



MEMORANDUM

DATE: May 24, 2012

To: Planning Commission

FROM: Jeremy McMahan, Planning Supervisor
Eric Shields, AICP, Planning Director

SUBJECT: Commercial Codes KZC Amendments, File No. ZON11-00042

RECOMMENDATION

Review the feedback provided by the City Council on May 15th and provide staff with direction on revised development standards for commercial codes and potential Comprehensive Plan amendments. Based on Planning Commission direction, staff will prepare drafts for consideration at a public hearing.

Regardless of the preliminary code amendments agreed to by the Commission at the study session, staff recommends that a full range of alternatives be advertised for consideration at the public hearing. This will give the Commission and Council broad latitude in select desired regulations without having to hold an additional hearing.

BACKGROUND

The Planning Commission has conducted five study sessions to scope the amendments and provide preliminary direction. At the last study session on March 8th, the Commission had completed the process of developing direction for staff to prepare draft codes for consideration at a public hearing. The Commission's direction is summarized in Attachment 1.

In March, the City Council requested a briefing from the Planning Commission with a goal of providing feedback on preliminary direction prior to the public hearing. On April 3rd, the Planning Commission chair and staff briefed the Council on the Commission's preliminary direction. The Council continued the discussion to May 15th.

CITY COUNCIL FEEDBACK

At its May 15th meeting, the City Council continued the discussion of the commercial codes with a focus on the Comprehensive Plan and BN zoning for properties on Lake Street South. The Council provided the following feedback on the Lake Street South BN zone to the Planning Commission. The list below is divided into two categories based on whether the City Council feedback differs with the Commission's preliminary direction or concurs with the Commission's direction.

Differs from Commission's preliminary direction:

- Consider a Comprehensive Plan amendment to change the commercial designation for the Lake Street South commercial area from "Residential Market" to "Neighborhood Center".
- Consider a maximum residential density limit.
- Do not favor requirement for commercial space to be at street level.
- Do not favor an additional maximum three story height limit.
- Do not favor limiting the size of building floor plates.

Concurs with Commission's preliminary direction:

- Require minimum 13' height for commercial space.
- Make buffers for retail and office consistent at five feet (Commission has proposed consistency with a 15 foot buffer).
- Prohibit auto-oriented commercial uses.
- Establish minimum ground floor commercial frontage requirements.
- Require commercial use to be oriented to the street
- Limit the size of commercial uses to 4,000 square feet.
- Maintain 80% lot coverage.
- Establish a design review process and supporting guidelines or regulations.

The matrix contained in Attachment 1 contains a column indicating the City Council feedback. The Commission should discuss how to extrapolate this direction to other commercial districts under review.

Discussion of Key Differences

A. Comprehensive Plan, Residential Market to Neighborhood Center

Attachment 2 contains the Comprehensive Plan language from the Land Use Element and the related map designating commercial areas. Should the Commission recommend a change from Residential Market to Neighborhood Center, the amendment would be to Land Use Map LU-2 of the Comprehensive Plan.

In addition, Attachment 3 contains the Comprehensive Plan language from the Moss Bay Neighborhood Plan for commercial use of the BN zone. Should the Commission recommend a change to Neighborhood Center, the language of the neighborhood plan should be reviewed for consistency.

The Commission does not need to make a preliminary recommendation at the study session. However, the option for a Comprehensive Plan amendment should be included in the scope of the public hearing. Direction should be provided on any draft Comprehensive Plan changes that would be considered.

B. Residential Density Limit

Although the City Council recommended that the Commission consider a density limit in the BN zone, there was not direction from the Council as to what an appropriate density limit would be.

Should the Commission recommend a density limit, the following examples may provide some useful precedent for consideration.

1) Density in other commercial zones.

As previously discussed, most commercial zones do not have density limits. Exceptions previously discussed are noted below:

- BC 1 and BC 2 zones. For the recently annexed BC 1 (North Juanita) and BC 2 (Kingsgate) zones, the City adopted a 1 unit per 900 square feet of land (48 units/acre) residential density limit based on King County's provisions. This density is higher than adjoining multifamily zoning.
- BNA zones. Although residential densities were not adopted with the annexation zoning for the BNA zones on Finn Hill, the Commission has discussed adopting a limits of 1 unit per 1,800 square feet of land (24 units/acre) for the north BNA area and 1 unit per 2,400 square feet of land (18 units/ acre) for the south BNA area. This has been expressed as an interim density until a neighborhood plan is developed or the Comprehensive Plan is more fully developed for the area to articulate a community vision for those areas. These densities are comparable to adjoining multifamily zoning.

