

INTERIOR 3

BUILT FORM MAP



Interior 3 Parks Goods & Services Corridor

DESCRIPTION

The Interior 3 district is typically applied in parts of the city closest to downtown, in the areas in between transit routes. It is also applied adjacent to select corridors and near METRO stations, serving as a transition to lower intensity residential areas.

Built Form Guidance: New and remodeled buildings in the Interior 3 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 3 stories.

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 1 bonus. Value = 0.3 per bonus							
R, OR	1.4*	1.7	-	1.7	-	-	21.4%	1.21	Three-story buildings: 1.23	1.2	1.9
All other districts	1.6*	1.9	-	1.9	-	-	18.75%	1.18			

STORIES

Max Stories	Min Stories
3	1

SETBACKS FOR A 33 FOOT TALL BUILDING

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

LOT COVERAGE

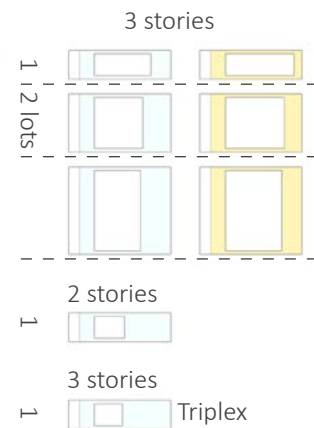
Max Lot Coverage (R, OR)	Max Lot Coverage (other)
60%	100%

* 0.5 single family; 0.6 duplex; 0.7 triplex. No bonuses for 1-3 units.

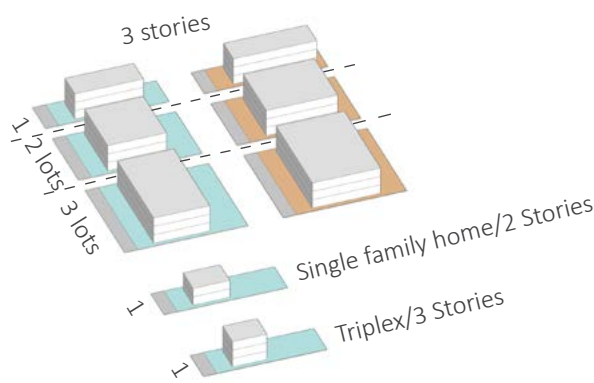
REGULATIONS SKETCHUP STUDY

R, OR districts

Plan

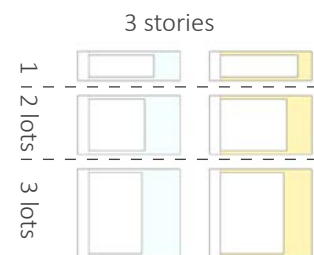


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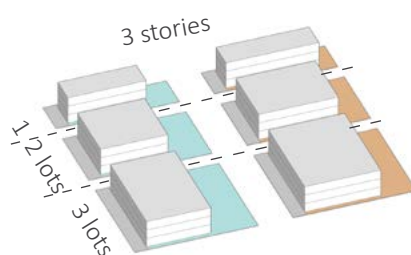


All other districts

Plan



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

EXAMPLE PROJECT

3535 Grand Ave S - [Staff report](#)

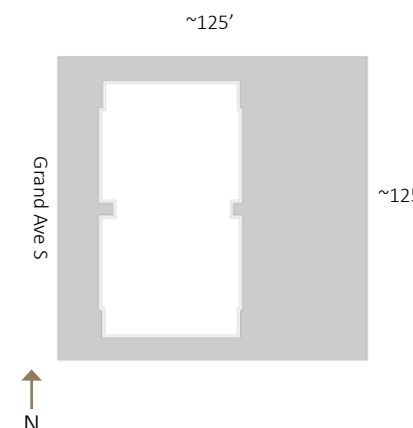


Image: Ryan Companies

FAR	FAR w/Parking	Lot SF	Building SF	Stories	Units
1.42	Surface parking	15,557 SF	18,933 SF	3	24

Similar existing district: R4 (1.5 FAR)

Plan



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