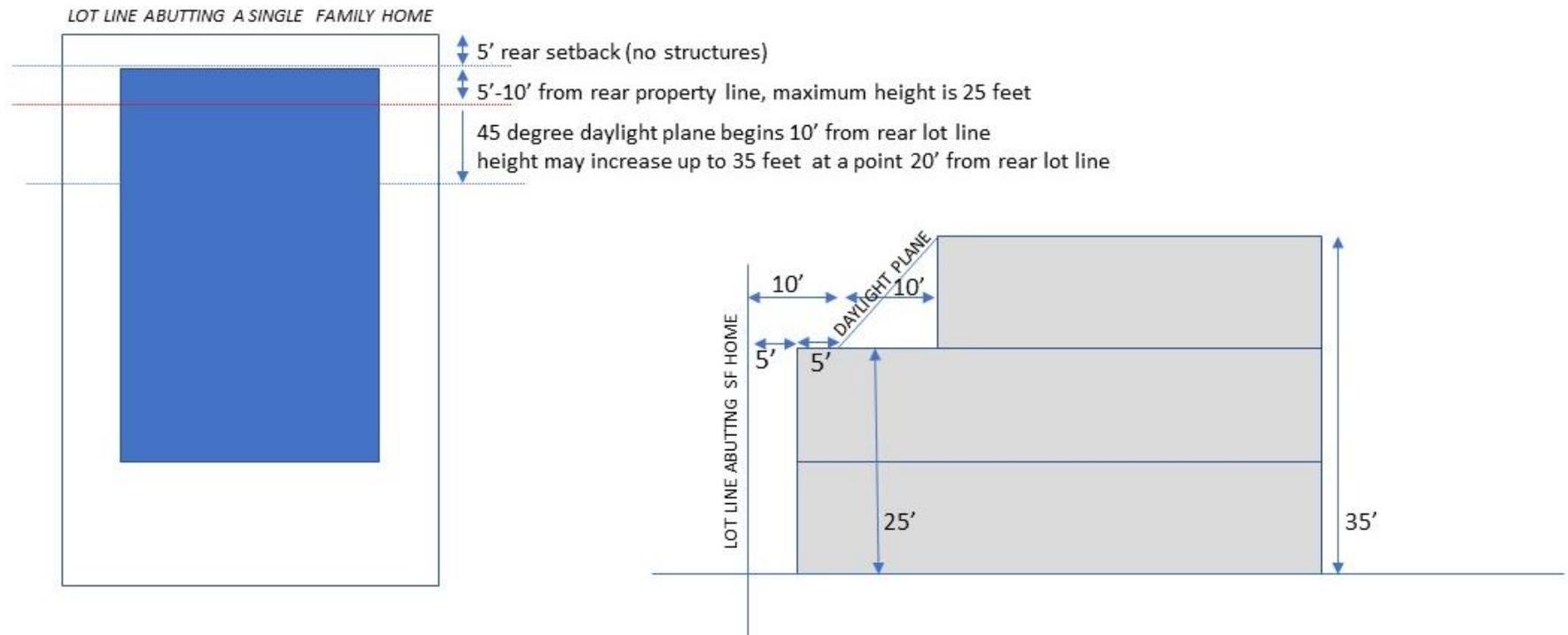


## Draft Proposed Code Revisions for Zone D Grand Avenue Subarea For May 1, 2017 Community Workshop

### Existing and Proposed 17.26.050 (Zone D) Regulations

#### HEIGHT

Existing Chapter 17	Initially Proposed (July 2016)	Recommended by Planning Commission (Nov 2016)	Proposed for Council Consideration (May 2017)
No structure shall exceed 35' in height	40 feet, 3 story. For building site adjacent to a single family residence	Maximum 35 feet, and 3 stories. For building site adjacent to a single family residence, 45 degree daylight plane required above 2 <sup>nd</sup> story (or 25 feet from adjacent grade, whichever is lower)	<p>35 feet, 3 story. Along property lines abutting a single family residences the maximum height is:</p> <p>A. 25 feet in the area between 5 and 10 feet from the abutting property line.</p> <p>B. Subject to a 45 degree daylight plane in the area between 10 and 20 feet from the abutting property line.</p> <p>C. 35 feet in the area more than 20 feet from the abutting property line.</p> <p>(See diagram below)</p>



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**LOT COVERAGE AND LANDSCAPING**