2) Density adjoining commercial zones. Multifamily zoning adjoining both the Lake Street South BN zone and the NE 70th Street BN zone is 1 unit per 3,600 square feet of land (12 units/acre). However, as the Planning Commission has discussed related to its work on nonconforming density regulations, the Lake Street South/Lake Washington Boulevard area has a number of properties with nonconforming densities. This is due to zoning changes over the years, including the down zone that occurred in the late 70s, which some property owners have previously referenced, and the nonconforming over-water structures. Attachment 4 includes a map of actual densities as a reference.

C. Commercial Space at Street Level and Maximum Three Story Height Limit

The Commission's initial direction on these related regulations was to require commercial space to be consistent with the grade of the sidewalk for better pedestrian orientation of storefronts. In addition, the Commission was concerned that allowing development to place commercial below sidewalk grade could allow an additional story of development that was not anticipated with the current height limit.

The feedback from the Council indicates a preference for continuing to regulate height by maintaining the current maximum height in feet above average building elevation. The Council was similarly not concerned that commercial space would be compromised if it were below sidewalk grade.

If the ultimate recommendation includes design review and supporting design guidelines, the guidelines could address other aspects of the commercial orientation to ensure that appropriate

grade transitions are made and storefront design techniques are used to ensure adequate pedestrian orientation.

D. Maximum Building Floor Plates

The maximum floor plate concept came from the Planning Commission discussion of the Residential Market definition, which includes discussion of “very small, mixed use building/center” and “residential scale and design”. The Commission had discussed floor plate limits as a metric to scale building footprints and massing in a manner comparable to nearby development. Staff has prepared Attachment 5 to illustrate the floor plate sizes of adjoining multifamily development. The first map in Attachment 5 illustrates the individual building coverage on a parcel while the second map illustrates the total building coverage on a parcel.

The Commission also discussed an initial preference for regulations that limit the outward mass of development rather than adopting a maximum residential density limit. The Commission may wish to revisit the need for these massing regulations if the ultimate recommendation is a specific density limit.

Public Comment

Attachment 6 provides copies of all public comment received since the Commission’s March 8th study session.

Attachments

1. Development Standards Matrix
2. Land Use Element Excerpts
3. Moss Bay Neighborhood Plan Excerpts
4. Existing Densities Map
5. Building Floor Plate Examples
6. Public Comment

Development Standards for Neighborhood Business Family of Zones

	BN (Res. Mkt)			BN (1)		BNA		MSC 2	
	Current	PC Direction	CC Feedback	Current	PC Direction	Current	PC Direction	Current	PC Direction
Comprehensive Plan	Residential market	No Change	Neighborhood Center				•		
Residential Density	None	No change, density a factor of dimensional restrictions and units sizes within permitted envelope	Should be a maximum	None	No change, density a factor of dimensional restrictions and units sizes within permitted envelope	None	<ul style="list-style-type: none"> • 1/1,800 for north area, 1/2,400 for south area • Residential square feet not to exceed 50% of the site's total square feet of floor area 	None	No change, density a factor of dimensional restrictions and units sizes within permitted envelope
Minimum Commercial Floor Area	75% of ground floor	Minimum commercial frontage	Ok with PC direction	75% of ground floor	Minimum commercial frontage	75% of ground floor	None	75% of ground floor	Minimum commercial frontage
Residential on Ground Floor of Structure	Prohibited	<ul style="list-style-type: none"> • Allow behind commercial frontage • Res. lobby allowed in comm. frontage 	Ok with PC direction	Prohibited	<ul style="list-style-type: none"> • Allow behind commercial frontage • Res. lobby allowed in comm. frontage 	Prohibited	Allow, subject to 50% requirement above	Prohibited	<ul style="list-style-type: none"> • Allow behind commercial frontage • Res. lobby allowed in comm. frontage
Commercial Orientation	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/ sidewalk 	Commercial does not need to be at grade with street. Otherwise, Ok with PC direction	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/ sidewalk
Maximum Floor Area Ratio (FAR)	None	No change	Did not comment	None	No change	None	No change	None	No change

Development Standards for Neighborhood Business Family of Zones (cont.)

