

Table 21-9.8 TOD Special District Project Classification

Activity/Use	Required Permit	Special Conditions
Major modification, major additions, or new construction on sites 1 acre or more in size	M/m	Projects on key streets are major. All others will be minor.
Minor additions to existing structures or construction of new accessory structures on sites 1 acre or more in size	m/E	Projects on key streets are minor. All others will be exempt.
Major modification, additions, or new construction on sites less than 1 acre in size	E	
Interior or exterior repairs, alterations, or renovations to all structures	E	
Modifications to FAR	M/m	See Section 21-9.100-8(a)(1)(A). PD-T approval may be required prior to obtaining a major permit.
Modifications to height	M/m	See Section 21-9.100-8(a)(1)(D). PD-T approval may be required prior to obtaining a major permit.
Modification to the following standards: <ul style="list-style-type: none"> • Yards and setbacks • Street facade and building placement • Building orientation and entrances • Building transparency • Number of parking stalls • Location of above ground surface parking • Location of service area and loading spaces • Bicycle parking • The commercial use density and location provisions in the apartment mixed-use districts • Additional commercial density in the apartment mixed-use districts. • Reconfiguration of sidewalk area 	m	
Demolition of structures	E	
Residential units in the IMX-1 district	m	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters, and other elements in public rights-of-way when part of the development of a zoning lot	m/E	If the director has determined that the project may result in substantial impacts to a TOD special district, a minor permit is required; otherwise exempt. Where addressed as part of another permit, a minor permit is not required.
Major above-grade infrastructure improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks, and significant improvements to existing parks	m/E	If the director has determined that the project may result in substantial impacts to a TOD special district, a minor permit is required; otherwise exempt.
Minor above-grade infrastructure improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
A special district permit is not required for activities and uses classified as exempt, as well as other project types that do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage. Pursuant to Sections 21-2.110-2, 21-9.100-8(a)(1)(A), and 21-9.100-8(a)(1)(D), PD-T approval may be required prior to obtaining a major special district permit. If a PD-T or major special district permit is otherwise required, a separate minor special district permit is not required.		
Legend: Project classification: M = Major; m = Minor; E = Exempt		

21-9.100-8(a)(1)(A) FAR (Excerpt)

An applicant may seek approval to exceed the base FAR up to a maximum FAR as follows:

	BMX-3 and B-2 Districts	Apartment and Apartment Mixed-Use Districts	Industrial and Industrial Mixed-Use Districts
Base FAR	2.5	Refer to Table 21-3.3	Refer to Table 21-3.5
Maximum FAR with Minor Special District Permit	3.5	1.2 x Base FAR	1.2 x Base FAR
Maximum FAR with PD-T Approval	7.0	2.0 x Base FAR	2.0 x Base FAR

21-9.100-8(a)(1)(D) Height (Excerpt)

An applicant may seek approval to exceed the base height up to the parenthetical height identified as the bonus height limit on the zoning map as follows:

Maximum Height with Minor Special District Permit	60 feet over the base height limit; or twice the base height limit, whichever is less
Maximum Height with Major Special District Permit	120 feet over the base height limit; or three times the base height limit whichever is less
Maximum Height with PD-T Approval	Up to the parenthetical height identified as the bonus height limit on the zoning map