Question 4. Compatibility Standards.

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.]