



RM ZONING STUDY

Presentation to the Planning Commission

July 24, 2020

CHANGES SINCE THE PUBLIC HEARING





Affordable Housing Bonus

- 0.5 FAR bonus for 10% of new units being affordable at 60% AMI, and 1.0 FAR bonus for 20% of new units affordable
- Drop base max FAR in RM2 to 2.25 (from 2.5) to make the bonus more attractive

Intent is to encourage more affordable housing, especially in hot market areas where it is needed most

Taller Max Heights Re- instituted

- 40' max height for RM1 and 50' max height for RM2 are kept
 - *After the public hearing, staff had proposed shorter heights for narrow, mid-block lots. CNPC put the original heights back.*
 - *CNPC notes that it'll be difficult to achieve these heights on narrow lots anyway, due to max FAR regulations and parking needs, except with the most efficient of layouts*

Increased RM2 Height w a CUP

- From 70' up to 75'

Smaller Side Yard Setbacks

- Reduced rear yard setbacks to 9' in RM2 and RM3
- Reduced side yard setbacks to 6' on narrow lots in RM1 and RM2, when buildings are 35' or shorter



Increased Max FAR for RM3

- From 3.0 up to 3.5

CHANGES NOT
MADE



Notable Changes Not Made

- Lower maximum heights
- Completely eliminate Footnote K, re: Grand Ave near U of St. Thomas
 - *Only partially eliminated*
- Additional, lower FAR tier for lots far from high-quality transit

