

Residential Zoning “Brainstorming” Worksheet
Falcon Heights Planning Commission
Comprehensive Plan Implementation: Update of zoning controls

Complete for each existing and projected district. Leave blank items not applicable to this zone.

Existing zoning – nearest equivalent: _____

(Optional) Example of similar housing/neighborhood(s) in Falcon Heights (or elsewhere):

Type(s) of housing intended for this zone: _____

Target Density (Low/medium/high? Units per acre maximum/minimum?) _____

Describe the general location or locations in Falcon Heights were this zoning fits in with the land use guided in the new comprehensive plan and meets the goals of the plan. Feel free to sketch a map.

Purpose Statement

If you were writing a purpose statement for this district, what four items, phrases or key words would you like to include, directly or by implication?

1. _____

2.. _____

3. _____

4. _____

What kind of open space and dimensional requirements should we expect in this zone? Feel free to suggest “same” for an existing type of zoning or a specific number or something elastic or variable, such as a percentage of lot width or a formula determined by density, etc. (You don’t have to define the formula, generalities are fine.)

| | Existing | Suggested |
|--|----------|-----------|
| Minimum lot size? | | |
| Lot coverage? | | |
| Set back from front property line (depth of required front yard) | | |
| Setback from rear property line (depth of required rear yard) | | |
| Side yard setback – when adjoining property is single family R-1 (or R-2?) | | |
| Side yard setback when adjoining property is multi-family or commercial | | |
| Side yard setback adjoining a public right of way | | |
| Maximum height of principle building? | | |
| Bonus height for parking within principle building footprint? | | |
| Extra height for sloped roof? | | |

If the district described above is in an area designated directly or by overlay as suitable for “mixed” use (residential with some commercial), what kinds of non-residential uses would be appropriate? Be as general or specific as you wish.