

DRAFT

Chapter 17.100 TOD TRANSIT ORIENTED DEVELOPMENT MIXED USE ZONE REGULATIONS

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17.100.010 Title, purpose, and applicability.

The provisions of this chapter shall be known as the TOD Transit Oriented Development zone. The purpose of this zone is to encourage compact, mixed use development within one-quarter to one-third of a mile around major transit nodes, specifically the Bay Area Rapid Transit (BART) stations. The intent of this zone is to maximize transit use while minimizing the congestion and emission impacts of new development. New development should provide a mix of land uses including higher density residential development for a variety of income groups; neighborhood-serving commercial development for use by TOD residents; civic activities; convenient access to local employment, and a safe, pedestrian-oriented environment which includes public open spaces, plazas, continuous sidewalks, and other amenities for pedestrians and bicyclists.

17.100.020 Design review for construction or alteration.

No building, sign, or other facility shall be constructed or established, or altered in such a manner as to affect exterior appearance unless plans for such proposal shall have been approved pursuant to the design review procedure in Chapter 17.136, or for Micro Telecommunications Facilities pursuant to the telecommunications regulations in Chapter 17.128 and the design review procedure in Chapter 17.136. However, design review approval is not required for painting, Realty Signs, Development Signs, holiday decorations, and displays behind a display window; and it is not required, except as otherwise provided in Section 17.114.110C, for mere changes of copy, including cutouts, on signs the customary use of which involves frequent and periodic changes of copy.

17.100.030 Permitted, Conditionally Permitted, Prohibited Land Use Activities.

The following activities, as described in the use classifications at Chapter 17.10, are permitted, conditionally permitted, or prohibited in the TOD district according to the following table. Activities or specific uses noted with the letter “P” are permitted. Activities and specific uses noted with the letter “C” may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure at Chapter 17.134. Where dashed lines appear in the relevant matrix cell, the specified activity is not permitted. The “Notes and Limitations” column further specifies additional requirements.

Use Classifications	TOD	Notes & Limitations
A. RESIDENTIAL		
PERMANENT	P	Permitted only above the ground floor. Permitted only with Conditional Use Permit (CUP) if located on street-facing ground floor. See Section 17.100.060 for criteria.
SEMI-TRANSIENT	--	
RESIDENTIAL CARE	C	
SERVICE-ENRICHED PERMANENT HOUSING	C	
TRANSITIONAL HOUSING	C	
EMERGENCY SHELTER	--	
B. CIVIC ACTIVITIES		
LIMITED CHILD CARE	P	
ESSENTIAL SERVICE	P	
COMMUNITY ASSEMBLY	P	
COMMUNITY EDUCATION	P	
NON-ASSEMBLY CULTURAL	P	
ADMINISTRATIVE (Civic)	P	
HEALTH CARE	P	Permitted only with CUP if occupies greater than 10,000 square feet of floor area.
SPECIAL HEALTH CARE	C	
UTILITY AND VEHICULAR	C	
EXTENSIVE IMPACT	C	
TELECOMMUNICATIONS	P	
C. COMMERCIAL ACTIVITIES		
GENERAL FOOD SALES		
A. Restaurant	P	
B. Limited Service Restaurant	P	
C. Fast Food Restaurant	C	See Section 17.102.210.

Use Classifications	TOD	Notes & Limitations
D. Vehicular Food Vending	C	
E. Grocery	P	Not permitted if occupies more than 50,000 square feet of floor area.
F. Convenience Market	C	See Section 17.102.210.
ALCOHOLIC BEVERAGE SALES	C	See Section 17.102.210.
MECHANICAL OR ELECTRONIC GAMES	--	See Section 17.102.210.
MEDICAL SERVICE	P	
THERAPEUTIC MASSAGE SERVICE	P	
GENERAL RETAIL SALES	P	Not permitted if occupies more than 30,000 square feet of floor area.
LARGE-SCALE COMBINED RETAIL AND GROCERY SALES	--	
GENERAL PERSONAL SERVICE	P	
CONSULTATIVE AND FINANCIAL SERVICE	P	
CONSUMER LAUNDRY AND REPAIR SERVICE	C	
GROUP ASSEMBLY	P	Permitted only with CUP if occupies greater than 5,000 square feet of floor area.
ADMINISTRATIVE	P	
BUSINESS AND COMMUNICATIONS SERVICE	P	Permitted only with CUP if occupies greater than 5,000 square feet of floor area.
RETAIL BUSINESS SUPPLY	--	
RESEARCH SERVICE	--	
GENERAL WHOLESALE SALES	--	
TRANSIENT HABITATION	C	
BUILDING MATERIALS, SALES & SERVICE	--	
WHOLESALE BUILDING MATERIALS SALES AND SERVICE	--	
AUTOMOTIVE SALES, LEASING AND RENTALS	--	
AUTOMOTIVE SERVICE STATION	--	
AUTOMOTIVE REPAIR AND CLEANING	--	
AUTOMOTIVE FEE PARKING	C	See Section 17.100.070 for criteria.
TAXI AND LIGHT FLEET-BASED SERVICES	--	
SELF-STORAGE	--	
ANIMAL CARE		
A. Animal Care and Services	--	
B. Kennels	--	
UNDERTAKING SERVICE	--	
D. INDUSTRIAL ACTIVITIES		
CUSTOM MANUFACTURING	--	
LIGHT MANUFACTURING	--	
GENERAL MANUFACTURING	--	
HEAVY MANUFACTURING	--	
WAREHOUSE, WHOLESALE & DISTRIBUTION		
OUTDOOR STORAGE		
A. General Outdoor Storage,	--	
B. Container Storage	--	
C. Salvage & Junk Yards	--	
D. Oil & Gas Storage	--	
REGIONAL FREIGHT		
A Trucking Activities	--	

Use Classifications	TOD	Notes & Limitations
RECYCLING ACTIVITIES AND WASTE RELATED ACTIVITIES		
A. Small Collection Facilities	--	
B. Large Collection facilities	--	
C. Intermediate Processing facilities	--	
D. Solid Waste Transfer Station and Landfill	--	
HAZARDOUS MATERIALS PRODUCTION OR STORAGE& WASTE MANAGEMENT		
A. Small scale transfer and storage	--	
B. Industrial transfer/storage	--	
C. Residuals Repositories	--	
PLANT NURSERY	--	
CROP AND ANIMAL RAISING	--	
MINING AND QUARRYING	--	
E. OFF-STREET PARKING SERVING NON-RESIDENTIAL ACTIVITIES THAT ARE EITHER PERMITTED OR CONDITIONALLY PERMITTED IN THIS CHAPTER.	C	This includes off street parking accessory to BART Stations. These parking facilities shall exclusively serve BART Stations and be on land owned by BART. Also, see Section 17.100.080.

17.100.040 Permitted, Conditionally Permitted, and Prohibited Facilities.

The following facilities, as described in the use classifications at Chapter 17.10, are permitted, conditionally permitted, or prohibited in the TOD Zone according to the following table. Facilities noted with the letter “P” are permitted. Facilities noted with the letter “C” may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure at Chapter 17.134. Where dashed lines appear in the matrix cell, the specified facility is not permitted.

Use Classifications	TOD	Notes & Limitations
A. RESIDENTIAL FACILITIES		
ONE-FAMILY DWELLING	P	Permitted only if already existing. No new construction of such facilities
ONE-FAMILY DWELLING WITH SECONDARY UNIT	P	Permitted only if already existing. No new construction of such facilities
TWO-FAMILY DWELLING	P	P only if already existing. No new construction of such facilities
MULTIFAMILY DWELLING	P	
ROOMING HOUSE	P	
MOBILE HOME	--	
JOINT WORK LIVE QUARTERS: CATEGORY I FACILITY	C	See additional regulations Section 17.102.
JOINT WORK LIVE QUARTERS: CATEGORY II	--	
B. NON-RESIDENTIAL FACILITIES		
ENCLOSED	P	
OPEN	C	
DRIVE-IN	--	
SIGNS		

Use Classifications	TOD	Notes & Limitations
SPECIAL	P	See Section 17.100.150 for sign regulations.
DEVELOPMENT	P	
REALTY	P	
CIVIC	P	
BUSINESS	P	
ADVERTISING	--	
TELECOMMUNICATIONS FACILITIES		
MICRO	C	Except as provided in Chapter 17.128 and Section 17.134.020(A)
MINI	C	Except as provided in Chapter 17.128 and Section 17.134.020(A)
MACRO	C	
MONOPOLE	C	
TOWER	C	

17.100.050 Use Permit required for large scale developments.

No development which involves more than one hundred thousand (100,000) square feet of new floor area shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 or upon the granting of a planned unit development approval pursuant to Chapters 17.122 and 17.140.

17.100.060 Use Permit Criteria for Residential Activities on the Ground Floor.

A. No Residential Activity shall be located on the ground floor of any building that faces the subject site's principal street or streets, except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. However, incidental pedestrian entrances which lead to such an activity elsewhere in the building are permitted on the ground floor.

B. In addition to any other applicable requirements, residential facilities on the ground level within this zone shall be subject to the following use permit criteria:

1. The proposal will not weaken the concentration and continuity of nonresidential facilities at ground level, and will not impair the retention or creation of an important shopping frontage;
2. The proposed ground level shall have a pedestrian oriented design. For the purposes of this finding, pedestrian oriented design may include such measures as indentation and articulation in plane on the bottom floor; providing well defined entrances; defining a pedestrian scale through the use of canopies, trellises, and color and materials that contrast with upper floors; or other features;
3. The privacy of any ground floor residential units shall be protected from impacts resulting from their location adjacent to the right of way; and
4. Developments on sites greater than 20,000 square feet shall have a prominent nonresidential component somewhere on site.

17.100.070 Use Permit Criteria for Auto Fee Parking.

A. No Auto Fee Parking activity shall be located in this zone except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. Auto Fee Parking shall also be subject to the following criteria:

1. Auto fee parking shall be part of a larger development that contains a significant amount of commercial and/or residential facilities;
2. Auto fee parking may only be contained in a structured parking facility of at least three stories that replaces an existing at grade parking facility at the same site;

3. The new parking structure shall represent no more than a 75 percent increase of existing parking at the site;

4. The facility or facilities containing the residential and/or commercial activities shall be adjacent to the principal street(s) and the auto fee parking shall be behind and substantially visually obstructed from the principal street(s) by the residential and/or commercial facility or facilities; and

5. The project shall be consistent with the General Plan's goals, objectives, and policies that promote transit oriented development and districts.

17.100.080 Use Permit Criteria for off street parking accessory to BART Stations on land owned by BART

A. No off street parking accessory to BART Stations on land owned by BART shall be constructed except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. Off street parking accessory to BART Stations on land owned by BART shall meet the following criteria:

1. New parking structures shall have an architectural character that is consistent in terms of material, articulation, façade treatments, or other features with other development on the property;

2. Parking structures with open ventilation systems shall incorporate perimeter planters, landscaped upper level setbacks, hanging baskets, flower boxes, or trellises with plants, or other attractive features on the façade; and

3. The proposed ground level of a parking structure shall have a pedestrian oriented design. For the purposes of this finding, pedestrian oriented design may include such measures as indentation and articulation in plane on the bottom floor, nonresidential activities, landscaping, providing well defined entrances, defining a pedestrian scale through the use of canopies, trellises, and color and materials that contrast with upper floors; or other features.

17.100.090 Design Regulations for all new developments

A. Development that includes the construction of a new principal building shall include:

1. A minimum twelve foot wide sidewalk provided along the entire street frontage adjacent to a new development. The Planning Director may waive this requirement based on specific site conditions.

2. At least 50 percent of ground floor nonresidential facades shall have windows, window displays at least three feet deep, or doors in a "zone of transparency" upon the principal street. For the purpose of this criterion, the zone of transparency shall be located in the space between two feet and eight feet above grade facing the street. Exceptions for individual buildings and for uses with unique requirements may be granted, provided the exterior walls are designed to provide architectural relief and visual interest.

3. At least 50 percent of ground floor of nonresidential facades shall have a pedestrian orientation that include features such as articulated facades, repeating window patterns, and awnings onto principal streets.

4. A well defined entrance oriented to sidewalks adjacent to the principal street or a plaza adjacent to a sidewalk. However, the Director of City Planning may waive this requirement based on specific site conditions.

5. Significant pedestrian amenities such as public art; street furniture on the sidewalk or adjacent to the sidewalk for the use of the public; fountains on the sidewalk or space adjacent sidewalk for the enjoyment of the public; a kiosk containing a public bulletin board, newsstand, or food sales; a plaza as described by Section 17.100.100, or other significant pedestrian oriented elements approved by the Planning Director. The placement of any of the above elements shall leave at least six and one-half feet of unobstructed improved sidewalk available for pedestrian access.

B. All new development shall include the following:

1. A minimum of one fifteen-gallon tree for every twenty-five (25) feet of street frontage for any development. All street trees shall be installed to the satisfaction of the Director of Parks and Recreation.

.A 2. No significant continuous exterior blank building walls facing a street. Blank walls shall be avoided by the use of projections, exterior trim, architectural articulation, windows, or other significant features.

