

Amendments April 24, 2019

**Question 4. Compatibility Standards.**

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Zoning Map. Compatibility standards and initial mapping should work together in a way that maximizes housing capacity on parcels fronting activity corridors and within activity centers, consistent with applicable base zoning regulations and with any Affordable Housing Bonus otherwise available.

- a. The revised zoning map should include a transition zone that will eliminate the impact of compatibility for parcels along all activity corridors and within activity centers.
  - i. Lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone (RM1 and above) that does not trigger compatibility and is in scale with any adjacent residential house-scale zones.
    1. Such mapping of this minimal transition zone may not occur in some situations, ~~if Council can craft specific, context-sensitive general criteria that provide staff with sufficient mapping direction. [Such criteria, if any, would need to be provided by Council.]~~ including instances where market affordable and/or missing middle housing is adjacent to a property along a corridor.
    2. The revised zoning map may include additional transition depth, if Council can craft specific, context-sensitive general criteria that provide staff with sufficient mapping direction. [Such criteria, if any, would need to be provided by Council.]