

M E M O R A N D U M

DATE: October 15, 2014

TO: Michael Drollinger, Planning Commission Chair
Members of the Renton Planning Commission

FROM: Angie Mathias, Senior Planner

SUBJECT: **Comprehensive Plan Land Use Element – Designation and
Zone Consolidation**

ISSUE

In October 2013, staff proposed a number of consolidations of several Comprehensive Plan designations and several zones. Staff has analyzed the proposed consolidations of the zones and presents that analysis for review and consideration.

RECOMMENDATION

Continue to advance consolidations as indicated. To include: combining the UC-N1 and UC-N2 zone, as well as the RMT and RMF zone.

DISCUSSION

There are many potential consolidations or deletions recommended to be analyzed and reviewed, as follows:

- Rezone RMU (75 du/acre 50 feet height) to CV (80 du/acre and 50 feet height or 60 if mixed use)
- Combine UC-N1 (85 du/acre) and UC-N2 (150 or 250 du/acre) and allow 150 du/acre
- Combine CV (80 du/acre with 60 feet height) and CD (150 du/acre with 95 feet height) zones
- Additionally, in response to the white paper by Berk and Associates titled "Renton Comprehensive Land Use Plan, Land Use Suitability: Renton Land Use and Zoning", consideration of combining the RMF and RMT

Rezone RMU (75 du/acre) properties with CV (80 du/acre) zone

As shown on Attachment A, the development standards for the Residential Multi-Family Urban (RMU) and the Center Village (CV) zone are comparable. However, the allowed uses are too disparate to recommend rezoning. For example, fast food restaurants, taverns, dance clubs and halls, as well as hotels are allowed in the CV zone, but not RMU. The RMU zone allows very limited commercial uses and also limits most of them to being located along South 7th Street.

Combine UC-N1 (85 du/acre) and UC-N2 (150 or 250 du/acre) and allow 150 du/acre
The development standards for these two zones are comparable, except that north of North 8th Street allows for significantly more density. The Urban Center North 1 (UC-N1) allows 85 du/acre, unless the ground floor is commercial, then 150 du/acre is allowed. The Urban Center North 2 (UC-N2) zone covers generally Boeing properties and Southport. The apartments at Southport (called Bristol I and II) have been built to 84 du/acre and 52 du/acre. It is not anticipated that the Boeing properties will redevelop with mixed-use or multi-family in the next twenty years. Therefore, amending the density in the UC-N2 to match the density of the UC-N1 will not impact the existing and anticipated development. Staff recommends consolidating the UC-N1 and UC-N2 to just be the Urban Center zone, with the density matching that of the current UC-N1 zone (85 du/acre, unless the ground floor is commercial, then 150 du/acre).

In regards to allowed uses in the two zones, they are very similar. There are some uses that are not allowed in the UC-N2, but are in the UC-N1. As shown on Attachment B, it is recommended that trade or vocational schools, veterinary offices, big box retail, and fast food restaurants be allowed, but with the requirement that they have the same conditions placed on them as they have in the UC-N1 zone. For example, big box retail must function as an anchor to an integrated and cohesive center. Veterinary offices and fast food must be functionally and architecturally integrated into the overall development, however a freestanding building may be permitted if it is larger than 5,000 square feet.

Combine CV (80 du/acre) and CD (150 du/acre) zones

A comparison of these two zones indicates that they are each uniquely crafted for specific areas and that consolidation isn't practical. The Center Village (CV) zone was created with the intent of helping a suburbanized area become more urban. For example, encouraging strip malls to redevelop into multi-story structures. However, the zone also tries to fit into the context of the surrounding suburban development. So, as shown on Attachment C, the maximum lot coverage is 65% or 75% if it includes structured parking. In contrast, the Center Downtown (CD) zone is intended for a very urbanized area and allows 100% lot coverage. There are also allowed land uses that would be challenging to reconcile into a single zone. The CV zone does not allow adult entertainment businesses, bed and breakfast houses, or commercial and/or public surface parking, but the CD zone does. The CD zone does not allow vehicle fueling stations or small vehicle service and repair, but the CV zone does.

Combining the RMF (20 du/acre) and RMT (35 du/acre) zone

The only place in the City that is zoned Residential Multi-Family Traditional (RMT) is in South Renton and with the anticipated rezone of South Renton it makes it very likely that essentially this zone can simply be deleted. However, given the analysis in the Berk and Associates white paper it is appropriate to increase the maximum density of the Residential Multi-Family (RMF) zone to 35 du/acre that is the same as the existing

density of the RMT zone. The Berk analysis indicates that there are many existing apartment complexes scattered throughout the city that are more in line with 35 du/acre. As indicated on Attachment D, it is proposed that the standards of the RMF zone be maintained. However, it is also recommended that the standard for the side yard setback be simplified. If the City does not rezone the existing RMT in South Renton to an existing alternate zone, such as R-14, then it may not be as feasible to combine the RMT and RMF zones.

| | CV | RMU |
|---|--|---|
| Key or Conflicting Development Regulations | | |
| Design District | “D” | “A” |
| Max density | 80 du/acre | 75 du/acre |
| Max height | 50 ft, 60 ft if ground floor commercial | 50 ft |
| Max lot coverage | 65%, or 75% if structured parking | 75% |
| Minimum lot size | 25,000 sq ft, if created after 2004 | n/a |
| Min front yard | 10 ft, may be reduced to 0 ft | 5 ft |
| Max front yard | 15 ft | n/a |
| Min side yard | 0 ft, except 15 ft if abutting residential zone(includes R-14) | <p>Lot width: less than or equal to 50 ft. – Yard setback: 5 ft. Lot width: 50.1 to 60 ft. – Yard setback: 6 ft. Lot width: 60.1 to 70 ft. – Yard setback: 7 ft. Lot width: 70.1 to 80 ft. – Yard setback: 8 ft. Lot width: 80.1 to 90 ft. – Yard setback: 9 ft. Lot width: 90.1 to 100 ft. – Yard setback: 10 ft. Lot width: 100.1 to 110 ft. – Yard setback: 11 ft. Lot width: 110.1+ ft. – Yard setback: 12 ft.</p> <p>If greater than 30 ft. in elevation: Entire structure shall be set back an additional 1 ft. for each 10 ft. in excess of 30 ft. to a maximum cumulative setback of 20 ft.</p> <p>If abutting Single Family Residential Zone (not including R-14): 25 ft. along the abutting side(s) of the property.</p> |

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ATTACHMENT A

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|---|--|---|--|--|
| Min side yard along street | 10 ft, may be reduced to 0 ft | | If lot is 50 ft or less: 10 ft. If lot is over 50 ft: 20 ft. | |
| Min rear yard | 0 ft, except 15 ft if abutting residential zone (including R-14) | | 5 ft, except 25 ft if abutting residential zone (not including R-14) | |
| Required location for parking | n/a | | | |
| Conflicting Land Uses | | | | |
| Land Use | | Condition | | Condition |
| Home agriculture | | Not allowed | AC | n/a |
| Beekeeping | | Not allowed | AC | n/a |
| Attached dwellings | P | Garden style apartments not allowed. If on Sunset and east of Harrington, must have 75% of frontage as commercial | P | n/a |
| Congregate residence | P | n/a | Not allowed | |
| Group home II for 7 or more | P | n/a | H | n/a |
| Schools/studios, arts and crafts | P | n/a | Not allowed | |
| Cemetery | | | P | n/a |
| Conference center | H | n/a | Not allowed | |
| Medical and dental offices | P | In CV zone, no office and conference uses if on Edmonds Ave. | p | Only along S. 7 th and on ground floor of residential mixed use project |
| Offices, general | P | In CV zone, no office and conference uses if on Edmonds Ave. | p | Only along S. 7 th and on ground floor of residential mixed use project |
| Veterinary offices | P | In CV zone, no office and conference uses if on Edmonds Ave. | p | Only along S. 7 th and on ground floor of residential mixed use project |
| Adult retail | P | Subject to adult entertainment regulations | Not allowed | |
| Drive in/through, retail | AC | Only if financial institution or multi-story building | Not allowed | |
| Eating and drinking establishments | P | n/a | p | Only along S. 7 th and on ground floor of residential mixed use project |

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ATTACHMENT A

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|--|----|---|----|--|
| Fast food restaurant | P | No drive through window allowed | | Not allowed |
| Horticultural nurseries, existing | | Not allowed | AD | |
| Retail sales | P | n/a | AD | |
| Retail sales, outdoor | P | Limited to farmer's markets, building, hardware and garden retail sales | | Not allowed |
| Taverns | AD | | | Not allowed |
| Adult entertainment business | | Not allowed | | Not allowed |
| Cultural facilities | H | n/a | AD | n/a |
| Movie Theaters | AD | n/a | | Not allowed |
| Dance clubs | AD | n/a | | Not allowed |
| Dance halls | AD | n/a | | Not allowed |
| Recreational facilities, indoor, existing | P | n/a | | Not allowed |
| Recreational facilities, indoor, new | p | | | Not allowed |
| Bed and breakfast house, accessory | | Not allowed | AD | n/a |
| Bed and breakfast house, professional | | Not allowed | AD | n/a |
| Motel | P | n/a | | Not allowed |
| Hotel | P | n/a | | Not allowed |
| Off-site services | | Not allowed | p | Only along S. 7 th and on ground floor of residential mixed use project |
| On-site services | P | | | Only along S. 7 th and on ground floor of residential mixed use project |
| Drive-in/drive-through service | AC | Only if financial institution or multi-story building | | Not allowed |
| Adult day care I | P | n/a | AC | n/a |
| Adult day care II | P | n/a | H | n/a |
| Day care center | P | n/a | H | When accessory to public or community facility |
| Convalescent centers | P | n/a | H | n/a |

