

ZONING CODE STANDARDS REVIEW SUMMARY
ONE & TWO FAMILY RESIDENTIAL ZONING PLAN REVIEW SHEET

APPLICANT: This sheet is part of your approved building permit. This sheet must be attached to the plans at the construction site.

Address: 443 & 445 SE 154th AVE.
R# R233342 Lot Size: 4237(2) 4244(3)
Addition, Block, and Lot: PANIAN SUB, BLOCK 1, LOT 2
Zone: R7a, h Plan District: EAST CORRIDOR
Property Status (circle one) Lot Lot of Record
Lot of Record Deed Provided? Y N Year:

Permit # 18-177009/41
Planner: D. STRICKLER Date: 6/15/18
EN Plan Check Required Y N/A
Community Design Standards Apply (33.218) Y N/A
Title 11 Requirements Met Y N/A
Parking Required? Y N

LU/PR HISTORY:

PR: PLA recorded/LC completed? Y N N/A
LDP/LDS: LU 17-148119 LDP (PLAT RECORDED) Trees to be preserved? Y N N/A
LU: Conditions of approval satisfied? Y N N/A

BASE ZONE STANDARDS

Table with 4 columns: Minimum Setbacks, Req'd, Proposed, Projection. Rows include Front, Left Side, Right Side, Rear, Garage, Max Transit.

33.110.215, Table 110-3 (p. 11)
Maximum Height 30' (allowed) 22' (proposed)
Base Point 1 Base Point 2 Base Point Elevation?
20% slope 23 feet above - Avg. Street Grade
Please note base point on plans.

33.110.225, Table 110-4 (p. 19)
Maximum Building Coverage
1964(243) (allowed) 1130 (proposed)

33.110.235, Table 110-3 (p. 11)
Minimum Outdoor Area
250 sf and 12 ft by 12 ft Met? Y N

33.266.120C.3. (p. 11)
Maximum Front/Side Yard Paving (33.266.120)
40% or 20% = (allowed) 32% (proposed)

33.266.120D.1. (p. 11), Figure 266-2 (p. 13)
Parking Pad outside front or side street setback? Y N N/A
9' X 18' clear parking space? Y N N/A

BASE ZONE DESIGN STANDARDS (9-3-99)
Apply? Y N
Exemptions: Flag lots, sites with over 20 percent slope, R20 and RF zones.

Where is the longest street-facing dwelling unit wall located?
Main Floor Second Floor Both/Other
33.110.230 Main Entrance Faces Street? and Y N
Within 8' of longest DU Wall? and Y N
Faces public street if corner (4/24/10)? Y N/A
33.110.253 Length of Garage Wall is 50% or less? or Y N
12' or less on a facade 24' or less? Y N N/A
33.110.253 Garage flush/behind longest DU wall? or Y N
Within 6' of DU wall (40% gar. and porch)? Y N N/A
33.110.232 15% Street Facing Façade Windows/Main Entrance?
Front: 82.6 (req'd) 90 (prop'd)
Side: (req'd) (prop'd) N/A

JOHNSON CREEK STANDARDS (South or Floodplain Subdistrict)
Apply? Y N

50% max Impervious Area (allowed) (proposed)
Tree Removal? Y N
Tree Preservation Plan? Y N

FLAG LOT STANDARDS Apply? Y N

Setbacks (N) (S) (E) (W)
Building Coverage met? (flag portion only) Y N
Landscaping Met for flag lots less than 10,000 sf? Y N N/A

ADDITIONAL DEVELOPMENT STANDARDS (33.110.213)
Apply? Y N

Lot confirmation lots in RF-R7 less than 36 feet wide, R5 under 36 feet wide or 3,000 square feet in area or R2.5 under 1,600 square feet in area.
Max Height 1.5 x width (allowed) (proposed)
Max 40% Building Coverage (allowed) (proposed)
Main Entrance less than 4' above grade? Y N
Minimum 3.5" Trim? Y N
Street-facing Garage Door 8' wide? Y N
Minimum 12" Eaves? Y N
Exterior Finish Materials OK? Y N
Maximum of 2 Attached Houses? Y N N/A

NARROW LOT STANDARDS (7-1-02/4-24-10)
Apply? Y N

Single dwelling zone lots created through a land division submitted after June 30, 2002 that do not meet minimum lot width standards.

33.110.215 Maximum Height
1.2 or 1.5 x width (allowed) (proposed)
33.110.253 Garage Wall Max 50% of Façade Y N
Not allowed on front facade if facade is less than 22' long
33.610.200.D Alley Access Used? Y N
Attached Houses only:
33.110.230 Main Entrance < 4' above grade? Y N
33.110.240.C Minimum Front Yard Landscaping? Y N

DEDICATIONS

Required? Y N N/A
Reflected on Site Plan? Y N N/A

EASEMENTS

Location, dimension and purpose on site plan? Y N/A
Encroachments allowed? Y N/A
Access easement recorded? Y N/A

OTHER OVERLAYS, DISTRICTS, INSPECTOR NOTES, ETC.

