



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Zoning Changes: TOD-1 & Stadium District Signage Overlay



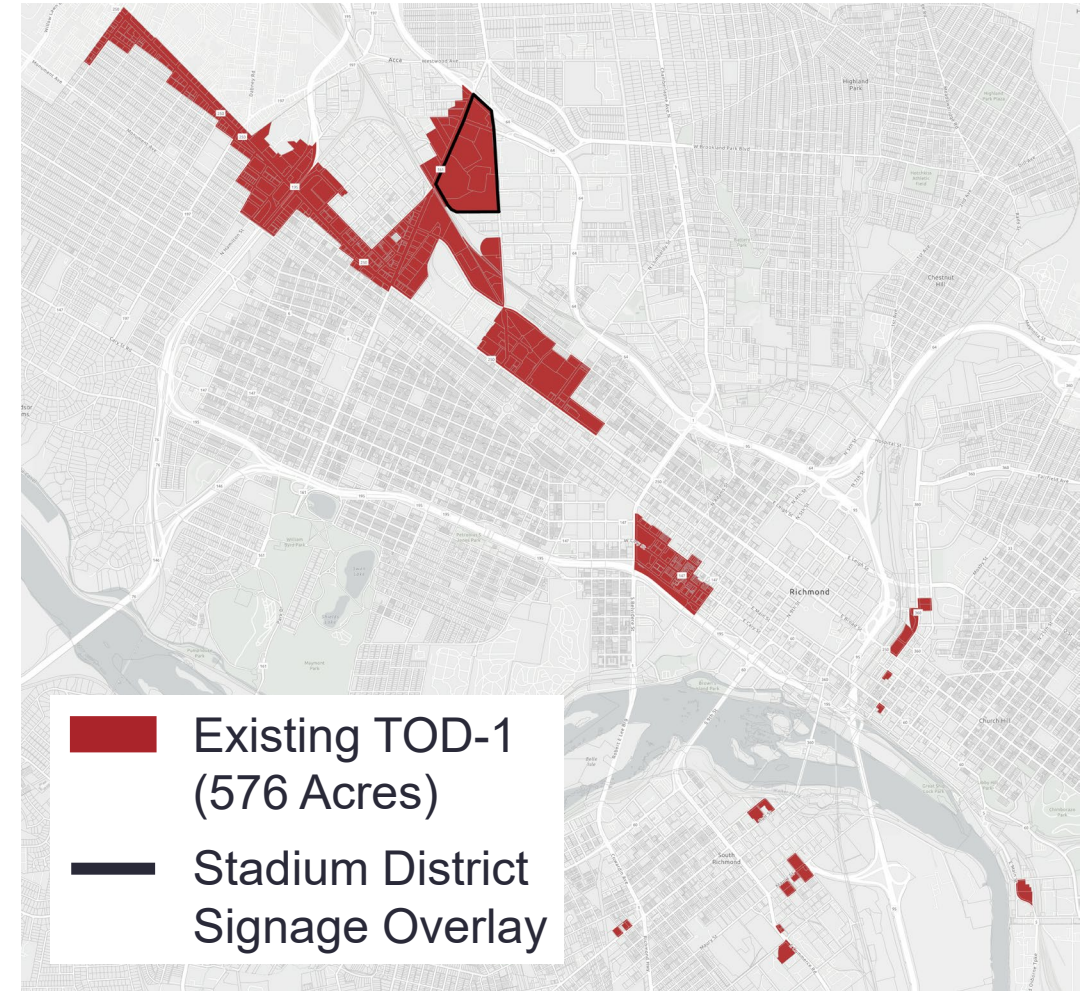
March 14, 2023



# What are the three changes?

## amend TOD-1 District

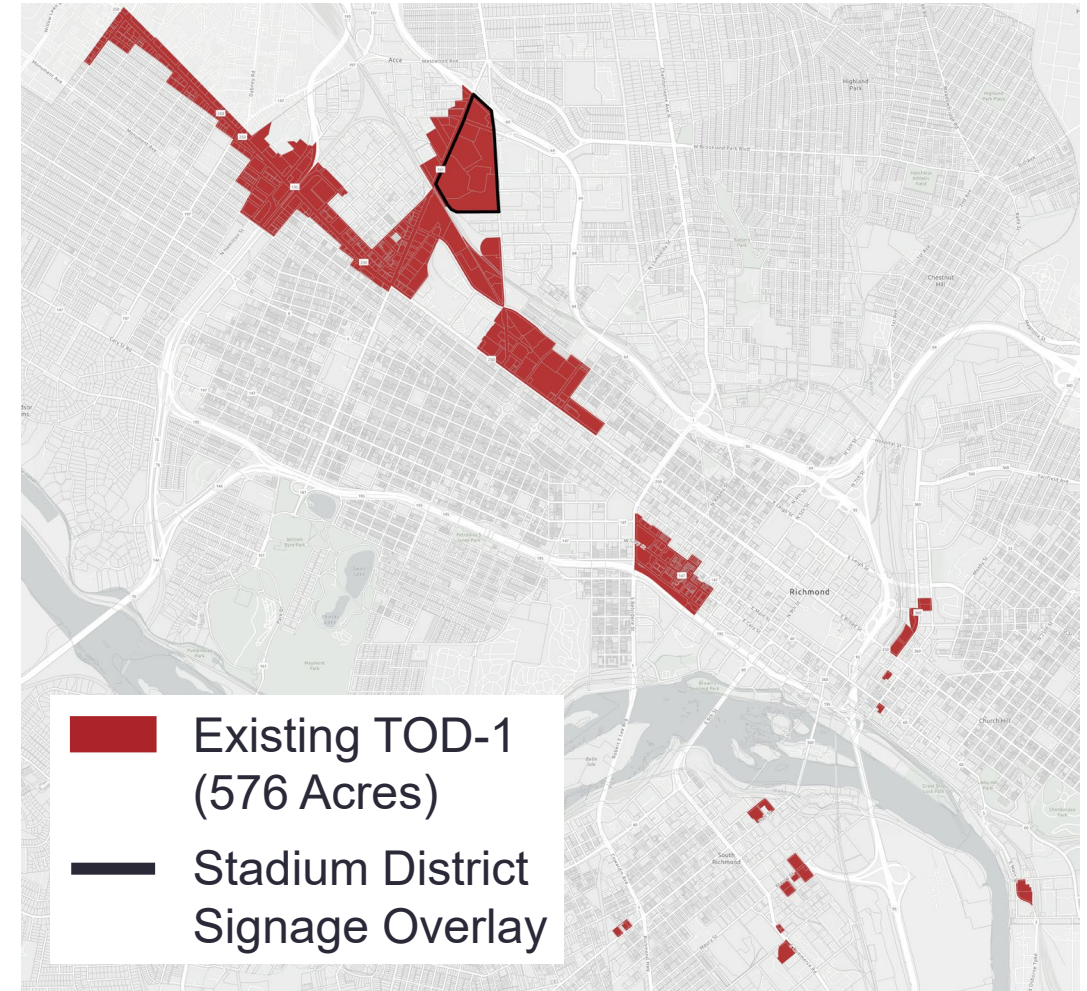
- Permitted uses
- Yards
- Parking and circulation
- Height
- Fenestration
- Operable windows



# What are the three changes?

create a Stadium District Signage Overlay

amend the zoning map to show boundaries of the Stadium District Signage Overlay



# DRAFT – TOD-1 Changes

## Amend permitted uses

- change bank use to allow **ATM** accessible from exterior
- change requirements for **sizing of ground floor commercial uses on street-oriented** commercial frontages
- change entrance requirements for **hotels**

# DRAFT – TOD-1 Changes

## Amend permitted uses (cont)

- change **noise** requirements
- add **stadiums** and **arenas** as principal uses, permitted they are not within 500 feet for an R district
- add **tourist homes** as a principal use

# DRAFT – TOD-1 Changes

## Amend permitted uses (cont)

- change accessory uses to allow **ATMs** accessible from exterior
- change accessory uses to allow **flea markets, sales lots for Christmas trees, vegetable stands, farmers markets** and other **seasonal uses**, provided they are not within 100 feet of an R district



# DRAFT – TOD-1 Changes

## Amend yards for **ground floor dwelling units**

- do not require a front yard
- front yard of 0 to 15 feet may be provided, if it has a fenced yard, stoop porch, elevated terrace, sunken lightwell, or combination thereof
- front yard of less than 5 feet shall require the first floor finished elevation to be at least 3 feet above median grade

