

1 **(f) Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity (RTO-H) Zones**

(1) Purposes

The purposes of the Regional Transit-Oriented, Low-Intensity (RTO-L) and Regional Transit-Oriented, High-Intensity Zones are:

- (A)** To provide lands for high-intensity, vibrant, mixed-use centers that are intended to capture the majority of the County’s future residential and employment growth and development;
- (B)** To incorporate walkable and bikeable areas that are well-connected to a regional transportation network through a range of transit options; and
- (C)** To provide a mix of uses that serve regional needs. To encourage development that is well integrated in terms of complementary uses, access and circulation and compatible design.



(2) Division of Zone into Core and Edge Areas

When land is zoned or rezoned to a RTO- Zone, it shall be designated as part of the zone’s Core area or part of its Edge area. The Core area shall include land that is within convenient walking distance (generally about ¼ mile) of the existing or proposed transit station, if any, around which the zone is centered and otherwise has a high potential for high-intensity, mixed-use, pedestrian-oriented, and transit-supportive development. If there is no transit station the core area shall include land that is the focal point of development with high potential for high-intensity, mixed-use development. The remainder of the zone shall be designated as the zone’s Edge area, which is intended to accommodate less intense development with more of a residential mix (e.g., townhouses and multifamily). The zone’s Core area and Edge area shall be delineated on the Zoning Map in conjunction with the mapping of the RTO- Zone.



(3) Intensity and Dimensional Standards

Standard [1]	Regional Transit-Oriented, Low-Intensity (RTO-L) Zone			Regional Transit-Oriented, High-Intensity (RTO-H) Zone			
	Core		Edge	Core		Edge	
	All Uses	Nonresidential & Mixed-Use	Residential	All Uses	Nonresidential & Mixed-Use	Residential	
① Block length, min. max. (ft)	200 600	400 800	400 800	200 600	400 800	400 800	
Lot area, min. (sf)	1,500 [2]	3,000	5,000 [2]	1,500 [2]	3,000	5,000 [2]	
② Lot width, min. (ft)	20	30	50 [3]	20	30	50 [3]	
Density, min. max. (du/ac of net lot area) [4]	30.00 100.00	20.00 60.00 [12]	20.00 60.00	30.00 120.00	20.00 80.00 [12]	20.00 80.00	
Floor area ratio (FAR), min. max. [5]	1.0 4.0	0.25 2.5	No requirement	1.5 5.0	0.5 3.0	No requirement	
Lot coverage, min. max. (% of net lot area)	70 100	50 90	No requirement 80	70 100	50 90	No requirement 80	
③ Build-to line, min. max. (ft) [6][7]	20 30	15 27	15 35	20 30	15 27	15 35	
Building width in build-to zone, min. (% of lot width) [7][8]	80	70	40	80	70	40	
Front yard depth, min. (ft)	0	0	10	0	0	10	
Side yard depth, min. (ft)	0	0	5 [9]	0	0	5 [9]	
Rear yard depth, min. (ft)	0	0	0	0	0	0	
Building façade fenestration/transparency, min. (% of street-level façade area)	Abutting or facing a street frontage or pedestrian way	50	50	No requirement	50	50	No requirement
	Facing a transit station or public gathering space	45	45	No requirement	45	45	No requirement
④ Principal structure height, min. max. (ft)	35 No requirement [10]	35 126 [10]	35 126 [10]	45 No requirement [11]	35 182 [11]	35 182 [11]	

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] 1,000 sf for townhouse lots.

[3] 16 ft for townhouse lots.

[4] Applicable to residential development and the residential component of mixed-use development.

[5] Applicable to nonresidential development.

[6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.

[7] Where existing buildings along a street frontage are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in build-to zone standard.

[8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities using Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).

