bajelan, Christy Fitch, Karl Onsager, Ella Gleason, Justin Blair, Gail Moon, Paolo Diaz, and Lindsay Earl
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Direction on proposed code amendments and additional amendments.
RECOMMENDED ACTION: That the Board of County Commissioners allow staff to move forward with the proposed regulation amendments.

DISCUSSION POINTS:

- These proposed amendments include text amendments to implement the County's adopted long-range plans through zoning overlays and other methods.
- The amendments also include adding uses such as Safe Parking and Tiny Home Village.
- Staff has held a series of Public Outreach and Stakeholder Outreach meetings through July and August. Through these meetings, we have received valuable feedback to present to the Board.

2021 Code Amendments, Phase III

September 14, 2021

Board of County Commissioners Study Session
Community and Economic Development Department



Summary

- Public Outreach efforts
- Targeted Stakeholder Outreach

Proposed Text Amendments

- Safe Parking
- Tiny Home Village
- Mixed Use Zone District (MU)
- Compliance with the Comprehensive Plan
- Allowances of Outdoor Storage in I-2 and I-3
 - Other uses with a significant outdoor storage components
- Zoning Overlays
 - Welby Subarea Plan
 - Federal Blvd. Framework Plan
 - TOD and Rail Station Area Planning Guidelines

Public Outreach

- Targeted Public Outreach Meetings
 - 15,000 mailings (property owner/residents)
 - Welby Subarea Plan
 - Federal Blvd. Framework Plan
 - TOD (1/2) buffer from 6 Station Areas
 - Industrial/ Business Stakeholders
- 1st Public Outreach Meeting- June 22nd
- 2nd Public Outreach Meeting- July 27th
- County Wide Public Outreach Meeting- July 29th
- 3rd Public Outreach Meeting- September 14th

Stakeholder Outreach

- Community Safety and Wellbeing
- Sheriffs Office and Code Compliance
- Adams County School Districts
- CEDD- Chief Building Official
- CEDD- Public Health Policy and Program Specialist
- Local Nonprofits
 - Maiker Housing Partners
 - Access
 - Brothers Redevelopment, Inc.
 - Almost Home
 - Colorado Safe Parking Initiative
 - Growing Home
 - Colorado Interfaith Alliance
 - Cold Weather Care
 - St. Francis Center
 - Salvation Army
 - Colorado Village Collaborative
 - Brighton Housing Authority

Safe Parking

- Accessory to Commercial or Institutional Uses
- Administrative Review Permit (ARP) with 1-year expiration
 - Public Notification
 - Inspection required prior to approval
- Site Standards
 - Minimum size: 25% of existing parking area or 5 spaces, whichever is less
 - Minimum spacing requirements
- Setbacks from safe parking area
 - Residential use: 20 ft.
 - Non-residential use: 5 ft.
- Hours of Operation: 6 p.m. to 7 a.m.
 - Quiet Hours: 10 p.m. to 7 a.m.

Safe Parking

- Water and Sanitation
 - TCHD sign off
- Fire Safety: Outdoor storage, temporary shelters, and use of fires, heaters, or outdoor grills is prohibited within a safe parking area.
- Additional Performance Standards
 - Trash and Disposal Collection Plan
 - Responsible Agent
 - Posting- Address and phone number of Responsible Agent
 - Emergency Access
 - Current Registration
 - Screening requirements

Stakeholder Feedback: Setbacks from school sites, site standards are excessive

Feedback: Administrative Review Permit

Tiny Home Villages

- Conditional Use Permit (CUP)
 - Neighborhood Meeting required
- Site Standards
 - Conditional in all zone districts
 - Demonstrate compatibility
 - Minimum lot size: ½ acre
 - Public Water and Sewer
 - Minimum Number of Homes: 10 tiny homes
 - Minimum Spacing between homes: 10 feet
- Tiny Home Standards
 - Minimum size: 100 square feet
 - Maximum size: 400 square feet, excluding any lofts
 - Minimum ceiling height: 6' 8"
 - Building Materials: Current adopted Code



Beloved Tiny Home Village Source: Denverite

Tiny Home Villages

- Open Space
 - 200 square feet per unit (60 sq. ft. can be private)
- Storage
 - No Outdoor Storage
- Additional Performance Standards
 - Trash Disposal and Collection Plan
 - Screening from adjacent uses- Type B Bufferyard
 - Animals- 1 dog or cat per home
 - Maximum height of internal fencing: 42 inches
 - Minimum setback from property line: 10 feet

