



Bureau of
Development
Services

ZONING CODE STANDARDS REVIEW SUMMARY

Multi-Dwelling Zones (33.120)

Permit # (s): _____ Planner: _____ Date: _____

Legal descrip/Lot of Record: _____ R#(s): _____ Lot Size: _____ sf

Zone: _____ Plan District: _____ Trans. Street/Ped. District: ☐ Y ☐ N

N Land Use/PR History: _____ Conditions Met? ☐ Y ☐ N

Pattern Area: _____ Nbhd / Civic Corridor: ☐ Y ☐ N Title 11 Applies: ☐ Y ☐ N

Lot/Lot of Record: ☐ Y ☐ N Deed Provided: ☐ Y ☐ N

Neighborhood Contact Required? ☐ Y ☐ N If Yes, documentation submitted? (per 33.705.020) ☐ Y ☐ N

Chkd	N/A	ASSOCIATED REVIEWS	
<input type="checkbox"/>	<input type="checkbox"/>	NC Upgrades (33.120.300) Project Value \$ _____ Required - see attached checksheet	If Yes, see attached sheet
<input type="checkbox"/>	<input type="checkbox"/>	Parking & Loading (33.266.110, 33.266.130) Parking Required: <input type="checkbox"/> Y <input type="checkbox"/> N Required loading provided: <input type="checkbox"/> Y <input type="checkbox"/> N	Surface parking? If Yes, see attached sheet Min spaces _____ Proposed _____ Min spaces _____ Proposed _____
<input type="checkbox"/>	<input type="checkbox"/>	Community Design Standards (33.218) Required: <input type="checkbox"/> Y <input type="checkbox"/> N	If Yes, see attached sheet
<input type="checkbox"/>	<input type="checkbox"/>	Plan District Standards	Relevant Standards:
<input type="checkbox"/>	<input type="checkbox"/>	Overlay Zone Standards	Relevant Standards:
<input type="checkbox"/>	<input type="checkbox"/>	TDM Required (33.266.410): <input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Pre-Approved Plan <input type="checkbox"/> Custom Plan

Chkd	N/A	BASE ZONE STANDARDS			
<input type="checkbox"/>	<input type="checkbox"/>	Minimum Site Frontage (33.120.206, Map 120-2) _____ Primary Use (33.120.100) _____ Limited Uses (33.120.100.B) _____	<ul style="list-style-type: none">Limited Retail/Office [RM1 through RM4 (33.120.110.B.2)]Signs (33.120.310)		
<input type="checkbox"/>	<input type="checkbox"/>	Max. Base FAR (33.120.210).210) / Min. Density (33.120.213)	Min/Max	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Base Height (33.120.215) Base Point <input type="checkbox"/> 1 <input type="checkbox"/> 2	Max Allowed	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Step Down Height (33.120.215.B.2) <div>Within 25’ of lot line abutting RF-R2.5:</div> <div>Within 15’ of lot line across local street or alley from RF-R2.5:</div>			Exceptions (33.120.215.C 1-7): Chimneys 5ft Parapet/railings 4ft Walls/fences 6ft if 4 ft from roof edge Rooftop equipment – varies Antennas/poles/etc – no height limit Sm Wind Turbine – see 33.299 Solar – varies with roof type
<input type="checkbox"/>	<input type="checkbox"/>	FAR Bonus Options (33.120.211) RM1, RM2, RM3, RM4, RX outside Gateway and Central City <div>Max FAR with Bonus:</div> <div>Max Height with Bonus:</div>			Bonus Method(s): Covenant Recorded: <input type="checkbox"/> Y <input type="checkbox"/> N
<input type="checkbox"/>	<input type="checkbox"/>	Minimum Building Setbacks (33.120.220.B, Table 120-3) Front Building Setback: Side/Rear Building Setbacks: Side/Rear Building Setbacks - RM3 & RM4 Zones: Side Setbacks - Inner Pattern Area on Civic and Neighborhood Corridors: Rear Setback - Eastern Pattern Area:	Min Req'd	Proposed	See allowed extensions/exceptions.
<input type="checkbox"/>	<input type="checkbox"/>	Maximum Building Setbacks (33.120.220.C) <div>Outside a Pedestrian District:</div> <div>In a Pedestrian District:</div>	Req'd	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Building Coverage (33.120.225) percentage Building Length and Façade Articulation (33.120.230)	Max Req'd	Proposed Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Main Entrances (33.120.231)			
<input type="checkbox"/>	<input type="checkbox"/>	Landscaped Areas (33.120.235) L1 L2 L3	Min %	Proposed %	Method of Irrigation:
<input type="checkbox"/>	<input type="checkbox"/>	Landscaping in Building Setbacks L1 L2 L3	Min Depth	Proposed	Method of Irrigation:

Chkd	N/A	BASE ZONE STANDARDS			
<input type="checkbox"/>	<input type="checkbox"/>	Required Outdoor Areas (33.120.240) RM3 & RM4 sites 20,000sf or less = 36sf All RM1 & RM2 sites, and RM3 & RM4 sites > 20,000sf = 48sf per unit Required Common Areas - all sites > 20,000sf			Individual, Common, or Combo:
<input type="checkbox"/>	<input type="checkbox"/>	Street Facing Windows (33.120.232.C): 15% facade area	Min Req'd	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Ground Floor Windows (walls of commercial uses) (33.120.230.D) 40% std. applies _____ Street 25% std. applies _____ Street	Min Req'd	Proposed	
<input type="checkbox"/>	<input type="checkbox"/>	Standards for Garages and Structured Parking (33.120.283)	50% facade width limitation _____ Contiguous non-garage/structured parking wall _____ Street lot line setback _____		
<input type="checkbox"/>	<input type="checkbox"/>	Screening (33.120.250) <input type="checkbox"/> Mechanical (rooftop, at-grade) <input type="checkbox"/> Garbage and recycling areas <input type="checkbox"/> Outdoor Seating Areas (assoc w/limited retail uses)			
<input type="checkbox"/>	<input type="checkbox"/>	Pedestrian Standards (33.120.255) <input type="checkbox"/> Straight Line connection from street to one main entrance <input type="checkbox"/> Internal connects sidewalk to other bldgs/parking area <input type="checkbox"/> Min. Width <input type="checkbox"/> Lighting <input type="checkbox"/> Different paving material when crossing vehicle area <input type="checkbox"/> Separated by curb when parallel to vehicle lane			
<input type="checkbox"/>	<input type="checkbox"/>	Det. Access. Structures (33.120.280)			
<input type="checkbox"/>	<input type="checkbox"/>	Fences (33.120.285)			
<input type="checkbox"/>	<input type="checkbox"/>	Demolitions (33.120.290)			
<input type="checkbox"/>	<input type="checkbox"/>	Inclusionary Housing (33.120.320)			
<input type="checkbox"/>	<input type="checkbox"/>	Large Site Pedestrian Connectivity (33.120.330)			
<input type="checkbox"/>	<input type="checkbox"/>	Required Bicycle Parking (33.266.200-210 and Table 266-6) Short-term spaces Long-term spaces Location standards met? Parking space, maneuvering area and clearance dimensions met? Additional development standards met? Rack Detail(s)/spec(s) and anchorage on plan?	Minimum <input type="checkbox"/> Met <input type="checkbox"/> Met <input type="checkbox"/> Met <input type="checkbox"/> Met	Proposed 	Notes:

Additional Notes: