

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			
Front ¹	16'-7"	Same	70' min.
Left Side	112'4"	Same	0
Right Side ²	23'-2"	Same	15'
Rear ²	54'-9"	Same	10'
Landscaping			
Total Landscaping (s.f.)	4,047 sq. ft. (11%)	9,292 sq. ft. (24%)	20%
% Based on Parking Lot	2,382 sq. ft. (6%)	53%	20%
Parking Lot Area Shading	N/A	7,973 sq. ft. (51%)	50% min. in 15 years
Landscape buffer	4.5'	4.5'-10'	10'
Front Landscaping Strip	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 PD Combining District allows for deviations from the development standards. The front setback was approved as part of the original development.

² SMC 19.34.110 requires increased side and rear yard when contiguous to property in a residential zoning district. A side yard of fifteen feet and a rear yard of ten feet shall be provided at the ground level for a one-story building.