	BN (Res. Mkt)			BN (1)		BNA		MSC 2	
	Current	PC Direction	CC Feedback	Current	PC Direction	Current	PC Direction	Current	PC Direction
Maximum Height	30'	<ul style="list-style-type: none"> 30' above ABE Max 3 stories above street 	30' without 3 story limit	30'	<ul style="list-style-type: none"> 30' above ABE Max 3 stories above street 	35'	No change	30'	<ul style="list-style-type: none"> 30' above ABE Max 3 stories above street
Maximum Lot Coverage	80%	No change	Ok with PC direction	80%	No change	80%	No change	80%	No change
Required Yards¹	20' front² 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories 10' side & rear for all uses 	Did not comment	20' front 10' side & rear	<ul style="list-style-type: none"> 10' for ground floor commercial story No change to front for 2nd & 3rd stories 10' side & rear for all uses 	10' front 10' side & rear	No change to front 10' side & rear for all uses	20' front 10' side & rear	No change
Land Use Buffer	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	5' for all commercial uses	Retail=20' adjoining SF, 15' adjoining MF Office=20' adjoining SF, 5' adjoining MF ³	15' for all commercial uses adjoining residential	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential	Retail=15' adjoining SF or MF Office=15' adjoining SF, 5' adjoining MF	15' for all commercial uses adjoining residential
Maximum Retail/Restaurant Store Size	10,000 s.f. per establishment	4,000 per establishment	Ok with PC direction	10,000 s.f. per establishment	No change	10,000 s.f. per establishment, excludes grocery, drug, hardware...	No change	4,000 s.f. per establishment	No change

¹ Note that office has 5' minimum side (15' combined)

² Required yard along Lake St S or LWB increased 2' for each 1' that the structure exceeds 25' (applies to RM along Boulevard as well)

³ 20' landscaped berm/topographic change required by (1) suffix

Development Standards for Neighborhood Business Family of Zones (cont.)

	BN (Res. Mkt)			BN (1)		BNA		MSC 2	
	Current	PC Direction	CC Feedback	Current	PC Direction	Current	PC Direction	Current	PC Direction
Use Limitations	Use Zone Charts	<ul style="list-style-type: none"> • Prohibit Office use on upper floors • Prohibit non-pedestrian oriented (e.g. vehicle service station & drive-thru) 	Ok with PC direction (did not comment of office restriction)	Use Zone Charts	No change	Use Zone Charts	No change	Limited in Use Zone Charts	No change
Maximum Building Length⁴	None	Address through design guidelines	Ok with PC direction	None	Address through design guidelines	None	Address through design guidelines	See design regulations	No change
Maximum Building Size	None	Limit maximum building floor plates (+/-10,000 s.f.) Use design review & guidelines to decide arrangement	Do not limit	None	None	None	None	See design regulations	No change
Review Process	None	Design Board Review	Design review, PC to recommend process & guidelines	Process IIA	<ul style="list-style-type: none"> • Design Board Review • Incorporate Comp Plan criteria into special regulations 	None	Design Board Review	Administrative Design Review	No change

⁴ Used in Design Regulations. Depending on Business District, regulations may require full building separation, a significant modulation break, or change in building definition and materials

Ground Floor Commercial Development Standards for Community Business (BC) Family of Zones

	BC		BCX		BC 1		BC 2	
	Current	PC Direction	Current	PC Direction	Current	PC Direction	Current	PC Direction
Minimum Commercial Floor Area	75% of ground floor	defer	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	75% of ground floor	Minimum commercial FAR of 25% for new mixed use	75% of ground floor	Minimum commercial FAR of 25% for new mixed use
Residential on Ground Floor of Structure	Prohibited	defer	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street	Prohibited	Allowed, but must have intervening commercial frontage along street
Commercial Orientation	Toward arterial or sidewalk	defer	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height (adjust max height to continue to allow 3-stories) • Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/ sidewalk 	Toward arterial or sidewalk	<ul style="list-style-type: none"> • Toward arterial or sidewalk • Minimum 13' ground floor height • Specify commercial floor to be at grade with street/ sidewalk

VI. LAND USE

identified. In the Land Use Element, the general notion of protection of community character is promoted. However, this Element also acknowledges that the community will be growing and that a balance must be struck between providing more housing units and preserving the neighborhoods as they are today.

