

ZONING CODE STANDARDS REVIEW SUMMARY
BATCH PROJECTS IN MULTI-DWELLING RESIDENTIAL ZONES

Permit #'s: 17-180493/46/97/98/501-RS 17-258825/47/53/57/58-RS SD Permit: 17-180501-SD
Legal Descrip./Lot of Record: Kinzel Pl, B2, L7 & 8 R #: 19880 198871 Planner: T. Boren-King Date: 7/14/17
Zone: R1a Plan District: _____ Lot Size: 9,950 sf Trans. Street/Ped. District: Y N Parking Req.? Y N #15
Land Use/PR History: _____ Conditions Met? Y N Conditions Met? Y N
☒ Neighborhood Contact Required? Y N If Y, documentation submitted? (per 33.700.025) Y N - Trid two since scope of project changed

C h k' d	N / A	BASE ZONE STANDARDS			NOTES
✓		Density (33.120.205, Table 120-3, 33.120.265) Covenant recorded for amenity bonuses Y N	Allowed Units Min: 70 Max: 10	Proposed Units 10	Amenity Bonuses used (list % earned): None
✓		Height (33.120.215 and Table 120-3) (check R1 within 10 feet of front property line) Base Point 1 2 277.5	Max Allowed 25/45	Proposed 24.04/32.89	
✓		Setbacks (33.120.220, Tables 120-3 & 120-4) Front/Street: 3 Garage: 3 East Left side: 5 West Right side: 5 Alley Rear: 0	Min Req'd 3 3 5 5 0	Proposed 3 3 5 5 0	
✓		Transit Street setback	Max allowed	Proposed	
✓		Building Coverage (33.120.225 and Table 120-3) percentages	Max allowed 60% 295% Min req'd	Proposed	
✓		Building Length (33.120.230 and Table 120-3) (R1-R2: within 30' of street lot line)	Max 100'	Proposed 28'	
✓		Street-Facing Facades (33.120.232) (R3-RH 15% windows/main entrance doors on each street facing façade) SE Washington Street 1: Street 2:	Min sq. ft. 118	Proposed 127	
✓		Landscaped Areas (33.120.235.B) see back L1 L2 L3	Min % 19% 20	Proposed % 21/14	Method of Irrigation: manual
✓		Landscaping in Building Setbacks (33.120.235.C) L1 L2 L3	Min Depth	Proposed	Method of Irrigation:
✓		Required Outdoor Areas (33.120.240) 48 sq. ft./dwelling with 6 x 6 dimension shared areas 500 sq. ft. with 15 x 15 dimension			
✓		Screening (33.120.250)			
✓		Roof top-mechanical			
✓		At-grade mechanical wall hung			
✓		Garbage and recycling areas in garages			
✓		Pedestrian Standards (33.120.255)			
✓		Straight Line connection from street to one main entrance	widest entrance = sliding glass door, which meets def. in 33.910		
✓		Internal connections sidewalk to other units/parking area 71' < 10,000	connection only to 1 unit. 3' proposed.		
✓		Min. Width 5' (R zones), 6' (C, E, I zones) [Width can be reduced to three feet where accessing no more than four units in R zones]			
✓		Lighting			
✓		Different paving material when crossing vehicle area			
✓		Separated by curb when parallel to vehicle lane			
✓		Paving blocks or bricks in shared auto travel lane - 16 or fewer parking spaces (R zone only)			
✓		Parking and Loading (33.266.110 and 33.266.130)	Min spaces	Proposed	
✓		Max 50% of street frontage in vehicle areas in R3-R1	20/100 = 20%		
✓		Vehicle ingress and egress in a forward motion			
✓		Parking space dimensions met (Table 266-4)	Min 9x18	Proposed 10x18	
✓		Required Bicycle Parking (33.266.210 and Table 266-6)	Min	Proposed	
✓		Short-term spaces	2	2	
✓		Long-term spaces	11	10	
✓		Location standards met for all spaces	Y	N	Back Details sheet ND
✓		Parking Area Setbacks and Landscaping (22.266.230) Required loading provided None required N per 33.210.310 C.1 Surface parking? See attached if checked.	Min spaces 0	Proposed 10	Needs 5' L2 along driveway - Proposed shrubs & trees
		Community Design Standards (33.218)	If req'd, see attached sheet		
		Plan District Standards	Relevant standards:		
		Overlay Zone Standards	Relevant standards:		

* - Please label as driveway, not private street.

Washington St. Facade

$$(28 \times 27) - (2 \times 8.5) = 756 - 17 = 739 \times 15\% = 110.85 \text{ glazing required}$$

Proposed glazing $3(2.5 \times 5) + (5 \times 5) + (3 \times 5) + (3 \times 5.5) + (3 \times 5.75) =$
 $37.5 + 25 + 15 + 16.5 + 17.25 = 111.25$

Plane of Bldg Wall

$$\text{East} = (96.5 \times 11.5) + (89.5 \times 8.33) + (\frac{1}{2} \times 12.5 \times 4.75) = 1881 + 745.53 + 29.68 = 2656$$

11' needed

$$\text{West} = (96.5 \times 20) + (89.5 \times 8) + (\frac{1}{2} \times 12 \times 4.5) + 4(\frac{1}{2} \times 10 \times 4) =$$
$$1930 + 716 + 27 + 20 = 2693 = 11' \text{ needed}$$

Revised Washington Facing Facade

$$(30 \times 18.5) + \frac{1}{2}(2 \times 1.5) + (8.5 \times 30) = 555 + 5.25 + 255 = 815 \text{ minus trim}$$

Plans say 791 - This is likely accurate.

$$\text{Even if } 815 \times .15 = 122.25$$

Proposed glazing $40 + 16.5 + 18 + 3(12.5) + 15 = 127 \#$

Landscape area

$$(704 \times 2) + 73 + 66 + 66 + 66 + 70 + 70 + 66 + 66 + 66 + 97 = 2,114$$

L1 for setbacks

$$(99.5 \times 2) + (35 \times 2) = 199 + 70 = 269 \div 15 = 18 \text{ sm trees}$$