# DRAFT – TOD-1 Changes

## Amend yards for **all other uses**

- do not require a front yard
- front yard of 0 to 30 feet may be provided, if it forecourt or entry plaza, arcade or open walkway, recreational or play area, outdoor dining, or for a principal use
- no front yard greater than thirty feet except for stadium, arena or recreation uses



# DRAFT – TOD-1 Changes

Amend parking and circulation:

- remove restrictions on **location of parking and circulation** for stadium, arenas, hotels, libraries, museums, and schools

Amend height:

- clarify **maximum height restriction** to specify where the inclined plane originates from
- change **minimum height restriction** to remove requirement for recreational use, parks, stadiums, and areas

# DRAFT – TOD-1 Changes

## Amend fenestration

- allow for reduced fenestration requirements when there are **physical infrastructure barriers**
- change operable window requirements

# DRAFT – Stadium District Signage Overlay

## Types of permitted signs

- **permit animated signs, commercial flag signs, pennant signs, and off-premises signs** that are not roof signs
- **portable signs, roof signs, and signs that emit sound** shall be permitted on a lot containing a stadium structure of at least three thousand seats, or as approved by the Director of PDR or, on appeal, by the City Council

# DRAFT – Stadium District Signage Overlay

Sign area permitted per each street frontage

- along a **priority street**: 400 SF
- along a **street-oriented commercial street**: 600 SF



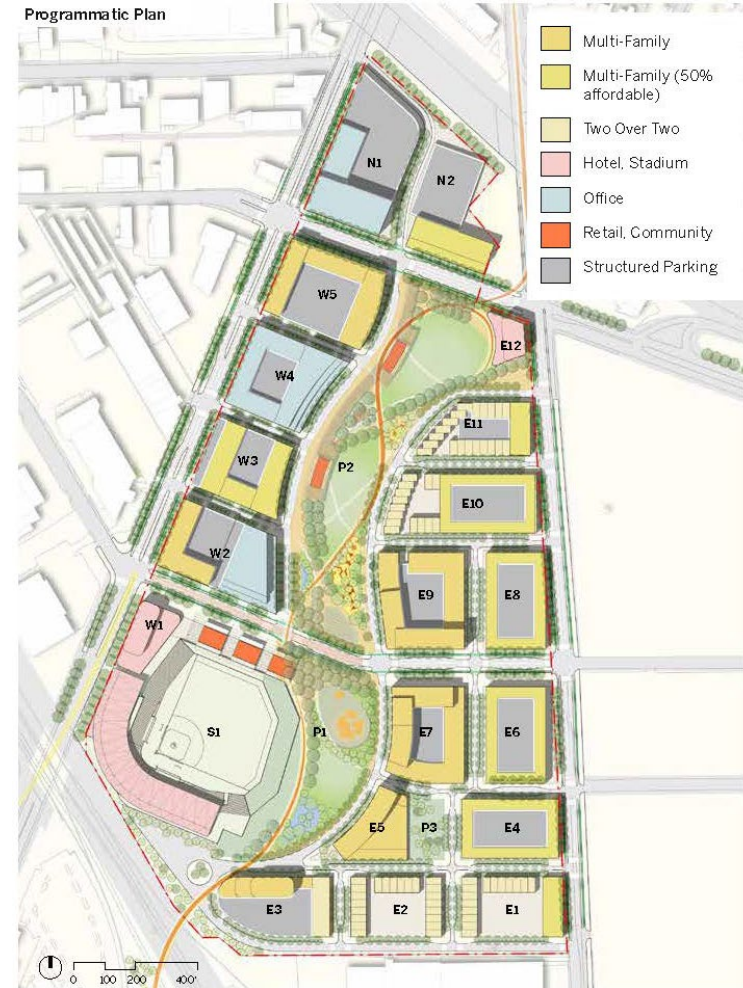
- Stadium District Signage Overlay
- Priority street
- Street-oriented commercial



# DRAFT – Stadium District Signage Overlay

Sign area permitted per each street frontage (cont.)

