

ATTACHMENT E
ZONING COMPARISON TABLE
22PLN-00287
(bold indicates non-compliance)

Table 1: 200-Portage/3040-3200 Park Boulevard (Townhomes)

COMPARISON WITH CHAPTER 18.13 (RM-30 DISTRICT)

Regulation	Required	Proposed
Minimum/Maximum Site Area, Width and Depth	8,500 sf area, 70-foot width, 100-foot depth	~300 X ~590 (3.92 ac gross [170,755]; 2.447 ac net [106,591 sf])
Minimum Front Yard (Olive Avenue)	20 feet	28 feet
Rear Yard	10 feet	60 feet
Interior Side Yard	6 feet	15 feet (adjacent residential) 43 feet to new property line between townhomes and cannery building
Street Side Yard	16 feet	10 to 16 feet (10 at narrowest point)
Max. Building Height	35 feet	32 foot, 10 inches
Side Yard Daylight Plane	10 feet at interior side lot line then 45-degree angle	Complies
Rear Yard Daylight Plane	10 feet at rear setback line then 45-degree angle	Complies
Max. Site Coverage	40% (68,302)	36%
Max. Total Floor Area Ratio	0.6:1 (63,955 sf)	1.49:1 (159,949 sf)*
Minimum Site Open Space	30% (51,226 sf)	20% (34,663 sf)
Minimum Usable Open Space	150 sf per unit (11,100 sf)	177 sf/du min (12,131 sf)
Minimum Common Open Space	75 sf per unit (5,550 sf)	86 sf/du min (6,339 sf)
Minimum Private Open Space	50 sf per unit (3,700 sf)	92 sf/du min (6,792 sf)

*Net lot area is used for the calculation of floor area and excludes the private streets and creek easements

Table 1A: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking)
for Multi-family Residential

Type	Required	Proposed
Vehicle Parking	2 spaces per unit, at least one covered 2x74 units=148 spaces required	148 spaces covered (2 each for 74 units) 37 uncovered spaces Total provided: 185 spaces
Bicycle Parking	1 long term space per unit and 1 short term space per 10 units	74 long term spaces provided in private garages;

	1 x 74 = 74 long-term spaces 0.1 x 74 = 7 short-term spaces	8 short term spaces
--	--	----------------------------

Table 2: 340-404 Portage Avenue (Cannery Building)

COMPARISON WITH CHAPTER 18.16 (CS DISTRICT)

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	8,500 sf area, 70-foot width, 100 foot depth	~880 feet x ~640 feet ~539,035 sf (12.37 acres)	~590 feet X ~420 feet (irregular; 6.3 acres)
Minimum Front Yard	0-10 feet to create an 8-12 foot effective sidewalk width ^{(1), (2), (8)}	~20 feet (Park Boulevard)	None (Alley between Acacia and Portage)*
Rear Yard	None	None (Alley between Acacia and Portage)	~15 feet (abutting new townhome parcel)
Interior Side Yard	None		10 to 25 feet (adjacent residences to new parking garage) 60 feet (south of Street B on south side of newly created parcel)
Street Side Yard	None	Not applicable	Not applicable
Min. yard for lot lines abutting or opposite residential districts or residential PC districts	10 feet ⁽²⁾	32 feet	10.5 feet
Build-to-lines	50% of frontage built to setback 33% of side street built to setback ⁽⁷⁾	None (Park Boulevard)	Cannery building built to front setback (Alley between Acacia and Portage) Side street is not applicable
Special Setback	24 feet – see Chapter 20.08 & zoning maps	Not Applicable	Not Applicable
Max. Site Coverage	None	Unclear	49.7%

Max. Building Height	35 ft within 150 ft. of a residential district (other than an RM-40 or PC zone) abutting or located within 50 feet of the site	~35 feet; ten inches to top of existing monitor roofs; ~21 feet, two inches to top of existing main roof of cannery building	22 feet, 10 inches to top of stair tower 14 foot, six inches to top of railing around the parking garage ~No change to cannery building roof heights
Max. Floor Area Ratio (FAR)	0.4:1 (109,771 sf) 18.18.060(e)	0.47 (251,619 sf on a 539,035 sf parcel)	0.6:1 (164,656.8 sf)*
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None ⁽⁶⁾	complies	Complies

*Note: compliance would require modifications to existing historic cannery building.

**Parking garage does not constitute floor area as parking is exempt from floor area in accordance with Chapter 18.04 of the municipal code. This number reflects existing cannery square footage but the ratio is based on dedication of a portion of the parcel to the City; therefore the resulting parcel would exceed the floor area ratio allowed under the zoning ordinance and Comprehensive Plan.

**Table 2A: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking)
for Research and Development and Retail**

Type	Required	Proposed
Vehicle Parking	1 space per 250 sf for R&D (x142,744 sf)= 570 spaces 1 space per 200 sf for retail (x2,600 sf)=13 spaces 2 loading spaces for (100,000-199,999 sf)= 2 spaces Total required: 583 spaces Total loading required: 2 spaces	Parking garage:330 spaces Other uncovered spaces: 89 spaces Total spaces provided: 419 spaces Total loading provided: 1 space
Bicycle Parking	1 space per 2,500 sf for R&D; 80% LT; 20% ST (x142,744 sf)=57 spaces (46 spaces LT; 10 spaces ST) 1 space per 2,000 sf for retail; 20% LT; 80% ST (x2600 sf)=1 ST space Total required: 57 Long term(LT); 11 Short term (ST)	49 spaces (37 existing; 12 new) Long term 20 Short term; 10 LT*

*Building and R&D use is existing on the site, modifications bring the existing buildings more into conformance with the code