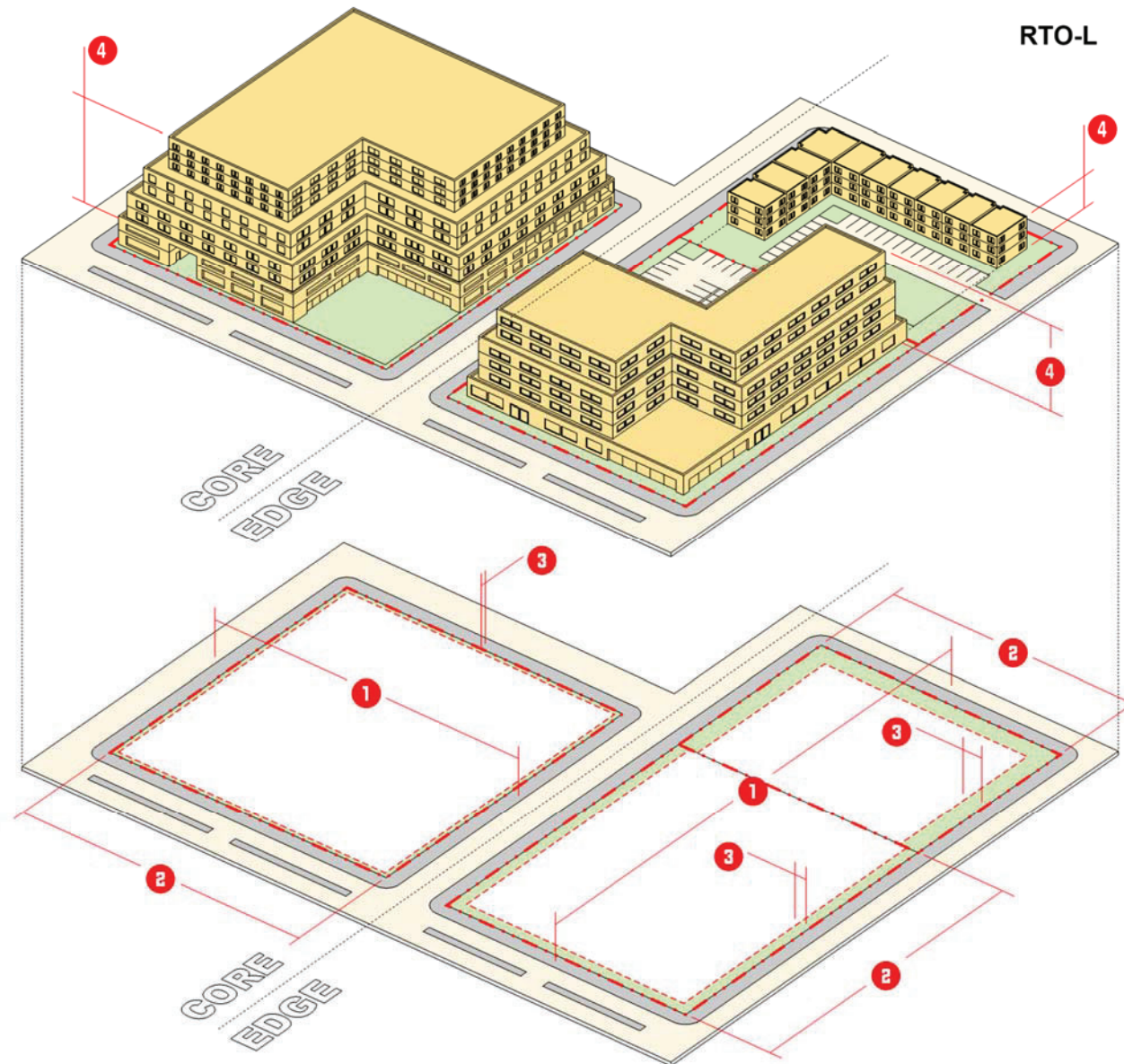
[9] Not applicable to townhouse lots except to the outside of end units.

[10] Provided those portions of the structure on the front façade greater than 50 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 1 ft. (or major fraction thereof) the height of the portion exceeds 50 ft.

