

**Item 56: Corridors Compatibility & Parking**  
**CM Paige Ellis**  
**12/1/2022**

**MOTION SHEET #1**

I move the following amendment:

- Amend Sections 25-2-769.04(B) and (C) of the draft ordinance to change the number of residential units that causes compatibility limitations to apply to a corridor site from 12 to 17 as follows:

| (B)(5)(b) the site includes ~~12~~17 or more residential units;

| (C)(5)(b) the site includes ~~12~~17 or more residential units;

**RATIONALE**

This amendment makes the Corridors ordinance consistent with the 16-unit missing middle housing standard that Council supported in 2019 in Affordability Unlocked and approved this week in passing the Missing Middle Site Plan Lite resolution.

To be exempt from compatibility requirements, a Corridor development will still have to consist of only residential uses, be no taller than 35', and be developed in accordance with SF-6 or more restrictive site development standards, per Sections 25-2-769.04(B)(5)(a),(c), and (d) and (C)(5)(a),(c), and (d) of the ordinance.

By allowing Corridor residential developments of 16 or fewer units to be exempt from compatibility limitations (when the other listed constraints above are also met), we align this ordinance with other City initiatives designed to facilitate the production of missing middle housing and increase the consistency of our policymaking.