

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:

R#

Lot Size:

Addition, Block, and Lot:

Zone:

Plan District:

Property Status (select one)

Lot

Lot of Record

Lot of Record Deed Provided?

Y

N

Year:

Permit #

Planner:

Date:

EN Plan Check Required

Y

N/A

Community Design Standards Apply (33.218)

Y

N/A

Minimum Dwelling Unit Density Applies?

Y

N/A

33.110.205

LU/PR HISTORY:				
PR:	PLA recorded/LC completed?	Y	N	N/A
LDP/LDS:	Trees to be preserved?	Y	N	N/A
LU:	Conditions of approval satisfied?	Y	N	N/A

BASE ZONE STANDARDS 33.110

33.110.210, Table 110-3

Maximum Floor Area

(allowed)

(proposed)

Additions:

Exception 250 square feet every 5 years

Bonus adding units/retaining house

33.110.215, Table 110-3

Maximum Height

(allowed)

(proposed)

Base Point 1

Base Point 2

Base Point Elevation?

20% slope 23 feet above – Avg. Street Grade

Dormer included?

Y

N

Measure to highest roof element, note base point on plans.

33.110.220, Table 110-3	Minimum Setbacks	Required	Proposed	Projection eaves allowed 2 feet
	Front			
	Left Side			
	Right Side			
	Rear			
	Garage			

33.110.225, Table 110-4

Maximum Building Coverage

(allowed)

(proposed)

33.110.230

Main Entrance

Within 8’ of longest dwelling unit wall

Faces street or 45 degrees

Opens onto 25sf porch with 30% solid roof

No more than 4 feet above grade?

33.110.235

Street-Facing Windows

15% Street Facing Façade Windows/Main Entrance?

Front:

(req'd)

(prop'd)

Side:

(req'd)

(prop'd)

N/A

33.110.240, Table 110-3

Minimum Outdoor Area

per lot

sf

and

ft

by

ft

Met?

Y

N

VISITABILITY 33.110.265.E.3.

Apply?

Y

N

Zero step entry (max slope 1:8)

Bathroom (5 foot circle/two 3 x 5 rectangles)

Living area (200 square feet)

Doors (minimum 34 inches wide)

~~GARAGE/PARKING STANDARDS 33.110.250 and 33.266.120~~

33.110.250.C.

~~Length of Garage Wall~~

50% or less?

Attached garages are not allowed on facades less than 22 feet long.

Attached houses

All units 22’ or wider – up to 50% each unit

Other situations – up to 50% of total length

More than 3 (at least one <22 wide) – up to 50% contiguous

33.110.250.D.

~~Street Lot Line Setbacks~~

Even with or behind longest dwelling unit wall

6 feet in front/40% of length/porch at entrance

33.266.120.C.

~~Parking Area Locations~~

Lots < 32 feet wide parking is entirely behind front and side street building lines/driveway leading to parking area

Other vehicle area is prohibited between primary structure and street for lots less than 32 feet wide.

33.266.120.C.

~~Maximum Front/Side Yard Paving~~

40% or 20% = (allowed) (proposed)

33.266.120.C.

~~Alley Access Required~~

Y

N/A

NARROW LOT STANDARDS (33.110.260)

Apply?	Y	N
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Less than 32 feet wide in R2.5-R20

Attached houses req’d (<26 feet wide)

Y

N

Attached House R5 FAR

(allowed)

(proposed)

Max Height (1.5 x width)

(allowed)

(proposed)

Foundation Landscaping

Y

N

Front Yard Landscaping

Y

N

FLAG LOT STANDARDS (33.110.255)

Apply?	Y	N
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Flag lots 3000 square feet or larger

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

PLAN DISTRICT STANDARDS

Apply?	Y	N
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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.