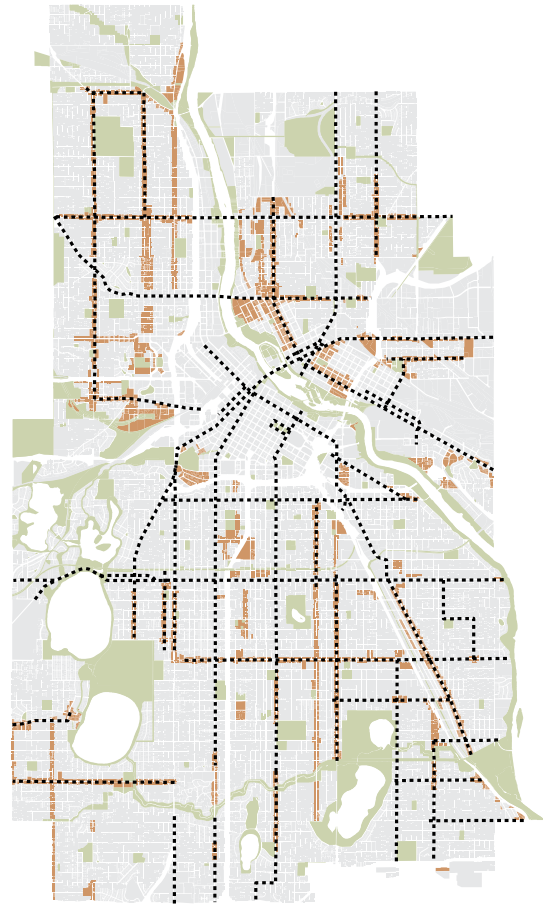


CORRIDOR 4

BUILT FORM MAP



Corridor 4 Parks Goods & Services Corridor

DESCRIPTION

The Corridor 4 district is typically applied along high frequency transit routes farther from downtown, that are on narrower rights of way, and on select streets with local transit service. It is also applied near downtown in areas between transit routes, and serves as a transition between lower intensity residential areas and areas immediately surrounding METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 4 district should reflect a variety of building types on both small and moderate-sized lots, including on combined lots. Building heights should be 1 to 4 stories. Requests to exceed 4 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.

FAR REGULATIONS

Base Zoning District	Base FAR Maximum	Max FAR with all bonuses	Min FAR	1 Bonus	2 Bonus	3 Bonus	Bonus % of base	Max/Base	FAR Recent Averages (Mean)	FAR Recent Averages (Median)	FAR Recent High Approved
				Max of 3 bonus. Value = 0.4 per bonus							
R, OR	2	3.2	-	2.4	2.8	3.2	20%	1.66	Four-story buildings: 1.98	2	2.77
All other districts	2.4	3.6	-	2.8	3.2	3.6	16.7%	1.50			

STORIES

Max Stories	Min Stories
4	1

SETBACKS FOR A 44 FOOT TALL BUILDING

Front Yard (R,OR)	Side Yards (R,OR)	Rear Yard (R,OR)	Front Yard (other)	Side Yards (other)	Rear Yard (other)
15 feet	(Interior) 7 feet	7 feet	0 feet	(Interior) 5 feet	0 feet