3. All architectural plans, including landscaping plans, for buildings submitted for Design Review pursuant to Section 17.136 prepared by an architect, or, for landscaping plans, a landscape architect. Any architect or landscape architect shall be licensed by the State of California.

C. The design of any new building shall be compatible with other structures in this zone and be consistent with Section 17.100.010 of this chapter.

17.100.100 Design Regulations for Developments that include Bay Area Rapid Transit (BART) stations located on sites with one acre or more land area.

A. Developments that include Bay Area Rapid Transit (BART) stations located on sites with one acre or more land area shall be subject to the following special regulations:

1. Intermodal Facilities. Developments should provide facilities that can accommodate multiple forms of public transportation.

2. Development located adjacent to a principal BART station entrance should incorporate a public ground level pedestrian plaza oriented towards a station entrance. The plaza shall be on the ground and have such size and shape that it successfully accommodates BART patrons, visitors, residents and employees. The plaza shall be publicly accessible during daylight hours and maintained by the property owner. Plazas shall include amenities such as landscaping, benches, public art, fountains and special paving. The plaza required herein may be counted towards the open space requirement contained in this chapter.

3. Where applicable, new developments shall provide a direct pedestrian connection between the principal BART station entrance and significant commercial streets and other pedestrian connections contained in the transit oriented mixed use zone.

4. New developments shall provide bicyclists safe and comfortable access to the BART station. Where applicable, new bicycle facilities shall connect with existing bicycle networks outside the development.

17.100.110 Design Regulations for Developments that include the construction of new public or private streets.

A. New developments that include the construction of public or private streets shall provide the following:

1. Continuous sidewalks and direct pedestrian routes to the BART Station building entrance.

2. Street widths for new development should not be wider than needed to accommodate emergency vehicle egress, bike, and/or parking lanes. All street dimensions shall require approval from the Public Works Department or other relevant City agency.

17.100.120 Undergrounding of Utilities.

All new developments that include the construction of 100,000 square feet or greater of floor area shall place all electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities shall be underground by the developer or as required by the city. Electric and telephone facilities shall be installed in accordance with standard specifications of the serving utilities. Street lighting and fire alarm facilities shall be installed in accordance with standard specifications of the Electrical Department.

17.100.130 Definition of principal street.

For the purposes of this chapter, “principal street” means the street or streets on which the development is most primarily oriented and, for subsection 17.100.070, that is appropriately designated in the General Plan to accommodate the amount of trips proposed. On an interior lot, the principal street shall be the street in front of the development. On a corner lot, the principal street shall be at least one street adjacent to the development. On a lot that has frontage on three or more streets, at least two streets shall be designated as principal streets.

17.100.140 Limitations on Signs, marquees, awnings.

A. General Limitations. All Signs shall be subject to the applicable limitations set forth in Section 17.104.020.

B. Restriction on Aggregate Sign Area. The maximum aggregate area of display surface of all Business, Civic, and Residential Signs on any one lot shall be one square foot for each one foot of abutting street line in the case of an interior lot, or 0.5 square feet for each one foot of abutting street line in the case of a corner lot. However, a larger area may be approved, pursuant to Section 17.100.020, upon determination that the signage will be of a quality and character which harmonizes with the visual character of the surrounding area. The aggregate area shall include only one face of double-faced signs and shall exclude Signs behind display windows and Signs having a display surface with no face greater than one square foot.

D. Freestanding Signs.

1. No Sign, other than a Special Sign that is not attached to a building shall be permitted except upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that the proposal conforms to all of the following criteria:

a. That the Sign is the most feasible means by which the establishment on the premises can provide the same degree of identification as available to other activities on adjoining premises without freestanding Signs;

b. That the Sign will not provide greater identification than available to establishments on adjoining premises;

c. That the Sign will not adversely affect the preservation of property values in the vicinity.

2. No Sign, other than a Special Sign, which is not attached to a building, shall extend more than twenty (20) feet above finished grade or more than the height of the adjacent building, if any, on the same lot, whichever is lower.

D. Prohibition of Signs Above Roof Line. No sign, other than a Special Sign, which is attached to a building shall extend above the roof line or parapet wall thereof.

E. Maximum Projection Over Sidewalk.

1. No marquee, awning, or canopy, or Sign which is integrated in the design thereof, shall project horizontally more than seventy-five (75) percent of the distance from the lot line to the curb.

2. No other Sign shall project more than four feet beyond any sidewalk line.

F. Prohibition of Pennants and Streamers. No Signs, other than Special Signs and Signs behind a display window, shall include any pennants, streamers, propellers, or similar devices.