Tiny Home Villages

- Common Facilities
 - Restroom and shower facilities, kitchen area, laundry facilities
 - Available at all times with paved system of walkways connecting homes
 - Shower and restroom facilities
 - Dependent on the maximum number of occupants
- Parking
 - Parking Plan approved with the Conditional Use Permit
 - Minimum of one (1) space for every three (3) homes and a minimum of one (1) space for every employee
 - Can be increased or decreased by the BoCC based on transportation needs of the residents, services provided to the residents, and the proximity of the Village to the RTD light rail stations or bus stops

Stakeholder Feedback: Minimum lot size standards, spacing requirements are excessive, School Districts- services to children, such as playgrounds and food deserts

Mixed-Use Zone District (MU)

- Dimensional Standards
 - Minimum lot size: N/A
 - Minimum lot width: 75 feet
- Density
 - Minimum Density: 10 du/acre
 - Maximum Density: 35 du/acre*
- Height
 - Principle Structure: 60 feet *
 - Accessory Structures: 16 feet
- FAR standards- calculated by adding the area of each floor of the development and dividing this number by the total area of the lot. Bulk Structure on the site

* Incentives will be available

Mixed-Use Zone District (MU)

- Required Setbacks
 - Front/Side Corner: Min. 5 feet. Max. 20 feet.
 - Side: 5 feet, 20 feet if adjacent to R-1-C or R-2 zoned properties
 - Rear: 5 feet, 20 feet if adjacent to R-1-C or R-2 zoned properties
- Graduated Setback:
 - Upper stories above 35 feet in height shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet where adjacent to properties zoned R-1-C, or R-2.
 - Upper stories above 51 feet in height shall be stepped down from its highest roofline at least one full story for a depth of 25 feet where adjacent to properties zoned R-1-C, or R-2

Mixed-Use Zone District (MU)

- Minimum floor area of dwellings
 - Efficiency Unit: 450 sq. ft.
 - One Bedroom: 600 sq. ft.
 - Two Bedroom: 750 sq. ft.
 - Three Bedroom: 900 sq. ft.
 - Four Bedroom: 1,000 sq. ft.
- Required Roadway Classification: State Highway, Arterial, or Collector road.
- Site Plan and Architectural Concept-Level Drawings approved with the Rezone application.
- Questions/Concerns

Outdoor Storage

Outdoor Storage: The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

Proposed definition: The storage of materials for a period greater than 72 hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

