

F COMPLIANCE WITH B1-b NEIGHBORHOOD BUSINESS ZONE & PARKING

Sec. 14-161. Purpose. (a) B-1b Neighborhood Business Zone		
Proposed	Zoning Requirement	Meets
Project is a mixed-use, with smallscale ground floor commercial uses to serve a local market, with residential uses and character above the ground floor.	<i>The purpose of the B-1b Neighborhood Business Zone is to provide appropriate opportunities for the establishment of smallscale ground floor commercial uses to serve a local market, while preserving residential uses and character above the ground floor of structures. The zone also provides the opportunity for mixed use and high residential density in on-peninsula locations. Building additions are encouraged but not required to meet the maximum setbacks of 14-165(c)(3). Suitable locations for this zone may include street intersections, arterial streets, and sites with existing or traditional neighborhood retail and service uses.</i>	Meets

Sec. 14-162 B-1b Permitted Uses		
Proposed	Zoning Requirement	Meets
1st Floor - a. Professional, business, and general offices, b. Business services, c. Personal services, e. Retail establishments, g. Studios for artists, photographers and craftspeople.	<i>Sec. 14-162 Permitted Uses. (a) on the ground floor level of buildings in the B-1b zone. a. Professional, business, and general offices, b. Business services, c. Personal services, e. Retail establishments, g. Studios for artists, photographers and craftspeople. h. Restaurants</i>	Meets
2nd Floor – Residential Uses	<i>Sec. 14-162 Permitted Uses. (5) Uses permitted above the ground floor level of buildings in the B-1b zone. (a) Residential</i>	Meets
3rd Floor – Residential Uses	<i>Same as 2nd floor.</i>	Meets

Sec. 14-165 Dimensional Requirements for Site		
Proposed	Zoning Requirement	Meets
	<i>....nonresidential uses in the B1-b zones shall meet the following minimum requirements</i>	Meets
Min. Lot Area per D.U. - 4 multifamily dwellings above first floor x 1000 sf = 4000 sf min. lot area. Existing lot area = 9,562 sf.	<i>Off-peninsula: min. lot area of nearest residential zone, except 1,000 SF for multifamily dwellings above first floor</i>	Meets
Min. Lot Size - 9,562 sf existing	<i>Non-Res Uses: None. Residential: None</i>	Meets
Min. Street Frontage - 66' existing	<i>20 ft</i>	Meets
Min. Lot Width - 66' existing	<i>None</i>	Meets
Min. Front Yard – 0' proposed	<i>None</i>	Meets
Max. Front Yard - 0' proposed	<i>10 ft</i>	Meets

Min. Rear Yard, Principal Structure – Approx 68’ from the rear property line.	<i>Principal: None, except 10 ft. if abutting a residential zone.</i>	Meets
Min. Rear Yard Accessory Structures: <u>Carport</u> – The side of the carport abuts a residential zone with a 6’ setback. <u>Covered Bike Parking</u> – Does not abut the rear property line.	<i>Accessory: None, except 5 ft. if abutting a residential zone</i>	Meets
Min. Side Yard, Principal Structure - The Principal structure is 15’-9” from the south side property line (Roy’s) and 6’-4” from the north side property line.	<i>Principal: None, except 5 ft. if abutting residential zone.</i>	Meets
Min. Side Yard Accessory Structures <u>Carport</u> – The rear of the carport abuts a commercial zone (B1-b) with a 2’ setback. Does not abut a residential zone. <u>Covered Bike Parking</u> - The side of the bike parking abuts a commercial zone (B1-b) with a 0’ setback. Does not abut a residential zone.	<i>Accessory: None, except 5 ft. if abutting a residential zone</i>	Meets
Max. Side Yard on Side Street - No Side Street	10 ft	N.A
Structure Stepbacks – No portions of a structure is above 35 ft.	<i>Portions of a structure above 35 ft shall be no closer than 10 ft from the side property line and no closer than 15 feet from the rear property line when such property line abuts a residential zone.</i>	N.A
Max. Structure Height - 32 ‘ proposed. Does not abut R-6 zone.	<i>Off- peninsula: 35 ft., except where abutting R-6, where max. height shall be the max. height of R-6.⁽²⁾</i>	Meets
Max. Floor Area Nonresidential Uses - Total maximum first floor area for nonresidential uses = 2500 sf. Total maximum floor area per retail establishment = 2000 sf.	<i>Total maximum first floor area for nonresidential uses per structure: 10,000 SF⁽³⁾ Total maximum floor area per retail establishment: 5,000 SF.</i>	Meets
Max. Impervious Surface – Impervious area 7970 sf/ 9,562sf (site) = 83%	90%	Meets

Sec. 14-166 Other Requirements		
Proposed	Zoning Requirement	Meets
Landscaping and Screening - The site shall be suitably landscaped for parking, surrounding uses and accessory site elements, see Site Plan by Carroll Associates.	<i>(a) Landscaping and screening: The site shall be suitably landscaped for parking, surrounding uses and accessory site elements, including storage and solid waste receptacles where required by article IV (subdivisions) and article V (site plan).</i>	Meets
Curbs and Sidewalks - Curbs and sidewalks are provided, see Site Plan by Carroll Associates.	<i>(b) Curbs and sidewalks: Curbs and sidewalks as specified in article VI of chapter 25.</i>	Meets
Off-street Parking and Loading – See Sec. 14-332. Uses Requiring Off-street Parking below.	<i>(c) Off-street parking and loading: Off-street parking and loading are required as provided in division 20 and division 21 of this article.</i>	Meets
Front Yard Parking - No off street parking in the front yard between the street line and the required maximum setback line.	<i>(d) Front yard parking: There shall be no off street parking in the front yard between the street line and the required maximum setback line.</i>	Meets
Signs – All signs are part of a sign program, where size, font and type are consistent to achieve a coordinated purposeful look that compliments the building and the village Main Street. All sign are scaled for pedestrians, rather than attracting drive-by attention and none will be back-lit box signs. There will be (3) or (4) signs, depending on the number of tenants, not known at this stage.	<i>(e) Signs: Signs shall be subject to the provisions of division 22 of this article.</i>	Meets
Exterior Storage – No exterior storage. A carport provides a 4 stalls, one for each residential unit, and is a structure with walls and roof. At the end of each stall there is a 4' deep x 9' wide fully enclosed secure utility shed.	<i>(f) Exterior storage: There shall be no exterior storage with the exception of fully enclosed containers or receptacles for solid waste disposal. Such containers or receptacles shall be shown on the approved site plan.</i>	Meets
Storage of Vehicles – No vehicles stored on site.	<i>(g) Storage of vehicles: Storage of vehicles is subject to the provisions of section 14-335.</i>	N.A.
Shoreland and flood plain management regulations - Lot is not located in a shoreland zone or in a flood hazard zone.	<i>(h) Shoreland and flood plain management regulations: If the lot is located in a shoreland zone or in a flood hazard zone, then the requirements of division 26 and/or division 26.5 apply.</i>	N.A.

Sec. 14-167 External Effects		
Proposed	Zoning Requirement	Meets
	<i>Every use in a B-1 or B-1b zone shall be subject to the following requirements:</i>	Meets
Enclosed Structure – All uses are operated within a completely enclosed structure.	<i>(a) Enclosed structure: The use shall be operated within a completely enclosed structure, except for those specific open air activities licensed by the City, including but not limited to outdoor seating, sidewalk sales, etc</i>	Meets
Noise – No onsite use generates noise that exceeds shall not exceed fifty-five (55) decibels.	<i>(b) Noise: The volume of sound, measured by a sound level meter with frequency weighting network (manufactured according to standards prescribed by the American Standards Association), generated shall not exceed fifty-five (55) decibels on the A scale, on impulse (less than one (1) second), at lot</i>	Meets

	<i>boundaries, excepting air raid sirens and similar warning devices.</i>	
Vibration and Heat – No onsite use generates vibration and heat perceptible without instruments at lot boundaries.	<i>(c) Vibration and heat: Vibration inherently and recurrently generated and heat shall be imperceptible without instruments at lot boundaries.</i>	Meets
Glare, Radiation or Fumes - No onsite use generates glare, radiation or fumes beyond lot boundaries.	<i>(d) Glare, radiation or fumes: Glare, radiation or fumes shall not be emitted to an obnoxious or dangerous degree beyond lot boundaries.</i>	Meets
Smoke - No onsite use generates smoke.	<i>(e) Smoke: Smoke shall not be emitted at a density in excess of twenty (20) percent opacity level as classified in Method 9 (Visible Emissions) of the Opacity Evaluation System of the U.S. Environmental Protection Agency.</i>	Meets

Sec. 14-332. Uses Requiring Off-street Parking

Proposed		Required	Zoning Requirement	Meets
Residential			<i>Except as provided in Section 14-332.1, 14-332.2 (exceptions) and 14-345 (fee in-lieu of parking) of this division, for the uses listed below the following minimum off-street parking requirements shall be provided and maintained in the case of new construction, alterations which increase the number of units, and changes of use:</i>	
(a) Residential Structures (4) dwelling units	X (2)	= 8	<i>1. For new construction, two, (2) parking spaces for each dwelling unit</i>	Meets
Total Residential Parking Required		8 spaces		

Non-Residential Sec. 14-162 Permitted Uses @ 1st Floor			Note: Non-residential uses will be in the categories below, but actual tenancy is not yet known at this stage.	
e. Retail establishments (Space A = 868 sf) g. Studios for artists (Space C = 1132 sf)	2000sf/0	= 0	<i>One (1) parking space for each two hundred (200) square feet of first floor area in excess of two thousand (2,000) square feet</i>	Meets
a. Professional, business, and general offices b. Business services c. Personal services (Space B = 800 sf)	800sf/400	= 2	<i>One (1) parking space for each four hundred (400) square feet</i>	Meets
Total Non-Residential Parking Required		2 spaces		

Total Residential + Non-Residential Required	10 spaces		
Total Residential + Non-Residential Provided	10 spaces		Meets