G. Development Signs. All Development Signs shall be located on the lot or tract referred to thereon and shall be permitted only for a one-year period, except that an off-site location or a longer period may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134.

H. Realty Signs. All Realty signs shall be located on the same lot as the facilities advertised thereon, and shall be removed within seven days after occupancy, or change of occupancy, of the facilities.

17.100.150 Minimum lot area, width, and frontage.

Every lot shall have a minimum lot area of four thousand (4,000) square feet and a minimum lot width of twenty-five (25) feet, except as a lesser area or width is allowed by Section 17.106.010. Every lot shall have a minimum frontage of twenty-five (25) feet upon a street, except as this requirement is modified by Section 17.106.020.

17.100.160 Maximum and minimum residential density.

A. Permitted Density. Residential uses shall be subject to the same maximum density, and other, related regulations as set forth in Section 17.28.120 for the R-70 zone.

B. Conditionally Permitted Density. The number of living units permitted by subsection A of this section may be increased up to one unit per 275 square feet of lot area upon the granting of a conditional use permit pursuant to the conditional use permit procedures in Chapter 17.134 and provided that it is a mixed use development containing residential and commercial activities and a project including at least 50 percent of the number of residential units that would be permitted if the project were solely residential at a density of one unit per 275 square feet of lot area.

The number of living units may also be increased, as prescribed in Section 17.106.060, in certain housing for seniors.

C. The minimum density of any development located on a lot over 5,000 square feet that includes the new construction of a principal facility shall be one unit per 1,100 square feet of lot area.

17.100.170 Maximum nonresidential floor area ratio.

The maximum nonresidential floor area ratio of any facility shall be as set forth below.

A. Permitted Floor Area Ratio. The maximum permitted floor area ratio shall be 4.0, except that this ratio may be exceeded by ten percent on any corner lot and may also be exceeded by ten percent on any lot which faces or abuts a public park at least as wide as the lot.

B. Conditionally Permitted Floor Area Ratio. The floor area ratio permitted by subsection A of this section may be increased to 6.0 upon the granting of a conditional use permit, pursuant to the provisions set forth in the conditional use permit procedure in Chapter 17.134, and provided that it is a mixed use development containing residential and commercial activities and a project including at least 50 percent of the number of residential units that would be permitted if the project were solely residential.

17.100.180 Maximum height.

A. Permitted Height. Except as otherwise provided in Sections 17.108.020, 17.108.030 and Chapter 17.128, the maximum height of all buildings and other facilities shall be forty-five feet.

B. Conditionally Permitted Height. A maximum height of ninety (90) feet may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. Considerations in approving a height over 45 feet may include, but are not limited to, the following:

1. Proximity to a Bay Area Rapid Transit (BART) Station platform;
2. A project's adjacency to a freeway;
3. A project's location at the corner of a block. For the purpose of this criterion, a block is the length of a street between the two closest intersecting streets;
4. The proposed design and location of height is sensitive to the context of the surrounding neighborhood and adjacent structures;
5. The project significantly steps back away from the property line above the first story; and
6. The proposed height has been specifically designated by a City sponsored plan or study designed to promote a transit oriented district as defined by the General Plan.

C. Where the rear or side lot line abuts the R-1, R-10, R-20, R-30, R-35, R-36, R-40, or R-50 zone, no building or other facility shall, except for the projections allowed by Section

17.108.030, exceed thirty (30) feet in height unless each foot above that height is set back from the minimum setback line at least one foot.

17.100.190 Minimum and maximum yards.

No yards are generally required except as indicated below. The following minimum yards and courts shall be provided unobstructed except for the accessory structures or other facilities allowed therein by Section 17.108.130:

A. Front Yard. The maximum front yard depth on a lot with new construction of a principal building shall be five feet, except a greater front yard shall be provided, as prescribed in Section 17.108.040, in certain situations where part of the frontage on the same side of a block is in a residential zone.

1. A significant amount of the frontage of nonresidential structures should be at the front property line or the back of the sidewalk in order to provide a consistent street wall.

B. Side Yard--Street Side or Corner Lot. A side yard shall be provided, as prescribed in Section 17.108.070, on the street side of a corner lot in certain situations where a lot to the rear of the corner is in a residential zone.

C. Side Yard--Interior Lot Line.

1. A side yard shall be provided along an interior side lot line opposite legally required living room windows, when and as prescribed in Section 17.108.080, for Residential Facilities.

