



15.1.6 TOD-TR Transit Transition

- A. Purpose.** The TOD-TR district is appropriate for parcels near moderate-intensity rapid transit stations and streetcar stops to transition from higher intensity TOD Districts to adjacent existing neighborhoods, or in transit neighborhoods where the rehabilitation and reuse of buildings is important to preserving the existing character and scale.

The TOD-TR district's modest maximum building heights, more relaxed design standards, expanded menu of permitted uses (including attached single-family residential), and higher maximum parking limits are intended to accommodate and encourage transit oriented and transit supportive development in transit station areas where there is not a current market demand for more intense development. These station areas are generally further from Uptown. This district is also intended for use in areas where adopted policy encourages the adaptive reuse of existing building stock.

New development in the TOD-TR district may be single- or multi-storied, with street frontages activated by commercial, residential, or institutional uses. Low-rise buildings up to 50 feet are permitted by-right, with mid-rise buildings up to 75 feet allowed through a height bonus. Vehicle parking may be in wrapped parking structures or located to the rear of buildings, and buildings should be built at or near the back of the sidewalk to contribute to a walkable and interesting public realm.

The TOD-TR district may be used in any transit station area or near a streetcar stop where moderate intensity development is appropriate, but should not be used in the Uptown area (inside Interstate Highways 277 and 77).

- B. Applicability.** The TOD-TR district may be applied to parcels within a 1-mile walking distance of an existing rapid transit station, or within ½ mile walking distance of an existing streetcar stop. It may also be applied to parcels within ½ mile walking distance of an adopted Metropolitan Transit Commission alignment station location.

Table 15.8: Use Matrix

PRINCIPAL USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
RESIDENTIAL USES					
Dormitory	P	P	P	P	
Dwelling – Multi-Family	P	P	P	P	
Dwelling – Single-Family Attached		P	P	P	
Group Home		P		P	15.8.4.A.7
Residential Care Facility	P	P	P	P	
Single Room Occupancy (SRO)	P		P		15.8.4.A.10
COMMERCIAL USES					
Amusement Facility - Indoor	P	P	P	P	15.8.4.A.1
Animal Care Facility	P	P	P	P	15.8.4.A.2
Art Gallery	P	P	P	P	
Art or Fitness Studio	P	P	P	P	
Bar	P	P	P	P	15.8.4.A.1
Bicycle Sharing Station	P	P	P	P	
Body Modification Establishment	P	P	P	P	
Broadcasting Facility - No Antennae	P	P	P	P	
Convention Center	P		P		
Financial Institution	P	P	P	P	
Gas Station				P	15.8.4.A.6
Hotel/Motel	P		P		
Industrial Design	P	P	P	P	
Live Performance Venue	P	P	P	P	15.8.4.A.1
Lodge/Meeting Hall	P	P	P	P	
Medical/Dental Office	P	P	P	P	
Micro-Brewery/Micro-Distillery/Micro-Winery	P	P	P	P	15.8.4.A.8
Office	P	P	P	P	
Outdoor Market	P	P	P	P	
Personal Service Establishment	P	P	P	P	
Reception Facility	P	P	P	P	
Research and Development (R&D)	P	P	P	P	
Restaurant	P	P	P	P	15.8.4.A.1
Retail Goods Establishment	P	P	P	P	
Retail Goods: Showroom	P	P	P	P	
Self-Storage Facility: Enclosed				P	
Specialty Food Service	P	P	P	P	
Vehicle Dealership – Enclosed				P	
Vehicle Rental – Enclosed	P	P	P	P	
Vehicle Repair Facility – Minor				P	
INSTITUTIONAL & GOVERNMENTAL USES					
Cultural Facility	P	P	P	P	
Community Center	P	P	P	P	
Day Care Center	P	P	P	P	15.8.4.A.4
Educational Facility - Pre-School	P	P	P	P	15.8.4.A.4
Educational Facility - Primary or Secondary	P	P	P	P	

P indicates that the use is a permitted principal use by-right in the district. **T** indicates that the temporary use is permitted in the district. **A** indicates that the accessory use is permitted in the district. If a cell is blank, that use is not allowed in the district. Uses shall comply with the prescribed conditions, as applicable.

Table 15.8: Use Matrix

PRINCIPAL USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
INSTITUTIONAL & GOVERNMENTAL USES (CONTINUED)					
Educational Facility - University or College	P	P	P	P	
Educational Facility - Vocational	P	P	P	P	
Government Office/Facility	P	P	P	P	
Place of Worship	P	P	P	P	
Public Safety Facility	P	P	P	P	
PUBLIC HEALTH & SOCIAL SERVICE USES					
Alternative Correction Facility	P	P	P	P	
Children's Home	P	P	P	P	
Domestic Violence Shelter	P	P	P	P	
Drug/Alcohol Treatment Facility, Residential	P	P	P	P	
Emergency Shelter	P	P	P	P	15.8.4.A.5
Food Pantry	P	P	P	P	
Halfway House	P	P	P	P	
Healthcare Institution	P	P	P	P	
Homeless Shelter	P	P	P	P	
Social Service Facility	P	P	P	P	
TRANSPORTATION USES					
Bicycle-Sharing Station	P	P	P	P	
Parking Lot (Principal Use)				P	
Parking – Structured Facility (Principal Use)	P		P		
Public Transit Facility	P	P	P	P	
OPEN SPACE USES					
Community Garden	P	P	P	P	15.8.4.A.3
Park	P	P	P	P	
INFRASTRUCTURE					
Utility (Includes Transmission & Distribution)	P	P	P	P	15.8.4.A.9
Wireless Telecommunications	P	P	P	P	12.108(8)
TEMPORARY USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
Mobile Food Vendor	T	T	T	T	15.8.4.B.1
Real Estate Project Sales Office/Model Unit	T	T	T	T	15.8.4.B.2
Temporary Contractor's Office and Contractor's Yard	T	T	T	T	15.8.4.B.3
Temporary Outdoor Entertainment	T	T	T	T	15.8.4.B.4
Temporary Outdoor Sales	T	T	T	T	15.8.4.B.5
Temporary Outdoor Storage Container	T	T	T	T	15.8.4.B.6
ACCESSORY USE CATEGORY	TOD-UC	TOD-NC	TOD-CC	TOD-TR	PRESCRIBED CONDITIONS
Drive-Through Facility				A	15.8.4.C.1
Helistop	A		A		15.8.4.C.2
Outdoor Entertainment	A	A	A	A	15.8.4.C.3
Outdoor Seating/Activity Area	A	A	A	A	15.8.4.C.3
Outdoor Sales and Display	A	A	A	A	15.8.4.C.4

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