

ZONING REVIEW OVERLAY SUPPLEMENTAL CHECKLIST Nonresidential and Multifamily Construction

APPLICATION #	PROJECT NAME:
MAP/PARCEL #	EXAMINER:

SITE CRITERIA - TABLE 17.12.020B-NOTE 3

****A - Approved, D - Denied, I - Incomplete, P - Pending, C - Conditional ****

<p>Note 3: Within the urban zoning overlay district, any attached townhomes or row houses with alley access to require off-street parking, may have a zero-foot side setback (1) on internal lot lines between units, or (2) where the side of a unit is adjacent to an area having a minimum width of 10 feet that is shown on the final site plan as an open space area or a required landscape buffer yard, provided that each unit has a private yard and no more than eight units are contained in any single-structure.</p>	
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CONTEXTUAL STREET SETBACKS UNDER UZO - CHAPTER 17.12.035 A 1-4

Used to determine street setbacks for new construction. In case of conflict between any two provisions below, the provision that permits the building to be built closer to the street shall govern.	
1. Neighboring lots	Street setbacks of adjacent structures
2. Block character	Street setbacks of all principle structures on that block
3. Major new investment	Street setbacks of all principle structures on that block
4. Corner	Street setback of all principle structures at that corner
For lots 60' wide or more, the front façade shall extend across at least 25% of the lot frontage or 25' whichever is greater.	
For lots less than 60', the building shall extend across the entire width except for required driveways and landscaping.	
The front façade of a principal structure on a corner lot shall be oriented to the shorter lot line under 17.12.030 C and 17.12.035 Note.	
Zone of visibility des not apply in the UZO under 17.20.180	
Petition for mandatory reductions of street setbacks under 17.12.035 B	

PARKING AND ACCESS - CHAPTER 17.20

Minimum parking requirement for use under Table 17.20.030		
Use	Exemption for 1 st	Square feet
Ratio of square feet to number of required spaces		
Additional reductions under 17.20.040 E.		Adjustments based on:
Transit	#	%
Pedestrian Access	#	%
Public Parking Lots	#	%
On Street Parking	#	%
Alternative reductions based on 17.20.040		
	A.	B. C. D.
Parking permitted only at sides and rear of building under 17.12.035 Note		
On street parking on narrow streets within the Urban Zoning Overlay District (17.20.080 F)		
Off-site parking (17.20.080 C)		

LANDSCAPING STANDARDS - CHAPTER 17.24

UZO parking areas within CC and CF are exempt from sideline planting under 17.24.140 A 2	
Parking containing fewer than 30 spaces are exempt from interior landscaping under 17.24.160 A	
Certain situations no landscape buffer yard required under 17.24.190 A	
Requesting buffer yard with masonry wall	