

# CORRIDOR 6

## BUILT FORM MAP



Corridor 6
  Parks
  Goods & Services Corridor

## DESCRIPTION

The Corridor 6 district is typically applied along high frequency transit routes as well as in areas near METRO stations.

Built Form Guidance: New and remodeled buildings in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 6 stories. Building heights should be at least 2 stories in order to best take advantage of the access to transit, jobs, and goods and services provided by the Corridor 6 district. Requests to exceed 6 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 = 0.65 per bonus							
R, OR	3	4.95	1	3.65	4.3	4.95	21.66%	1.65	Six-story buildings: 3.13	3.1	4.6
All other districts	3.4	5.35	1	4.05	4.7	5.35	19.11%	1.57			

## STORIES

Max Stories	Min Stories
6	2

## SETBACKS FOR A 66 FOOT TALL BUILDING

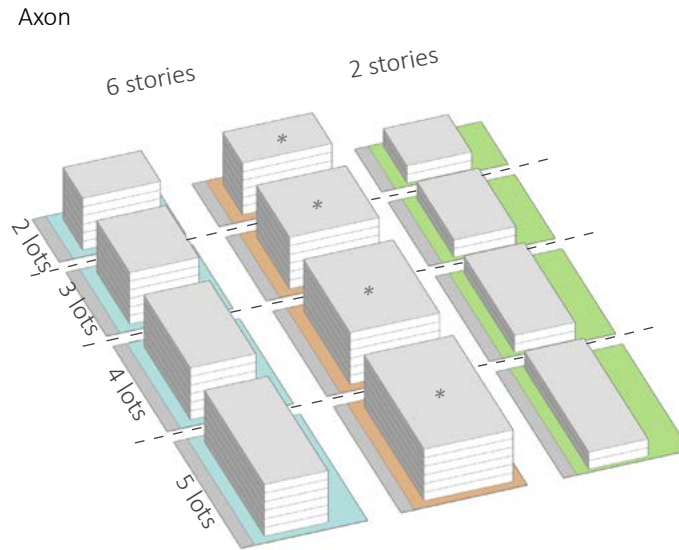
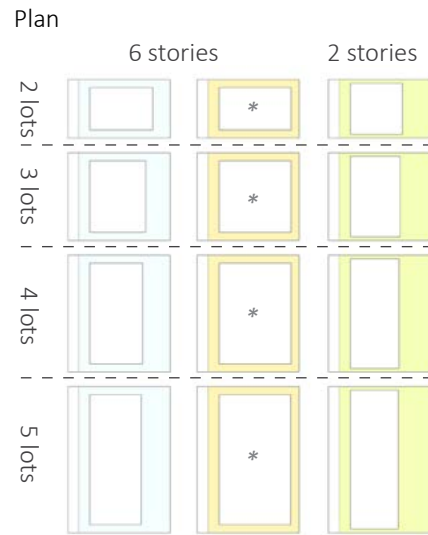
Front Yard (R,OR)	Side Yards (R,OR)	Rear Yard (R,OR)	Front Yard (other)	Side Yards (other)	Rear Yard (other)
15 feet	(Interior) 11 feet	11 feet	0 feet	(Interior) 5 feet	0 feet

## LOT COVERAGE

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

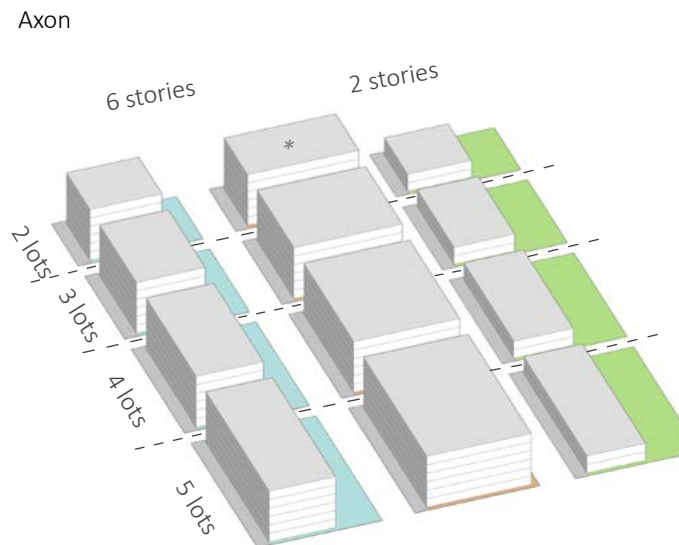
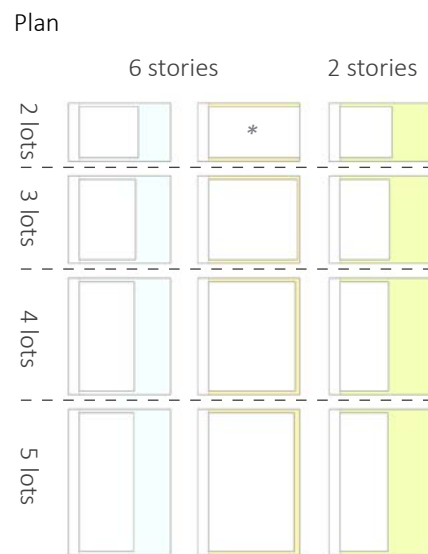
## REGULATIONS SKETCHUP STUDY

### R, OR districts



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

### All other districts



\*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

1400 Nicollet Ave - [Staff report](#)

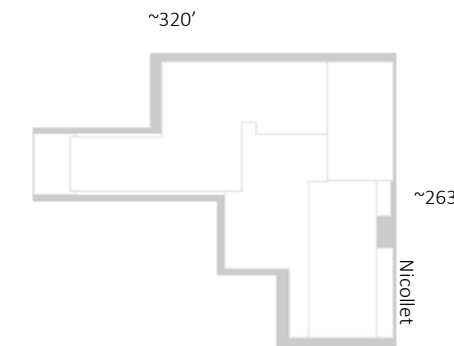


Image: Apartments.com

FAR	FAR w/Parking	Lot SF	Building SF	Stories	Units
3.55	4.1	53,050 SF	190,253 SF	6	232

Similar existing district: C3A (2.7 FAR)

### Plan



### Axon

