

Four Relevant Examples of Interim Transit Overlay Districts

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SeaTac, Washington (Seattle Airport Area): (2006) 6-Month Moratorium on all rezones, land use permits, development permits, or building permits for new construction of commercial and multi-family structures, “to prevent piecemeal development” because “existing zoning and development regulations . . . do not adequately allow for a proper transit-oriented development concept.”

Raleigh, North Carolina: (2004) Transit-Oriented Development Overlay Zoning District. Prohibited uses include drive through/drive-in, mini-warehouse/storage, outdoor storage, power plant, vehicular display areas, warehouse/distribution, and “new vehicular surface areas.” Guidelines deal with parking, building height, open space, signage, pedestrian ways, bicycle parking, building orientation, driveways. Certain uses require a special use permit, including commercial surface parking lot, retail sales over 50,000 square feet.

Phoenix, Arizona: (2003) Interim Transit-Oriented Zoning Overlay District (1 and 2). “The purpose of the Transit-Oriented District One (TOD-1) is to encourage an appropriate mixture and density of activity around transit stations to increase ridership along the Central Phoenix/East Valley CP/EV Light Rail Corridor and promote alternative modes of transportation to the automobile.” Prohibited uses include car washes; automobile dealers, resellers, repair, leasing, service stations; gas stations; junk yards; bulk retail and wholesale uses including building materials; commercial equipment and construction equipment sales, service, and rental; drive-in businesses; exterior display of goods and exterior storage; warehouse and mini-warehouse; truck stops; towing services. Guidelines include building setback; building entry; the requirement of “liner buildings” with retail stores over 80,000 square feet; sidewalk widths; signage; parking requirements; bicycle parking; and location of vehicle access.

Minneapolis, MN: (2000) Moratorium on Expansion of Commercial Parking Lots and Auto-Oriented Uses within ½ mile radius of each station site. One year ban that could be extended to 18 months on auto-oriented uses such as car dealerships, drive throughs, auto convenience stores, service stations, and car washes.