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ATTACHMENT A

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|---|----|--|-------------|
| Parking garage, structured, commercial or public | P | n/a | Not allowed |
| Park and ride, dedicated | P | Must be structured | Not allowed |
| Park and ride, shared use | P | Must be structured | P n/a |
| Taxi stand | P | n/a | Not allowed |
| Transit centers | P | n/a | Not allowed |
| Vehicle fueling stations | P | n/a | Not allowed |
| Vehicle fueling stations, existing legal | P | n/a | Not allowed |
| Vehicle services and repair, small | AD | Must be entirely within a structure, vehicle storage not allowed | Not allowed |
| Indoor storage | AC | Limited to products related to retail, service, or office uses and not visible to public | Not allowed |
| Laboratories: light manufacturing | AD | n/a | Not allowed |
| Laboratories: research, development, and testing | H | n/a | Not allowed |
| Recycling collection station | P | n/a | Not allowed |

| | UCN1 | | UCN2 | | Consolidated Zone - UC | |
|---|--|---|--|--|--|--|
| Key or Conflicting Development Regulations | | | | | | |
| Design District | “C” | | “C” | | “C” | |
| Max Density | 85 du/acre (150 du/acre if ground floor commercial) | | North of N 8 th St: 250 du/acre South of N 8 th St: 150 du/acre | | 85 du/acre (150 du/acre if ground floor commercial) | |
| Max height | 10 stories along primary and secondary arterials 6 stories along residential/minor collectors Townhouses only: 3 stories | | 10 stories along primary and secondary arterials 6 stories along residential/minor collectors | | 10 stories along primary and secondary arterials 6 stories along residential/minor collectors Townhouses only: 3 stories | |
| Conflicting Land Uses | | | | | | |
| Land Use | | Condition | | Condition | | |
| Attached dwellings | P | Ground floor must be commercial | P | Ground floor must be commercial, unless entire block is residential | P | Ground floor must be commercial, unless entire block is residential |
| Assisted Living | P | Only west of Park Ave and south of N. 8 th | P | Ground floor must be commercial, unless entire block is residential | P | n/a |
| Other higher education institution | P | n/a | H | Ground floor must be commercial | P | n/a |
| Trade or vocational school | H | Must be north of N. 8 th and mixed use. Limited to training related to research and development, arts, computer science, business, culinary arts, medical, and/or other knowledge based industry | Not allowed | | H | Must be north of N. 8 th <u>and east of Logan Ave N</u> and mixed use. Limited to training related to research and development, arts, computer science, business, culinary arts, medical, and/or other knowledge based industry |
| Service and social organization | H | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | H | n/a | H | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Conference center | P | n/a | P | If north of N 8 th , must be mixed use and have ground floor commercial | P | Must be mixed use and have ground floor commercial |

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ATTACHMENT B

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|---|----|--|-------------|---|-------------|--|
| Medical and dental offices | P | n/a | P | Must be mixed use and if oriented to pedestrian street, must have ground floor commercial | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Offices, general | P | n/a | P | If oriented to pedestrian street, must have ground floor commercial | P | If oriented to pedestrian street, must have ground floor commercial |
| Veterinary offices | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | Not allowed | | | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Big box retail | P | Must function as anchor as part of integrated and cohesive center. If on Park Ave, must have entry on Park Ave | Not allowed | | P | Must function as anchor as part of integrated and cohesive center. If on Park Ave, must have entry on Park Ave |
| Drive in/through, retail | AC | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | AC | n/a | AC | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Eating and drinking establishments | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | Must be mixed use | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Fast food restaurant | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | Not allowed | | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Horticultural nursery, existing | AD | n/a | Not allowed | | Not allowed | |
| Taverns | P | Multi-story stand alone retail greater than 75,000 sq ft, must have structured parking. No freestanding structure smaller than 5,000 sq ft is allowed, unless integrated into center or mixed use. | P | Must be mixed use | P | Multi-story stand alone retail greater than 75,000 sq ft, must have structured parking. No freestanding structure smaller than 5,000 sq ft is allowed, unless integrated into center or mixed use. |

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ATTACHMENT B

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|---|-------------|--|----|--|----|--|
| Movie Theaters | P | No freestanding, unless architecturally and functionally integrated | P | Must be mixed use | P | No freestanding, unless architecturally and functionally integrated |
| Sports arenas, auditoriums, exhibition halls, indoor | H | n/a | H | If oriented to pedestrian street, must have ground floor commercial | H | If oriented to pedestrian street, must have ground floor commercial |
| Recreational facilities, indoor, new | H | n/a | H | If oriented to pedestrian street, must have ground floor commercial | H | If oriented to pedestrian street, must have ground floor commercial |
| Marinas | Not allowed | | H | n/a | H | n/a |
| Recreational facilities, indoor, existing | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | Must be mixed use | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Recreational facilities, indoor, new | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | Must be mixed use | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Hotel | P | n/a | P | If oriented to pedestrian street, must have ground floor commercial | P | If oriented to pedestrian street, must have ground floor commercial |
| On-site services | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | If north of N 8 th , must be mixed use and have ground floor commercial | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Drive in/through service | AC | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | AC | n/a | AC | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Adult day care I | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | Must be mixed use | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |

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ATTACHMENT B

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|---|---|--|-------------|--|---|--|
| Adult day care II | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | Must be mixed use | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Day care centers | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft | P | Must be mixed use | P | Must be functionally and architecturally integrated into overall development. Freestanding may be permitted if larger than 5,000 sq ft |
| Parking garage, structured, commercial or public | P | n/a | P | If oriented to pedestrian street, must have ground floor commercial | P | If oriented to pedestrian street, must have ground floor commercial |
| Park and ride dedicated | P | Must be structured parking | Not allowed | | | Must be structured parking <u>and located south of xxx Avenue</u> |
| Airplane manufacturing | | Not allowed | P | n/a | P | <u>Must be located west of Logan Avenue North and east of the Cedar River</u> |
| Airplane manufacturing, accessory | | Not allowed | P | n/a | P | <u>Must be located west of Logan Avenue North and east of the Cedar River</u> |
| Helipads | | Not allowed | P | <i>** Wrong footnote -Only in Employment Area Valley</i> | P | <u>Must be located west of Logan Avenue North and east of the Cedar River</u> |
| Helipads, commercial | | Not allowed | P | n/a | P | <u>Must be located west of Logan Avenue North and east of the Cedar River</u> |
| Laboratories: light manufacturing | P | n/a | P | Limited to airplane manufacturing, biotechnology, life science, information technology, or other high tech industry. Must be mixed use if not airplane manufacturing | P | Limited to airplane manufacturing, biotechnology, life science, information technology, or other high tech industry. Must be mixed use if not airplane manufacturing |
| Laboratories: research, development and testing | P | n/a | P | Limited to airplane manufacturing, biotechnology, life science, information technology, or other high tech industry. Must be mixed use if not airplane manufacturing | P | Limited to airplane manufacturing, biotechnology, life science, information technology, or other high tech industry. Must be mixed use if not airplane manufacturing |
| Manufacturing and fabrication, light | P | n/a | Not allowed | | ? | 2 properties with light manufacturing. New line in use table "Existing light manufacturing"? |

| | CV | CD |
|---|---|---|
| Key or Conflicting Development Regulations | | |
| Design District | “D” | “A” |
| Max density | 80 du/acre | 100 du/acre (150 with Admin Conditional Use) |
| Max height | 50 ft, 60 ft if ground floor commercial | 95 ft |
| Max height when abutting a lot designated as residential | n/a | 20 ft more than the max height in the abutting residential zone |
| Max lot coverage | 65%, or 75% if structured parking | none |
| Minimum lot size | 25,000 sq ft, if created after 2004 | none |
| Min front yard | 10 ft, may be reduced to 0 ft | 0 ft |
| Max front yard | 15 ft | 15 ft |
| Min side yard | 0 ft, except 15 ft if abutting residential zone | 0 ft |
| Min side yard along street | 10 ft, may be reduced to 0 ft | 0 ft |
| Max side yard along street | 10 ft, may be reduced to 0 ft | 15 ft. – for buildings 25 ft. or less in height. None – for that portion of a building over 25 ft. in height. |
| Min rear yard | 0 ft, except 15 ft if abutting residential zone | 0 ft, except if abutting residential zone either 15 ft landscaped strip or 5 ft site obscuring landscape strip and solid 6 ft barrier along common boundary |
| Required location for parking | n/a | Must be in rear yard with access taken from alley |

| Conflicting Land Uses | | | | |
|--|----|---|----|---|
| Land Use | | Condition | | Condition |
| Attached dwellings | P | Garden style apartments not allowed. If on Sunset and east of Harrington, must have 75% of frontage as commercial | P | Not on ground floor in the "Downtown Pedestrian Dist." |
| Assisted Living | P | n/a | P | Not on ground floor in the "Downtown Pedestrian Dist." |
| Adult family home | P | n/a | P | Not on ground floor in the "Downtown Pedestrian Dist." |
| Congregate residence | P | n/a | P | Not on ground floor in the "Downtown Pedestrian Dist." |
| Group Home I | | Not allowed | H | Not on ground floor in the "Downtown Pedestrian Dist." |
| Group home II for 6 or less | P | n/a | P | Not on ground floor in the "Downtown Pedestrian Dist." |
| Group home II for 7 or more | P | n/a | H | Not on ground floor in the "Downtown Pedestrian Dist." |
| Cemetery | | Not allowed | H | n/a |
| Conference center | H | n/a | P | n/a |
| Medical and dental offices | P | In CV zone, no office and conference uses if on Edmonds Ave. | P | n/a |
| Offices, general | P | In CV zone, no office and conference uses if on Edmonds Ave. | P | n/a |
| Veterinary offices | P | In CV zone, no office and conference uses if on Edmonds Ave. | P | n/a |
| Horticultural nurseries, existing | | Not allowed | AD | n/a |
| Adult entertainment business | | Not allowed | P | Subject to adult retail and entertainment regulations and standards |
| Movie Theaters | AD | n/a | P | n/a |
| Sports arenas, auditoriums, exhibition | | Not allowed | P | n/a |

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ATTACHMENT C

| | | | |
|---|----|--|--|
| halls, indoor | | | |
| Recreational facilities, indoor, new | P | n/a | P Must be mixed use |
| Bed and breakfast house, accessory | | Not allowed | P n/a |
| Bed and breakfast house, professional | | Not allowed | P n/a |
| Motel | P | n/a | Not allowed |
| Convalescent centers | P | n/a | P Not on ground floor in the "Downtown Pedestrian Dist." |
| Parking garage, structured, commercial or public | P | n/a | P Not on ground floor in the "Downtown Pedestrian Dist." |
| Parking, surface, commercial or public | | Not allowed | P Not on ground floor in the "Downtown Pedestrian Dist." |
| Taxi stand | P | n/a | AD n/a |
| Vehicle fueling stations | P | n/a | Not allowed |
| Vehicle fueling stations, existing legal | P | n/a | Not allowed |
| Vehicle services and repair, small | AD | Must be entirely within a structure, vehicle storage not allowed | Not allowed |
| Commercial laundries, existing | | Not allowed | P |
| Laboratories: light manufacturing | AD | n/a | P Not on ground floor in the "Downtown Pedestrian Dist." |
| Laboratories: research, development, and testing | H | n/a | AD Not on ground floor in the "Downtown Pedestrian Dist." |

| | RMF | RMT | RMF (new) |
|---|--|---|--|
| Key or Conflicting Development Regulations | | | |
| Design District | “B” | “B” | “B” |
| Max Density | 20 du/acre | 35 du/acre | 35 du/acre |
| Max height | 35 ft | 35 ft | 35 ft |
| Min lot width | 50 ft | 14 ft. | 50 ft |
| Min front yard | 20 ft | 5 ft. | 20 ft |
| Min side yard | Lot width: less than or equal to 50 ft. – Yard setback: 5 ft. Lot width: 50.1 to 60 ft. – Yard setback: 6 ft. Lot width: 60.1 to 70 ft. – Yard setback: 7 ft. Lot width: 70.1 to 80 ft. – Yard setback: 8 ft. Lot width: 80.1 to 90 ft. – Yard setback: 9 ft. Lot width: 90.1 to 100 ft. – Yard setback: 10 ft. Lot width: 100.1 to 110 ft. – Yard setback: 11 ft. Lot width: 110.1+ ft. – Yard setback: 12 ft. | 3 ft. for unattached side | 10 ft |
| Min side yard along a street | 20 ft. | If lot is 50 ft or less: 10 ft. If lot is over 50 ft: 20 ft. | 20 ft |
| Min rear yard | 15 ft | 5 ft | 15 ft |
| Max building coverage | 35% (45% with Hearing examiner site plan review) | 75% | 35% (45% with Hearing examiner site plan review) |
| Max impervious surface area | 75% | 85% | 75% |

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| Conflicting Land Uses | |
|-----------------------------------|------------------|
| Land Use | Condition |
| No land use concerns or conflicts | |