

**5.14.1 INTENT**

The intent of the Transit District-Overlay is to produce compact areas of higher-density, mixed-use areas that define focal points throughout the community and unify surrounding neighborhoods within walking distance of a proposed transit station.

In general, the street network should be designed to facilitate bus transit; primary and secondary access to buildings should be directly related to the location of transit stops and other transportation amenities.

This Overlay is comprised of those properties that are generally within ¼ mile walking distance of a planned Transit Station. To this end, properties with a Neighborhood Residential classification that fall within a Transit District-Overlay are permitted to construct higher densities of residential housing than permitted by the underlying zoning.

By permitting additional residential development to occur with walking distance of existing and planned commercial centers, the Town seeks to reinforce the long-term viability and quality of life of these areas.

**5.14.2 USES PERMITTED**

<p>All uses permitted in the underlying zoning district shall be permitted in the TD-O.</p>	<p>The following uses are also permitted within the TD-O:</p>
<p><b>Exclusions:</b> Drive-Through Facilities</p>	<ul style="list-style-type: none"> <li>Apartment Buildings</li> <li>Attached Homes</li> <li>Transit Stations</li> <li>Park and Ride Facilities</li> <li>Parking Structures</li> </ul>

**5.14.3 GENERAL PROVISIONS**

- A. Those portions of TC and NMX properties that fall within a Transit District-Overlay may be developed as multi-family developments subject to the issuance of a *Conditional Use Permit*. The ground floor of any multi-family building facing a primary street shall be exclusively retail, service, or office uses.
- B. Building heights of 3 stories in the *Town Center* and *Neighborhood Mixed Use* district require a *Conditional Use Permit*.
- C. Developments located near designated transit stops shall provide transit facilities that include, at minimum, seating, shelter, trash containers, and locations for appropriate signage in accordance with CATS standards.

# Section 5.14 Transit District Overlay (TD-O)

## 5.14.4 MINIMUM DEVELOPMENT REQUIREMENTS \*

*\*Note: The provisions of this section are only applicable upon completion of a Major Investment Study by the Metropolitan Transit Commission and the subsequent identification of an approximate mass transit station area.*

The following table represents the minimum and maximum residential and non-residential densities for the entire Transit Development Area. All Neighborhood Residential District properties proposed for development under these provisions shall require the issuance of Conditional Use Permit to ensure compatibility with the existing neighborhoods in accordance with the provisions of Chapter 4 Architectural Requirements.

Location/Size	Residential (Min. DU/Acre)	Residential (Max. DU/Acre)	Nonresidential (Min. F.A.R.)	Nonresidential (Max. F.A.R.)
<b>Within ¼ Mile</b>				
2 Acres or More	16 du/acre	20 du/acre	0.70 FAR	1.20 FAR
Less than 2 Acres	12 du/acre	16 du/acre	0.50 FAR	1.00 FAR
<b>¼ to ½ Mile</b>				
2 Acres or More	12 du/acre	16 du/acre	0.50 FAR	1.00 FAR
Less than 2 Acres	8 du/acre	12 du/acre	0.30 FAR	0.60 FAR