2. Where the side lot line abuts the R-1, R-10, R-20, R-30, R-35, R-36, R-40, R-50, or R-60 zone, there shall be provided a side yard with a minimum of five feet, except for the projections allowed by Section 17.108.030.

D. Rear Yard.

1. A rear yard with a minimum depth of ten feet shall be provided for all Residential Facilities, except as a lesser depth is allowed by Section 17.108.110.

2. Where the rear lot line abuts the R-1, R-10, R-20, R-30, R-35, R-36, R-40, or R-50 zone, there shall be provided a rear yard with a minimum of ten feet, except for the projections allowed by Section 17.108.030.

17.100.200 Minimum usable open space.

A. Group Usable Open Space for Residential Facilities. On each lot containing Residential Facilities with a total of two or more living units, group usable open space shall be provided for such facilities in the minimum amount of one hundred fifty (150) square feet per regular dwelling unit plus one hundred (100) square feet per efficiency dwelling unit. All required group usable open space shall conform to the standards set forth in Chapter 17.126, except that group usable open space may be located anywhere on the lot, and may be located entirely on the roof of any building on the site.

B. Private usable open space may be substituted for such group space in the ratio prescribed in Section 17.126.020, except that actual group space shall be provided in the minimum amount of 75 square feet per regular dwelling unit plus 50 square feet per efficiency dwelling unit. All required space shall conform to the standards for required usable open space in Chapter 17.126.

17.100.210 Special parking requirements.

A. Location of Parking. All off-street parking on a separate lot which is not in common ownership with the subject lot, provided that a permanent lease agreement or comparable permanent binding agreement is provided, pursuant to Section 17.116.180.

B. Provisions for Shared Parking. Off-street parking may be shared between activities that predominantly demand parking during the daytime and activities that predominantly demand parking during the nighttime. In this case, the number of required parking spaces for daytime use may be transferable to required parking or nighttime use, provided that a permanent lease

agreement or comparable permanently binding agreement is provided, pursuant to Section 17.116.180.

C. Exceptions to Residential Parking Requirement. The number of residential parking spaces provided shall be no more than 100 percent greater than that required in Chapter 17.116.

D. Parking Serving Nonresidential Uses. Off-street parking serving nonresidential uses shall not exceed the minimum requirements contained in Chapter 17.116 for the C-31, Special Retail Commercial Zone.

E. No front yard parking, loading area, or driveway shall connect or abut directly with the principal commercial street unless the determination can be made:

1. That vehicular access cannot reasonably be provided from a different street or other way,
2. That every reasonable effort has been made to share means of vehicular access with abutting properties, and
3. That the parking is enclosed or screened from view of the abutting principal street by the measures required in Section 17.110.040B.

17.100.220 Bicycle parking spaces.

A. Each new construction of a principal building shall contain long and short term bicycle spaces sufficient to encourage and support bicycling as a viable transportation method near transit stations and hubs. The number of spaces for a particular development shall be prescribed by the Director of City Planning or by Chapter 17.116 if amended to include specific bicycle parking space requirements. Central bicycle parking areas shared by several developments are permitted.

B. Long- term Bicycle Parking. Each long-term bicycle parking space shall be provided by a locker, locked enclosure or supervised area providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.

2. Short-term Bicycle Parking. Short-term bicycle parking shall be provided by a rack, stand or similar devise and is meant to accommodate visitors, customers, messengers, and others expected to depart within two hours.

17.100.230 Special regulations for mini-lot and planned unit developments.

A. Mini-Lot Developments. In mini-lot developments, certain of the regulations otherwise applying to individual lots in the TOD zone may be waived or modified when and as prescribed in Section 17.102.320.

B. Planned Unit Developments. Large integrated developments shall be subject to the planned unit development regulations in Chapter 17.122 if they exceed the sizes specified therein.

17.100.240 Other zoning provisions.

A. Parking and Loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116 and in this chapter.

B. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.

C. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

D. General Provisions. The general exceptions and other regulations set forth in Chapter 17.102 shall apply in the TOD zone.

E. Demolition of a facility containing rooming units or to the conversion of a living unit to a nonresidential facility. See Section 17.102.230.

F. Additional Activities that area permitted or conditionally permitted in an adjacent zone, on lots near the boundary thereof, subject to the conditions set forth in section 17.102.110 are permitted.

17.100.250 Buffering and landscaping.

A. Buffering. All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

B. Landscaping. All uses shall be subject to the applicable requirements of the standards for required landscaping and screening, Chapter 17.124, with respect to maintenance, required materials and capacity, combination materials, and heights; and other matters specified therein.