- along **park or recreational** open space: 400 SF
- along a **frontage** directly across from a **stadium**: 800 SF



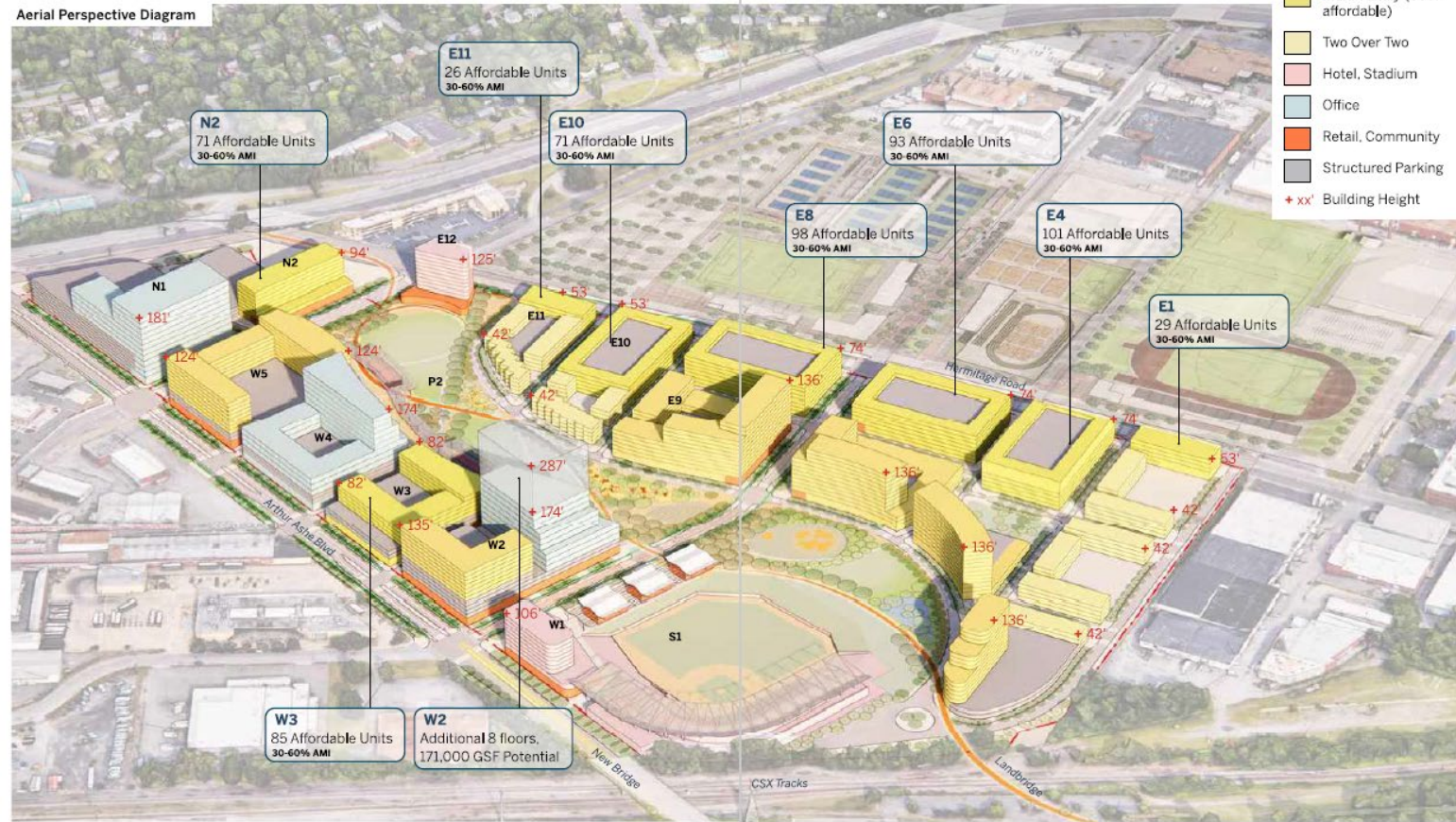
# DRAFT – Stadium District Signage Overlay

Sign area permitted per each street frontage (cont.)

- for buildings **above 7 stories** when no other signs are above the 3<sup>rd</sup> story: 600 SF

Programmatic Plan

Aerial Perspective Diagram



# DRAFT – Stadium District Signage Overlay

## Exempt signs

- on a lot with a stadium with at least 3,000 seats
- engraved into bricks, pavers, or similar hard horizontal surface



# DRAFT – Stadium District Signage Overlay





# Next steps

- Draft changes presentation to CPC on March 20
- Introduce ordinances to:
  - Amend TOD-1 District
  - Create a Stadium signage overlay, and
  - Amend the Zoning Map (to map the overlay)
- City Planning Commission hearing
- City Council hearing

# Thank you!

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