

**ATTACHMENT C**  
**ZONING COMPARISON TABLE**  
660 University Avenue, 21PLN-00341

<b>Table 1: COMPARISON WITH CHAPTER 18.13 (RM-20 DISTRICT) AND PROPOSED</b>			
<b>Regulation</b>	<b>Required RM-20</b>	<b>ARB Recommended Plans</b>	<b>New Proposed</b>
Minimum/Maximum Site Area, Width and Depth	8,500 sf area, 70 foot width, 100 foot depth	103 feet by 225 feet; 22,526 sf (0.52 acre)	103 feet by 225 feet; 22,526 sf (0.52 acre)
Minimum Front Yard (Middlefield)	24 foot Special Setback along Middlefield Road	<b>10 feet above grade 0 feet below grade</b>	<b>24 feet above grade 0 feet below grade</b>
Street Rear Yard (Byron)	16 feet	<b>10 feet 0 feet below grade</b>	<b>10 feet 0 feet below grade</b>
Street Side Yard (University)	16 feet	<b>6 feet 0 feet below grade</b>	<b>6 feet 0 feet below grade</b>
Interior Side Yard (for lots greater than 70 feet in width)	10 feet	<b>19 feet 6 inches 2'2" below grade</b>	<b>19 feet 6 inches 2'2" below grade</b>
Max. Building Height	30 feet	<b>50'8" at four story parapet 57'2" at roof deck 62'8" at elevator overrun</b>	<b>73'6" at six story parapet 82' at elevator overrun</b>
Interior Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle	<b>Partial 4<sup>th</sup> floor encroachment</b>	<b>Partial 4<sup>th</sup> floor – 6<sup>th</sup> floor encroachment</b>
Max. Site Coverage	35% (plus an additional 5% for covered patios or overhangs) (7,884 + 1,126 = 9,010 sf)	<b>58% (13,071 sf)</b>	<b>53.3% (12,001 sf)</b>
Max. Total Floor Area Ratio	0.5:1 (11,263 sf)	<b>2.18:1 (48,991 sf) Mixed-Use;  Replacement Office: 9,115 sf Residential: 39,806 sf Other: 1,091 sf</b>	<b>2.96:1 (66,669 sf) Mixed-Use;  Replacement Office: 9,115 sf Residential: 46,993 sf Other: 10,583 sf</b>
Residential Density	11 to 20 units per acre (5 to 10 units)	<b>63 DU on 0.52 acre = 123.5 units per acre</b>	<b>66 DU on 0.52 acre = 126.9 units per acre</b>
Minimum Site Open Space	35% 7,884 sf	42% Ground level open space: 9,455 sf	49.7% Ground level open space: 11,189 sf

Minimum Usable Open Space	150 sf per unit 9,450 sf	Roof terrace: 4,642 sf Balconies: ~60 sf per unit (typical), 5,230 sf total Total ~156 per unit  The office ground level deck area: ~1,120 sf does not count towards the residential open space requirement	Ground level patio: 735 sf Balconies: ~60 sf per unit (typical), 5,623 sf total Total ~85 per unit  The office 6 <sup>th</sup> floor deck area: ~1,146 sf does not count towards the residential open space requirement
Minimum Common Open Space	75 sf per unit	<b>Roof terrace: 4,642 sf</b> <b>73.7 sf per unit</b>	<b>Ground level patio: 735 sf</b> <b>11.1 sf per unit</b>
Minimum Private Open Space	50 sf per unit	<b>3 units do not have private open space</b> All other units have balconies ranging from 60 sf to >400 sf	<b>6 units do not have private open space</b> All other units have balconies ranging from 60 sf to >400 sf

\*Bold indicates modification in comparison to base zoning

Table 2: CONFORMANCE WITH CHAPTER 18.38.150 SPECIAL REQUIREMENTS FOR PC	
Requirement when Adjacent to RE, R-1, R-2, RM or applicable PC district	Proposed
(b) The maximum height within 150 feet of any RE, R-1, R-2, RMD, RM, or applicable PC district shall be 35 feet	<b>73'6" at six story parapet</b>
(c) A minimum interior yard of 10 feet shall be required, and a solid wall or fence between 5 and 8 feet in height shall be constructed and maintained along the common site line.	Interior setback 19'6", project shall include interior fence
(d) A minimum street-side or front yard of 10 feet shall be required. For housing projects, the minimum yard requirement shall be at least as restrictive as the yard requirements of the most restrictive residential district opposite such site line. The minimum yard shall be planted and maintained as a landscaped screen, excluding areas required for access to the site.	<b>Setbacks on street frontages range from 6 ft to 20 ft above grade, all are 0 ft below grade</b>
(e) A maximum height established by a daylight plane beginning at a height of ten feet at the applicable side or rear site lines and increasing at a slope of three feet for each six feet of distance from the side or rear site lines until intersecting the height limit otherwise established for the PC district; for housing projects, the daylight planes may be identical to the daylight plane requirements of the most restrictive residential district abutting each such side or rear site line until intersecting the height limit otherwise established for the PC district. If the residential daylight plane, as allowed in this section, is selected, the setback regulations of the same adjoining residential district shall be imposed.	<b>Because the setback is over 6 feet, the project may use the RM-20 daylight plane. However, this project does not comply with PC or RM-20 daylight plane for the interior side</b>

**Table 3: CONFORMANCE WITH CHAPTER 18.52 Off-Street Parking  
for Multiple-Family Residential**

<b>Type</b>		<b>ARB Recommended Plans</b>	<b>New Proposed</b>
Vehicle Parking	Office	14 regular/carpool 4 ADA = 8 spaces <b>22 provided, 40% reduction</b>	13 regular/carpool 4 ADA = 8 spaces <b>21 provided, 43% reduction</b>
	Housing	48 – Studio; 36 spaces 12 - 1-bedroom; 8 spaces 6 - 2-bedroom; 6 spaces  Plus 5 unassigned ADA spaces that count as 10 towards the minimum parking requirement  <b>60 provided, 10% reduction</b>	46 stacker spaces  Plus 5 unassigned ADA spaces that count as 10 towards the minimum parking requirement  <b>56 provided, 24% reduction</b>
	Total	22 Commercial 60 Residential <b>82 total, 20% reduction</b>	21 Commercial 56 Residential <b>77 total, 30.6% reduction</b>
Loading Space for Office		None Proposed	None Proposed
Loading Space for Residential		<b>None Proposed</b>	<b>None Proposed</b>
Bicycle Parking Short Term		5 short term rack spaces 100 space long-term enclosure spaces, 80 residential, 20 office	5 short term rack spaces 100 space long-term enclosure spaces, 80 residential, 20 office