Existing Chapter 17	Initially Proposed (July 2016)	Recommended by Planning Commission (Nov 2016)	Proposed for Council Consideration (May 2017)
<p><b>Commercial Buildings:</b> There shall be a maximum lot coverage of 50% of the total lot area for a one-story building and 25% for a two-story building.</p> <p><b>Mixed Use:</b> There shall be a maximum lot coverage of 50% of the total lot area for one and two story buildings.</p> <p><b>All:</b> No more than 80% of the total lot area shall be covered by hard-scape surfaces. Bike racks are exempt from lot coverage.</p> <p>At least 20% of the lot must be landscaped.</p>	<p>No lot coverage maximum or landscaping minimum.</p>	<p>No lot coverage maximum or landscaping minimum.</p>	<p>Lot coverage: no maximum. Landscaping: 10% minimum.</p>

**STREET YARD SETBACK**

Existing Chapter 17 ("Street Yard" is referred to as "Front Yard")	Initially Proposed (July 2016)	Recommended by Planning Commission (Nov 2016)	Proposed for Council Consideration (May 2017)
<p>There shall be no front yard requirement, except in the case of lots adjacent to Zone A, in which case the minimum front yard shall be ½ that required for Zone A.</p> <p><i>Note that because all Zone D Grand Avenue subarea lots abut Zone A, where a 20' front setback applies, the above statement means the front yard setback on all Zone D Grand Avenue subarea lots is effectively 10'</i></p>	<p>No minimum setback</p>	<p>No minimum setback.</p>	<p>A. Along Grand Avenue, 15 feet minimum from the face of the curb, or 3 feet from the front property line, whichever is greater.</p> <p>B. Along Wildwood, Linda and Sunnyside Avenues, 10 feet from the property line.</p>

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**SIDE AND REAR SETBACK**

Existing Chapter 17	Initially Proposed (July 2016)	Recommended by Planning Commission (Nov 2016)	Proposed for Council Consideration (May 2017)
<p>There shall be no side or rear yard requirement, except in the case of lots adjacent to Zone A, in which case the minimum side or rear yard shall be the same as that required for Zone A.</p> <p><i>Note that because all Zone D Grand Avenue subarea lots abut Zone A, where a 5' rear and side yard setback applies, the above statement means the rear and side yard setbacks on all Zone D Grand Avenue subarea lots are effectively 5'</i></p>	<p>No minimum setback, but if side or rear yard abuts Zone A, the minimum is 5' from that abutting property line.</p>	<p>No minimum setback, but if side or rear yard abuts a single family home, the minimum is 5' from that abutting property line.</p>	<p><b>REAR YARD:</b> Minimum 5 feet.</p> <p><b>SIDE YARD:</b> A. Minimum 5 foot side setback if the side yard abuts a single family home. B. No minimum setback if the side yard abuts a property with commercial or mixed use development.</p>

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**RESIDENTIAL PARKING:** Minimum number of off-street covered non-tandem parking spaces for residential uses in mixed use commercial/residential:

Existing Chapter 17	Initially Proposed (July 2016)	Recommended by Planning Commission (Nov 2016)	Proposed for Council Consideration (May 2017)
Dwelling unit 700 SF or less: 1 Dwelling unit greater than 700 SF: 2	Dwelling unit 700 SF or less: 1 Dwelling unit greater than 700 SF: 1.5	Dwelling unit 700 SF or less: 1 Dwelling unit greater than 700 SF: 1.5	A. One bedroom or studio dwelling unit: 1 space B. Two bedrooms: 1.5 spaces C. Three or more bedrooms: 1.5 spaces for the first two bedrooms, plus 0.5 spaces for each additional bedroom, up to maximum of 3 spaces

**COMMERCIAL PARKING:** Minimum number of off-street covered non-tandem parking spaces for commercial uses:-

Existing Chapter 17	Initially Proposed (July 2016)	Recommended by Planning Commission (Nov 2016)	Proposed for Council Consideration (May 2017)
High intensity uses such as restaurants must provide one space for every 150 SF of floor area. Low intensity uses such as offices must provide one space for every 300 SF of floor area.	No parking required for first 3,000 SF of commercial space. For high intensity uses such as restaurants, space above 3,000 SF must provide one space per 250 SF. For low intensity uses such as offices, space above 3,000 SF must provide one space per 350 SF	No parking required for first 1,500 SF of commercial space. For high intensity uses such as restaurants, space above 3,000 SF must provide one space per 250 SF. For low intensity uses such as offices, space above 3,000 SF must provide one space per 350 SF	A. High intensity uses such as restaurants: 1 space per 500 SF for the first 1500 SF, plus 1 additional space for every 300 SF thereafter. B. Low intensity uses such as offices: 1 space for the first 1,500 SF and 1 additional space for every 500 SF thereafter.