

PARCEL A

ZONE A or ZONE E INFORMATION

Please complete all applicable zoning information below.

Code Requirements Zone A See §17.20.040 Zone E See §17.28.040	To Existing Structures	To Proposed Construction	Code Limit	Variance Required? (circle one)
Lot Coverage/Structures ¹	_____ %	_____ %	<u>40%</u>	<u>Yes</u> <u>No</u>
Minimum Landscaped Area	_____ %	_____ %	<u>30% (A) / 40% (E)</u>	<u>Yes</u> <u>No</u>
Building Height	_____	_____	<u>35 ft</u>	<u>Yes</u> <u>No</u>
Street Yard Setback ²	_____	_____	<u>20 ft</u>	<u>Yes</u> <u>No</u>
_____ Side Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
_____ Side Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
Rear Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
Floor Area Ratio ⁴	_____ %	_____ %	<u>55% 0 - 5,000 sq.ft.</u> <u>50% 5,001 - 10,000</u> <u>sq.ft.</u> <u>45% 10,001 and up</u> <u>sq.ft.</u>	<u>Yes</u> <u>No</u>

§17.90.010 Bedroom includes any room with features generally characteristic of bedrooms, regardless of its designation on a building plan. A bedroom has adequate privacy and meets the minimum size and habitation requirements of the Building Code. It includes and is not limited to a room with: (a) access to a full bathroom on the same floor or within half a floor, if the house has a split level; (b) access to a full bathroom through a common hallway or other common space such as a kitchen, living room and/or dining room. A *bedroom* need not have a closet Based on this definition, how many rooms eligible for use as a bedroom are existing: _____

A conforming parking space is covered, non-tandem, and at least 8.5 feet wide by 18 feet deep. How many existing conforming parking spaces are there on the property? _____

¹ A site feature is not calculated in the lot coverage if (1) the feature is not more than 7 feet high and (2) the total area of all site features on the lot is 400 square feet or less.

² *Setback* means the required distance that a building, structure or other designated item must be located from a lot line. Setbacks are measured from the *lot line to the footprint of the structure or building.* (§17.90.020)

³ An accessory structure in both Zones A and E may be located anywhere within the side and rear setback areas except that it: (a) must be located within 35 feet of the rear lot line; (b) must be located at least 5 feet from a habitable structure on an abutting property, and, for a corner lot, at least 5 feet from a side lot line of an abutting lot to the rear; (c) may not exceed 15 feet in height; and (d) may not be habitable.

⁴ The floor area ratio standard is not applied to finishing an area into habitable space if: (1) there is no expansion of the exterior building envelope; and (2) the owner has not obtained a final inspection within the prior three years on a building permit issued for an expansion of the building envelope.

PARCEL B

ZONE A or ZONE E INFORMATION

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Code Requirements Zone A See §17.20.040 Zone E See §17.28.040	To Existing Structures	To Proposed Construction	Code Limit	Variance Required? (circle one)
Lot Coverage/Structures ⁵	_____ %	_____ %	<u>40%</u>	<u>Yes</u> No
Minimum Landscaped Area	_____ %	_____ %	<u>30% (A) / 40% (E)</u>	<u>Yes</u> No
Building Height	_____	_____	<u>35 ft</u>	<u>Yes</u> No
Street Yard Setback ⁶	_____	_____	<u>20 ft</u>	<u>Yes</u> No
_____ Side Yard Setback ^{2,7}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> No
_____ Side Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> No
Rear Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> No
Floor Area Ratio ⁸	_____ %	_____ %	<u>55% 0 - 5,000 sq.ft.</u> <u>50% 5,001 - 10,000</u> <u>sq.ft.</u> <u>45% 10,001 and up</u> <u>sq.ft.</u>	<u>Yes</u> No

§17.90.010 Bedroom includes any room with features generally characteristic of bedrooms, regardless of its designation on a building plan. A bedroom has adequate privacy and meets the minimum size and habitation requirements of the Building Code. It includes and is not limited to a room with: (a) access to a full bathroom on the same floor or within half a floor, if the house has a split level; (b) access to a full bathroom through a common hallway or other common space such as a kitchen, living room and/or dining room. A *bedroom* need not have a closet Based on this definition, how many rooms eligible for use as a bedroom are existing: _____

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PARCEL C

ZONE A or ZONE E INFORMATION

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Lot Coverage/Structures ⁹	_____ %	_____ %	<u>40%</u>	<u>Yes</u> <u>No</u>
Minimum Landscaped Area	_____ %	_____ %	<u>30% (A) / 40% (E)</u>	<u>Yes</u> <u>No</u>
Building Height	_____	_____	<u>35 ft</u>	<u>Yes</u> <u>No</u>
Street Yard Setback ¹⁰	_____	_____	<u>20 ft</u>	<u>Yes</u> <u>No</u>
_____ Side Yard Setback ^{2,11}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
_____ Side Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
Rear Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
Floor Area Ratio ¹²	_____ %	_____ %	<u>55% 0 - 5,000 sq.ft.</u> <u>50% 5,001 - 10,000</u> <u>sq.ft.</u> <u>45% 10,001 and up</u> <u>sq.ft.</u>	<u>Yes</u> <u>No</u>

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PARCEL D

ZONE A or ZONE E INFORMATION

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Lot Coverage/Structures ¹³	_____ %	_____ %	<u>40%</u>	<u>Yes</u> <u>No</u>
Minimum Landscaped Area	_____ %	_____ %	<u>30% (A) / 40% (E)</u>	<u>Yes</u> <u>No</u>
Building Height	_____	_____	<u>35 ft</u>	<u>Yes</u> <u>No</u>
Street Yard Setback ¹⁴	_____	_____	<u>20 ft</u>	<u>Yes</u> <u>No</u>
_____ Side Yard Setback ^{2,15}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
_____ Side Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
Rear Yard Setback ^{2,3}	_____	_____	<u>5 ft (Zone A)</u> <u>20 ft (Zone E)</u>	<u>Yes</u> <u>No</u>
Floor Area Ratio ¹⁶	_____ %	_____ %	<u>55% 0 - 5,000 sq.ft.</u> <u>50% 5,001 - 10,000</u> <u>sq.ft.</u> <u>45% 10,001 and up</u> <u>sq.ft.</u>	<u>Yes</u> <u>No</u>

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