

35TH AVE NE - WORKSHOP #3

ZONING CHEAT SHEET

Single Family (SF)

- Single dwelling unit; one accessory unit allowed within structure
- 5,000/7,200 SF minimum lot size required for each detached structure



Multifamily Lowrise (L-2)

- 2 to 3-story lowrise apartment, rowhouse, or townhouse,
- Density limit of one unit per 1,600 SF of lot area (1,200 SF for apartments)
- Building width limit of 90 linear feet (rowhouse exempt)
- Equivalent of 60% of lot area required Green Factor
- 25% of lot area required for Amenity Area
- Maximum height of 30 feet, plus 5 feet for pitched roof



Neighborhood Commercial (NC1)

- Small grocery store, hair salons, coffee shops, & apartments above
- Residential uses limited to 20% of facade along 35th Ave NE
- 10,000 SF maximum size for most uses



Neighborhood Commercial (NC2)

- Medium-size grocery, drug store, medical facilities, & apartments
- Typically no limit of residential & nonresidential uses but the sites but 35th Ave NE is an exception. Residential uses limited to 20% of facade along 35th Ave NE
- 25,000 SF is the maximum size for some commercial uses

