

Planning and Zoning Commission Case No. 2025-0030

Establishing a Transit-Supportive Development Overlay (TSDO)

The table shows changes by category to different versions of the Ordinance.

Category	Original Posted Version for 2025-0030	Most Recent Posted Version for 2025-0030
Split AOs	<ul style="list-style-type: none"> Proposed as a single ordinance (AO) that covered all dimensional standards and uses. 	<ul style="list-style-type: none"> Proposed non-residential uses are now in a separate AO that will run concurrently with the AO that establishes the overlay. The AO that establishes the overlay still includes all residential uses, most of which are permitted by-right.
Non-residential uses in residential zones	<ul style="list-style-type: none"> Required at least one dwelling unit per lot Limited to 2,000 square feet per lot. Community uses exempt from this restriction. Based on those uses allowed in R-4A. 	<ul style="list-style-type: none"> Now appears in a separate AO. No more than 49% or 10,000 square feet per lot. Community uses exempt from this restriction. Hours of operation limited from 8am-10pm M-S, 12noon-10pm Sunday. More limited than R-4A.
Overlay being more restrictive or less restrictive than existing zones	<ul style="list-style-type: none"> The overlay was generally permissive and did not establish new restrictions where uses had previously been allowed. 	<ul style="list-style-type: none"> Car-centered uses prohibited, even if previously allowed. Prohibited uses include: Car Washes, Surface parking lots as a primary use, Fueling Stations, and all uses in the Vehicles and Equipment use type category. Drive-throughs are prohibited as an accessory use.
Height	<ul style="list-style-type: none"> 75 feet throughout the overlay 	<ul style="list-style-type: none"> Building heights limited to OS&HP functional classification: 40' for local roads, 55' for collector roads, and 75' for roads with a higher classification.
Lot Size	<ul style="list-style-type: none"> 1,400 square feet 	<ul style="list-style-type: none"> Unrestricted.
Driveways	<ul style="list-style-type: none"> No changes 	<ul style="list-style-type: none"> Residential driveways at curb cut are limited to 20' maximum.
Other		<ul style="list-style-type: none"> Clarification about how the overlay does not apply in the downtown Central Business District. New section states explicitly that lots served by sewers shall meet the minimum area requirements of AMC 15.65.