

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Commercial	Same	--
Zoning District	Highway Business	Same	--
Lot Size (s.f.)	23,850	Same	None
Lot Coverage	30%	Same	35% max.
Floor Area Ratio (FAR%)	30%	Same	None
Building Height	15-6'	Same	75' max
No. of Stories	1	Same	8
Setbacks			
Front	80'	Same	70' min
Side	0'	Same	None
Combined/Total Side	0'	Same	None
Rear	105'	Same	None
Total Landscaping (s.f.)¹	516 sq. f.t	Same	4,770 s. f. (20%)
% Based on Parking Lot¹	480	Same	20%
Parking Lot Area Shading^{1 2}	9%	Same	50% min. in 15 years
Parking			
Total Spaces	37	37	34
Bicycle Parking	0	2	2

¹ Legal Nonconforming. The development existed prior to the ordinance requirements for landscaping and parking lot shading.

² Areas paved prior to January 1, 2002. Surfaces paved prior to January 1, 2002 are exempt from shading requirements per SMC 19.46.120 (g)(1)(D).