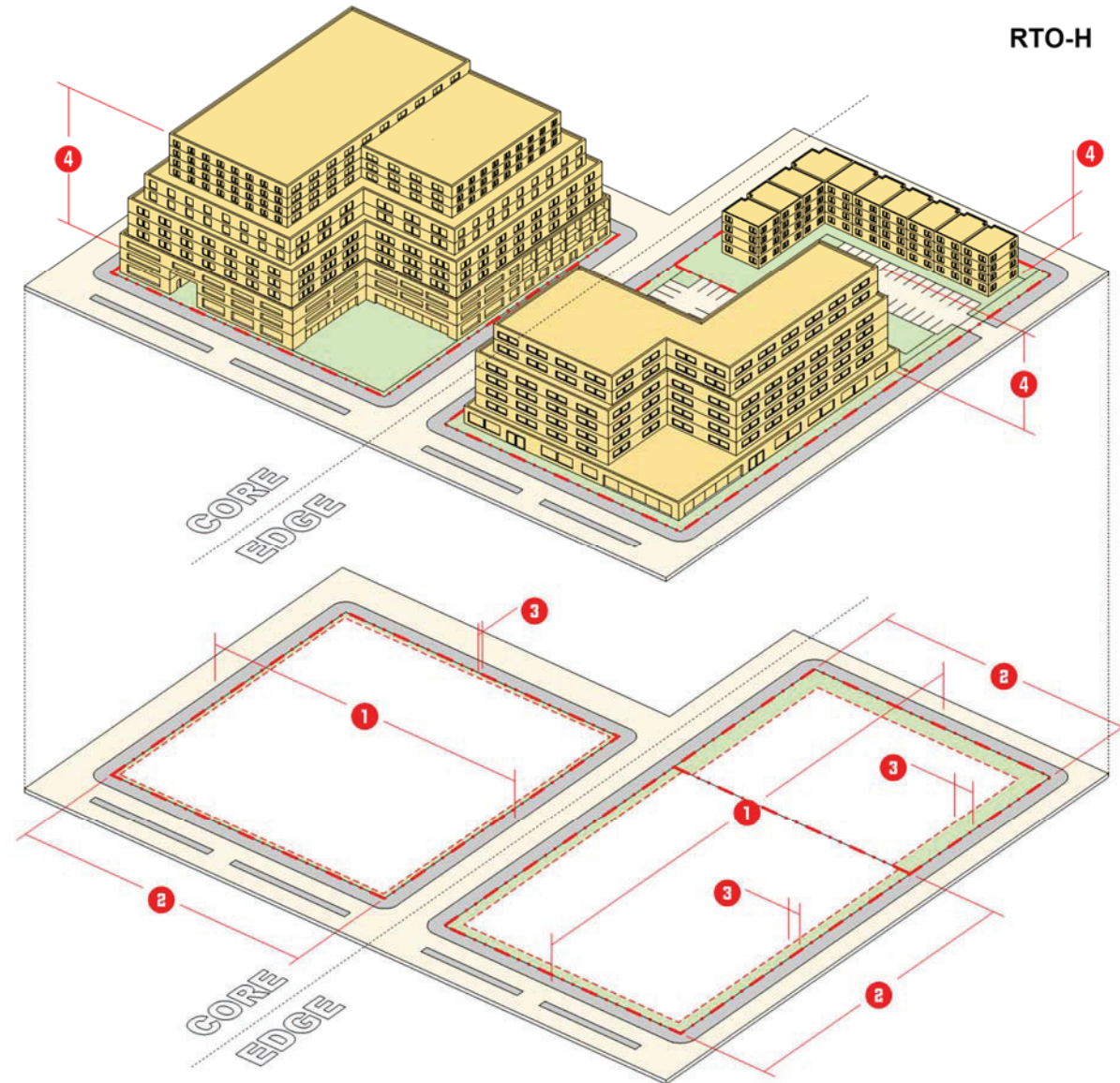
[11] Provided those portions of the structure on the front façade greater than 75 ft high are set back from the minimum build-to line or front yard depth an additional 0.5 ft. for each 2 ft. (or major fraction thereof) the height of the portion exceeds 75 ft.

[12] Applies to the residential component of mixed-use development only.









(4) References to Other Standards

See development standards in Part 27-6: Development Standards, (including those noted below) and any modified development standards for any overlay zones, subject to the supplemental development standards in Section 27-4204(b)(1).

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs