

WEILAND ZONING SUMMARY

April 28, 2017

Site Address:	571 Ericksen Avenue, Bainbridge Island, WA #262502-2-121-2005		
Lot Area:	23,087SF (0.53AC)		
Zoning:	MUTC / Ericksen District		
Surrounding Uses:	East: MUTC-Erickson: Multi-family West: MUTC-Erickson: Multi-family North: MUTC-Erickson: SFR South: MUTC-Erickson: Office		
Proposed Uses:	Single Family (requires HDDP)		
Lot Coverage:	Allowable: 35% 8,080sf (1,604sf existing)		
FAR:	BASE FAR		MAX W/ BONUS
	Residential:	6,926SF (.30)	13,852SF (.60)
Program	RESIDENTIAL	4,800 3 Townhouses @ 1600SF 750 1 ADU @ 650sf 1,000 2 ADUs @ 500sf <u>250 1 Garage @ 250sf</u> 6,800SF (0.29 FAR)	
FAR Bonus:	None required		
Traffic Impact Fees:	3 units @ \$1,632/unit = 's \$4,896 (less credit for existing use)		
Parking:	with 50% reduction based on proximity to Ferry (.45 miles) (3) SFR (2 bd) 3 (1/unit) (3) ADU (1 bd) <u>3 (1/unit)</u> 6 stalls		
Parking Provided:	7 stalls (6 residential + 1 guest)		
Height Limit:	25' (35' with underbuilding parking)		
Setbacks:	Zoning:	Front: 15' (10' per HDDP) Side/Rear: 5' (per MUTC) Bldg to Interior lot line: 0' (per HDDP)	
	Encroachments	Bay windows may encroach 18" into setback Roof overhangs may encroach 24" into setback	
Landscape:	Roadside Buffers: N/A Perimeter Landscape: N/A Tree Retention: 40 tree units/acre x .82AC = 's 21.2 tree units		
Approvals:	Short Subdivision (with HDDP)		

Vesting: Subdivision: Upon complete application

HDDP: TIER 1: 1600sf max. unit size, LEED or Built Green 4
 Innovative Site Design (16pts min)
 >80% Covered Parking 5
 >11% Open Space 4 (2,308sf/private)
 <20% Turf 4
 >60% Natives 4
 Housing Diversity (4pts min)
 2 unit types 2
 2 unit sizes 2

Subdivision: Open Space: no min open space if 50sf per unit provided

Fire Access: No turn around required, verify hose length

Design Guidelines: MUTC General Design Guidelines/Ericksen Ave Guidelines
 8:12 min. Roof Pitch

SHORT PLATS

1. Short subdivisions shall be approved through the general administrative review procedures described in BIMC 2.16.030 except as described below. Application materials for short subdivisions can be found in the administrative manual.

D. Vesting. A proposed short subdivision shall be reviewed under all applicable city ordinances and the State Environmental Policy Act in effect at the time of complete application, unless a different result is required by provisions of Chapter 58.17 RCW.

1. Timeline of Review. The director has 90 calendar days from the filing of a complete application in which to approve, disapprove or return the application to the applicant for modification.

HDDP

3. Review and Approval Process. Housing design demonstration project applications shall be reviewed as specified in the same manner as other applications for the same type of underlying land use permit (see BIMC 2.16.030 through 2.16.210), with additional review steps done in the order below as outlined in this subsection.