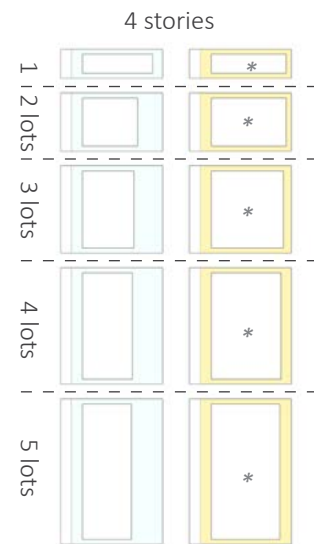
LOT COVERAGE

Max Lot Coverage (R, OR)	Max Lot Coverage (other)
70%	100%

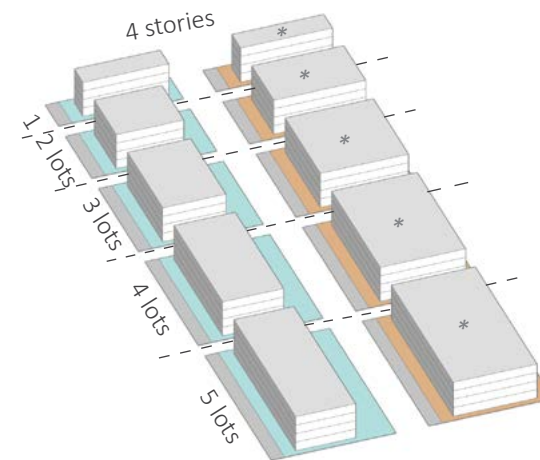
REGULATIONS SKETCHUP STUDY

R, OR districts

Plan



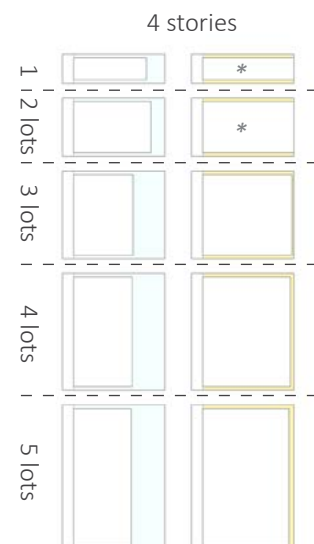
Axon



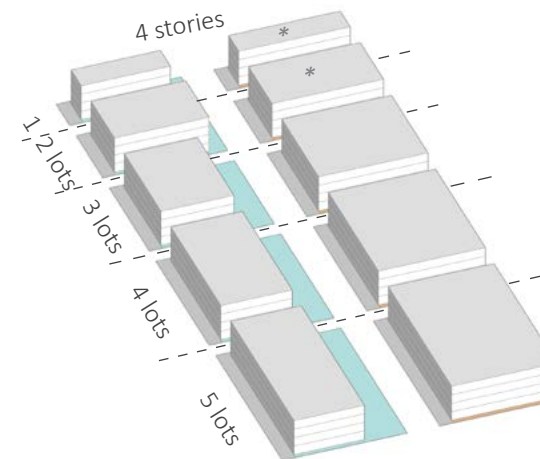
*Massings show maximum achievable FAR based on setbacks & lot coverage

All other districts

Plan



Axon



*Massings show maximum achievable FAR based on setbacks & lot coverage

Base FAR Maximum Max FAR with all bonuses Min FAR 1 lot = 5,000 SF

EXAMPLE PROJECT

3501 2nd Ave S

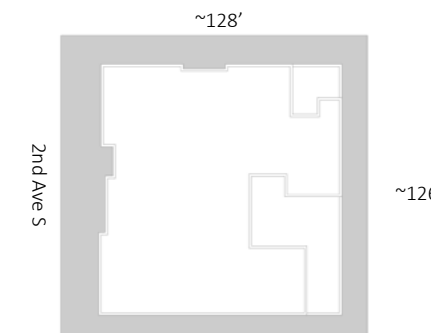


Image: Apartments.com

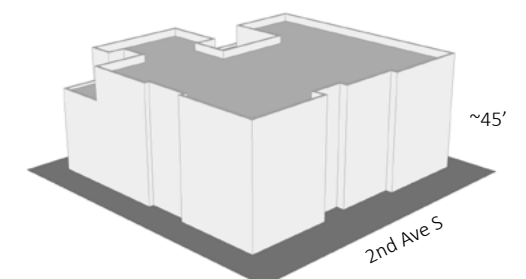
FAR	FAR w/Parking	Lot SF	Building SF	Stories	Units
2.0	2.32	16,248 SF	37,295 SF	4	49

Similar existing district: C2 (1.7 FAR) or OR2 (2.5 FAR)

Plan



Axon



CORRIDOR 4