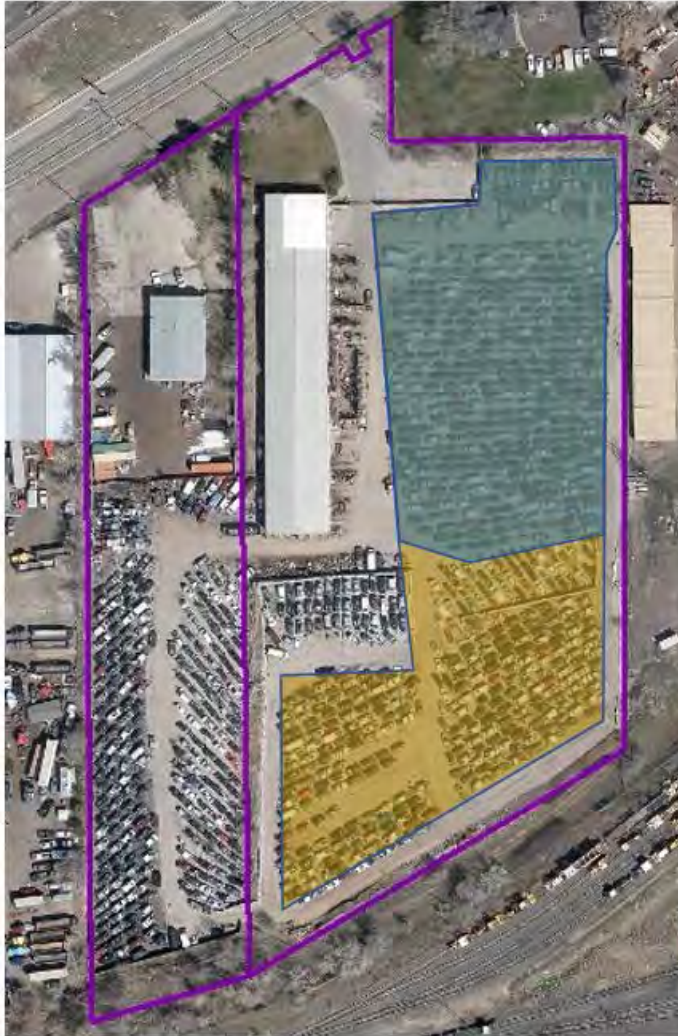
Proposed new use definition: Fleet

Outdoor Storage

	I-1	I-2	I-3
Existing			
In excess of 100% of building area	Conditional	Permitted/Conditional*	Permitted/Conditional*
*Less than 80% of entire lot or less than 10 acres	Conditional	Permitted	Permitted
*In excess of 80% of entire lot or 10 acres	Conditional	Conditional	Conditional
Proposed			
* In excess of 100% of the building area	Conditional	Permitted/Conditional*	Permitted/Conditional*
* In excess of 25% of the entire lot or 3 acres	Conditional	Conditional	Permitted
* In excess of 50% of the of the entire lot or 6 acres	Conditional	Conditional	Conditional

* Whichever is less

Outdoor Storage



Site Address: 2150 W. 60th Ave
Zoned I-3

Site Area: 271,378 sq. ft.
(6.23 acres)

Total Building Footprint: 23,893 sq. ft.
(.55 acres)

Outdoor storage area approximately:
241,528 sq. ft. or 89% of site



67,845 sq. ft. (25%) of Lot



135,689 sq. ft. (50%) of Lot

Outdoor Storage

Comparison to other jurisdictions

- City of Aurora
- City of Commerce City
- City of Westminster
- Arapahoe County
- Jefferson County
- Douglas County
- Larimer County

Outdoor Storage

Industrial/Commercial Uses with outdoor storage component

- Heavy and Light logistics Center
- Railroad Yard
- Salvage Yard
- The storage and assembly of vehicles and the reassembly of various parts
- Transportation Equipment
- Landscape Storage Yards
- Machinery Sales
- Mobile homes manufacturing and storage
- RV and Boat storage
- Commercial Parking lot
- Auto Towing and Storage
- Moving Companies
- Arrangement of transportation of freight and cargo
- Heavy Construction Contractors
- Auto/ Truck rental/leasing (70%)
- Automobile Dealership (70%)
- Mobile home and manufactured housing dealers with mobile home sales (70%)
- Truck, trailer and horse trailer sales and rental (80%)

Outdoor Storage

Stakeholder Feedback: Proposed percentages are too strict

Questions/ Comments

Overlays

Overlay: Zoning District that is applied over existing base zoning. Add additional restrictions and incentives

Adopted Long Range Plans

- TOD and Rail Station Area Planning Guidelines
- Clear Creek Valley TOD
- Welby Subarea Plan
- Federal Boulevard Framework Plan

RTD FasTracks Stations

1. Arvada Goldstrike Station
2. Clear Creek (Federal) Station
3. Pecos Junction Station
4. Original Thornton/88th Avenue Station Area
5. Commerce City/72nd Station
6. The Westminster Station

Overlays

Intent: Mixed-Use, pedestrian friendly environments

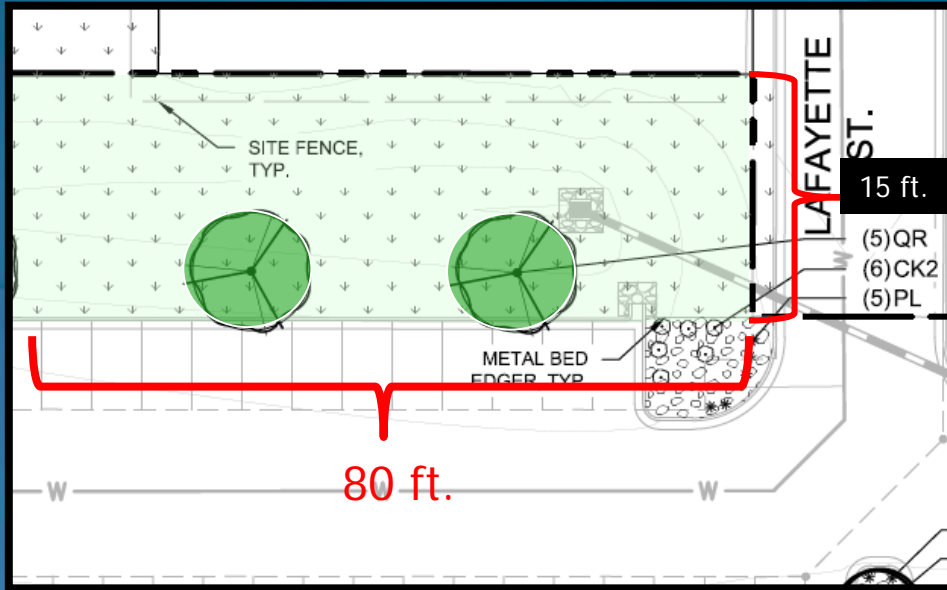
- Building Orientation
 - Entrances cannot face parking lots (not applicable to single and duplex developments)
 - Streets, connecting walkways, plazas, parks or other outdoor spaces
- Off-Street Parking
 - No parking allowed in between the street and front or side of a building
- Architectural Design
- Building Material
- Sense of Place

Overlays

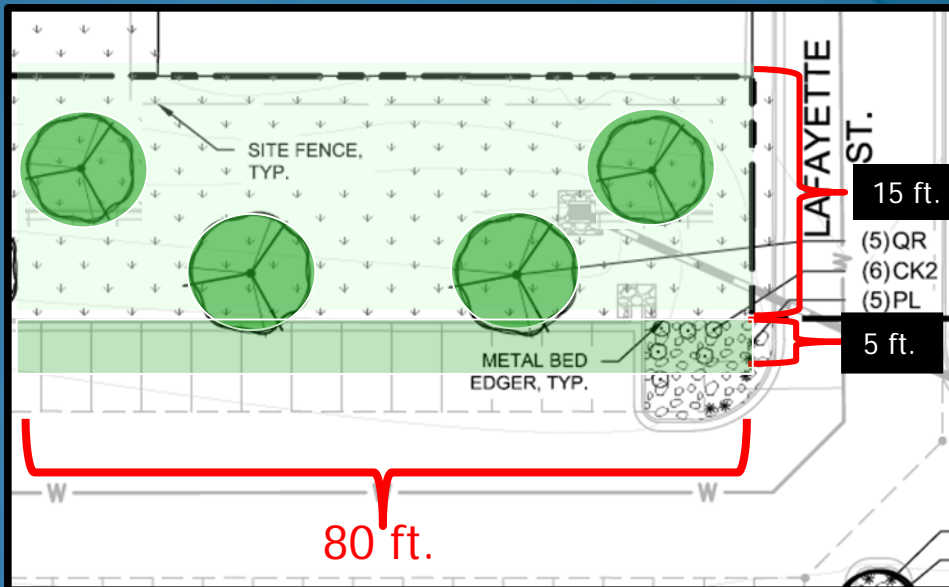
Sense of Place: Minimum of 2 elements, one being specific to the Overlay or displays local art. Must be placed between the sidewalk and the front façade.

- Gateways to the site at pedestrian entrances that can be enhanced by special plantings or decorative fencing
- Accents, such as brick pavers or other material changes that can enhance the pedestrian experience
- Lighting effects, such as decorative fixtures, pole types, lamp color, and style
- Patios with seating
- Plazas with benches
- Promenades
- Terraces
- Water features
- Clock Towers
- Murals
- Pocket parks
- Local Artwork Displays
- Additional elements that are not listed may be accepted and approved by the Director with written justification as part of the building permit application. An alternative location for the elements can be approved by the Director with written justification.

Overlays



Type C Bufferyard:
15-foot bufferyard with 2 trees/ 80 feet.
Screen fencing



Type C Bufferyard:
20-foot bufferyard with 4 trees/ 80 feet.
Screen fencing

Welby Overlay

- Phase 2- Economic Development efforts, Branding Welby, Stakeholder Outreach
- Multiple Permitted Uses (Beehive Concept):
 - Administrative Review Permit
- Hours of Operation:
 - 6:00 a.m. to 10:00 p.m. when industrial development abuts residentially zoned or used property
 - Additional hours can be approved through a SUP if the applicant can demonstrate that all negative impacts can be mitigated

Welby Overlay

- Industrial Encroachment: No new Industrial development shall be permitted in North Welby (Comp Plan amendments)
- Industrial Development: New Industrial shall be limited to the parcels with a Mixed-Use Employment FLU
- Outdoor Storage: For properties zoned Industrial-2 and Industrial-3, outdoor storage limitations are restricted to the allowances in the Industrial-1 zone district.
- Incentives will be available: Key corridors- Washington St., York St., and E. 78th Avenue

Welby Overlay

Use Modifications:

- Mixed-Use: Permitted use in all zone districts in North and East Welby
 - Minimum lot width of 75 feet
 - Fronts an Arterial, Collector, or State Highway
- Prohibited Uses
 - New Mobile Home Parks
 - Jails and Prisons
 - Airports, Landing Strips, and Heliports
 - Sexually Oriented Businesses
 - Heavy Manufacturing or Processing

Welby Overlay

Use Modifications:

- Conditional Use Permit Required:
 - Dry Cleaning Plants
 - Heavy Retail and Heavy Services
 - Heavy Industry
 - Landscape Storage Yards
 - Moderate Manufacturing or Processing
 - Light Industry
 - Light Manufacturing or Processing
 - Outdoor storage in excess of 25% of the building area

Federal Blvd. Overlay

- Phase 2- Economic Development efforts, Branding Federal, Stakeholder Outreach
- Bicycle Parking: Required for all developments along Lowell Blvd., Zuni St., and Federal Blvd.
- Driveways: Enhance the walkability
 - Creation of new sidewalk curb cuts should be avoided
 - Where feasible, ingress and egress from parking shall be from side streets.
 - Shared driveways and shared parking strongly encouraged
- Flexible, pedestrian-scaled building fronts: Development along Federal Boulevard must incorporate typical commercial shopfront dimensions

Federal Blvd. Overlay

Use Modifications:

- Prohibited Uses:
 - New Mobile Home Parks
 - Jails and Prisons
 - Forestry and Silviculture
 - Airports, Landing Strips, and Heliports
 - Sexually Oriented Businesses
 - Heavy Manufacturing or Processing Uses
- Mixed-Use
 - Minimum lot width of 75 feet
 - Fronts an Arterial, Collector, or State Highway
- Incentives will be available

Federal Blvd. Overlay

Use Modifications:

- Conditional Use Permit Required:
 - Agricultural Businesses and Farm Operations
 - Agricultural Support Businesses and Services
 - Nurseries
 - Dry Cleaning Plants
 - Heavy Retail and Heavy Services
 - Heavy Industry
 - Landscape Storage Yards
 - Moderate Manufacturing or Processing
 - Light Industry
 - Light Manufacturing or Processing
 - Outdoor Storage in excess of 25% of the building area

TOD Overlay

- Phase 2: Station Area Specific
- Pedestrian Amenities:
 - Benches, public art, planters, trash receptacles, etc. are encouraged and shall be located along sidewalks, and in landscaped areas, open spaces and plazas.
- Driveways: Enhance the walkability
 - Creation of new sidewalk curb cuts should be avoided
 - Where feasible, ingress and egress from parking shall be from side streets.
 - Shared driveways and shared parking strongly encouraged
- On-Street Parking:
 - Defined by landscape curb extensions or bulb-outs
 - Conventional or enhanced crosswalks shall be provided at all intersections

TOD Overlay

Signage

1. Signage should accent rather than detract from existing architectural character.
2. All signs must be placed at a pedestrian scale.
3. Sign materials should be compatible with those used for the building to which the sign relates.
4. Wall signs should not cover or mask important building details such as windows and doors.
5. No large signs (billboards) should be permitted within the TOD Overlay

TOD Overlay

Use Modifications:

- Conditional Use Permit Required
 - Dry Cleaning Plants
 - Heavy Retail and Heavy Services
 - Heavy Industry
 - Moderate Manufacturing or Processing
 - Outdoor Storage in excess of 25% of the building area
 - Commercial Parking Lots (Surface)
 - Light Industry
- Mixed-Use
 - Minimum lot width of 75 feet
 - Fronts an Arterial, Collector, or State Highway
- Incentives will be available

TOD Overlay

Use Modifications:

- Prohibited Uses:
 - Agricultural Businesses and Farm Operations
 - Agricultural Support Businesses and Services
 - Nurseries
 - Forestry and Siviculture
 - Airports, Landing Strips, and Heliports
 - New Mobile Home Parks
 - Jails and Prisons
 - Landscape Storage Yards
 - Sexually Oriented Businesses
 - Heavy Manufacturing or Processing

Timeline

