

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	<i>Commercial (COM)</i>	<i>Commercial (COM)</i>	--
Zoning District	<i>Neighborhood Business (C-1)</i>	<i>Neighborhood Business (C-1)</i>	--
Combining District	<i>Planned Development (PD)</i>	<i>Planned Development (PD)</i>	
Lot Size (s.f.)	37,887 sq. ft.	Same	None
Gross Floor Area (s.f.)	6,920 sq. ft.	Same	None
Lot Coverage	18%	Same	35%
Floor Area Ratio (FAR%)	6,920	Same	None
No. of Buildings On-Site	1	Same	NA
Building Height	25'-4"	Same	40'
No. of Stories	1	Same	2
Setbacks			
Front¹	16'-7"	Same	70' min.
Left Side	112'4"	Same	0
Right Side	23'-2"	Same	15'
Rear	54'-9"	Same	10'
Landscaping			
Total Landscaping (s.f.)¹	4,047 sq. ft. (11%)	6518 sq. ft. (17%)	20%
% Based on Parking Lot¹	2,382 sq. ft. (6%)	3,401 (9%)	20%
Parking Lot Area Shading²	N/A	4401 sq. ft (25%)	50% min. in 15 years
Landscape buffer¹	4.5'	4.5'-10'	10'
Front Landscaping Strip¹	16'-7	Same	15'
Parking			
Total Spaces	46	31	30
Electric Vehicle	0	1	3% or 1 stall
Rideshare	0	2	5% or 2 stalls
Bicycle Parking	0	8	5% or 2 stalls

¹ Legal, non-conforming. The front setback and landscaping was approved as part of the original development. Project does not increase existing deviations.

² SMC 19.46.120 (Parking lot design) (g) (1) (D) - Surfaces paved prior to January 1, 2002 are exempt from shading requirements.