

CORRIDOR 6

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.

BUILT FORM MAP



Corridor 6 Parks Goods & Services Corridor

FLOOR AREA RATIO (FAR)

Primary Zoning District	Minimum FAR	Base FAR Maximum <sup>1</sup>	1 Premium	2 Premiums	3 Premiums	Max. FAR with all premiums
			Max. of 3 Premiums Value = 0.65 per premium			
R, OR	1	3	3.65	4.3	4.95	4.95
All other districts	1	3.4	4.05	4.7	5.35	5.35

<sup>1</sup> Cluster developments have a maximum FAR of 0.7 (Table 552-3).

LOT DIMENSIONS <sup>2</sup>

Minimum Lot Width	Lot Area (Residential 4+ units)	Lot Area (Congregate Living) <sup>3</sup>	Lot Area (Commercial & Parking)
40 feet	5,000 sf min. / 43,560 sf max.	43,560 sf max. (1 acre)	Most commercial uses and mixed use development in commercial districts do not have minimum lot width or lot area requirements, with a maximum of 1 acre.

<sup>2</sup> Developments that exceed the maximum lot area in Corridor 6 can be accomplished through a planned unit development or cluster development (552.720)

<sup>3</sup> Minimum lot dimensions for congregate living uses shall be governed by the primary zoning districts

HEIGHT

Minimum Height	Maximum Height <sup>4</sup>
20 feet (2 stories)	84 feet (6 stories)

MAXIMUM LOT COVERAGE

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

MAXIMUM IMPERIOUS SURFACE

Surface (R, OR)	Surface (other)
85%	100%

<sup>4</sup> Maximum height with authorized increase is 150 feet (10 stories). Allowed height exemptions, except in the SH Shoreland Overlay District and when not allowed in the MR Mississippi River Corridor Critical Area Overlay District are located in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

MINIMUM YARD SETBACKS FOR (R, OR) DISTRICTS <sup>5, 6, 7</sup>

Building Height in Feet	Interior Side Yards and Rear Yard <sup>8</sup>	Corner Side Yard
Less than 42	5 feet min.	8 feet min.
42 - 52.99	7 feet min.	10 feet min.
53 - 63.99	9 feet min.	12 feet min.
64 - 74.99	11 feet min.	14 feet min.
75 - 85.99	13 feet min.	15 feet min.
86 - 96.99	15 feet min.	"
97 - 107.99	17 feet min.	"
108 - 119.99	19 feet min.	"
120 or greater	20 feet min.	"

Front Yard
15 feet min. <sup>9</sup>

<sup>5</sup> Table does not reflect setbacks based upon authorized height exemptions in Chapter 552 - Article V. "Height of Principal Buildings" (552.410)

<sup>6</sup> There is an increased setback requirement when properties in Corridor 6 and transit districts are adjacent to Interior 1 or 2 (552.810(e)(2))

KEY PROVISIONS OF CORRIDOR 6

- Minimum FAR requirements apply, but not when expanding existing buildings (552.130)
- Minimum height requirements apply to the majority of the building footprint and can also apply when expanding existing buildings (552.420)
- Height increases are allowed to be administrative for most uses, except 1-3 unit dwellings and cluster developments; subject to maximum allowed height increase, adequate required premiums, and required findings (Article VI)
- PUD/cluster development required when maximum lot size is exceeded (552.770)
- Minimum interior side yard requirements increase when the building exceeds 75% of the lot length or when a property is adjacent to Interior 1 or 2 (552.810(e)(1)and(2))

<sup>7</sup> Minimum setback requirements generally do not apply in the C, B4, and I zoning districts except adjacent to R/OR districts or to maintain clearance from residential windows on adjacent properties.

<sup>8</sup> Allowed exceptions to the maximum building height, such as parapets and rooftop mechanical equipment, are not be included in the height that determines side or rear yard requirements.

<sup>9</sup> Front yard setback requirements can also vary based on the established setbacks of the adjacent principal buildings. Further explanation is located in Chapter 552 - Article IX. "Yards" (552.810 a, b & c).

1-3 UNIT RESIDENTIAL USES IN CORRIDOR 6

FLOOR AREA RATIO	Base Zoning District	Minimum FAR <sup>10</sup>	Base FAR Maximum <sup>11</sup>
	R, OR	1	3
	All other districts	1	3.4

<sup>10</sup> Min FAR (552.130) and <sup>11</sup> Max FAR: (Table 552-2), note GFA calculations in 552.120

HEIGHT	Use	Minimum Height	Maximum Height <sup>12</sup>
	1-2 Units	20 feet (2 stories)	28 feet (2.5 stories)
	3 Units or Cluster	20 feet (2 stories)	42 feet (3 stories)

<sup>12</sup> Max. height can only be increased by variance or the exception authorized in the Table 552-7 footnote.

- Increase to maximum FAR only authorized by sections 552.120 & 552.230.
- Lot dimensions are governed by primary zoning districts
- Yard requirements in R and OR are the same as all other uses in Corridor 6; all other primary districts are noted in (Table 552-24 except triplexes are subject to Table 552-23)
- Lot and impervious coverage are same as all other uses in Corridor 6