Several of the most important housing issues – affordability, special needs housing, and accessory units – are not addressed in this Element. They are discussed, instead, in the Housing Element.

Goal LU-4: Protect and enhance the character, quality, and function of existing residential neighborhoods while accommodating the City's growth targets.

Policy LU-4.1: Maintain and enhance Kirkland's single-family residential character.

The community vision, as described in the Vision Statement of this Plan, is that Kirkland's residential areas are diverse with a variety of housing choices including single-family detached, attached, stacked, cottage, carriage styles and accessory dwelling units.

Policy LU-4.2: Locate the most dense residential areas close to shops and services and transportation hubs.

Denser residential areas such as apartments and condominiums should continue to be sited close to or within commercial areas and transportation hubs to increase the viability of the multimodal transportation system.

Policy LU-4.3: Continue to allow for new residential growth throughout the community, consistent with the basic pattern of land use in the City.

Although the Land Use Element states that opportunities for new housing units should be dispersed throughout the community, significantly greater densities are not targeted for low-density neighborhoods. Instead, infill development is expected in these areas based on availability of developable land, while higher densities are clustered near existing commercial areas.

Policy LU-4.4: Consider neighborhood character and integrity when determining the extent and type of land use changes.

Protection of community character is a theme woven throughout the Land Use Element. Community character is most clearly expressed through the Neighborhood Plans. It is the intent of this policy to direct specific consideration of the unique characteristics of neighborhoods, as described in the Neighborhood Plans, before committing to major area-wide residential land use changes.

COMMERCIAL LAND USES

Commercial land uses are a critical part of the Kirkland community. They provide shopping and service opportunities for Kirkland residents, and also create employment within the City. The tax revenues generated by business help fund the capital facilities and public services that residents enjoy.

In return, the quality of life in the City's neighborhoods provides a main attraction for both businesses and their patrons. The proximity to Lake Washington, the fine system of parks, the availability of a regional medical center with good medical care, top notch educational facilities, the environmental ethic of the community, and quality infrastructure attract outsiders to Kirkland and make the City a good place to do business – for employers, employees, and customers.

Problems that the community faces – traffic congestion, particularly – create concerns for commercial land uses. Ease of transporting goods and adequate parking are especially important. An underlying premise of the Land Use Element, expressed in the Vision Statement, is that, in the future, residents of the City will not drive as much as they do presently to minimize traffic congestion and reduce parking needs. To that end, the Element attempts to promote commercial land use patterns that support alternative transportation modes and locate housing in commercial areas where appropriate.

Along with the need to provide new housing units for future residents, the City will need to designate adequate land area for commercial uses, some of which

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may employ Kirkland residents. If the opportunity for local employment is increased, the high proportion of residents who work outside the community may be reduced. This in turn would ease traffic congestion by shortening commute trips and making other modes of travel to work more feasible.

Currently, a hierarchy of “commercial development areas” exists in the City, based primarily on size and relationship to the regional market and transportation system (see Figure LU-2: Commercial Areas).

Some of Kirkland’s commercial areas serve primarily the surrounding neighborhood; others have a subregional or regional draw. Most of the larger commercial areas are centered around major intersections. They depend on principal arterials, the freeway, or the railroad for goods transport and for bringing in workers or customers. Smaller commercial areas, Neighborhood Centers, for example, have a more localized draw. Residents depend on their neighborhood grocery store, dry cleaners, bank, etc., for everyday needs.

The Land Use Element provides general direction for development standards in commercial areas and describes the future of specific commercial areas in Kirkland. The following terms are used in the discussion of commercial land uses:

Urban Center

An Urban Center is a regionally significant concentration of employment and housing, with direct service by high-capacity transit and a wide range of land uses, such as retail, recreational, public facilities, parks and open space. An Urban Center has a mix of uses and densities to efficiently support transit as part of the regional high-capacity transit system.

Activity Area

An Activity Area is an area of moderate commercial and residential concentration that functions as a focal point for the community and is served by a transit center.

Business District

A Business District is an area that serves the subregional market, as well as the local community. These districts vary in uses and intensities and may include office, retail, restaurants, housing, hotels and service businesses.

Neighborhood Center

A Neighborhood Center is an area of commercial activity dispensing commodities primarily to the neighborhood. A supermarket may be a major tenant; other stores may include a drug store, variety, hardware, barber, beauty shop, laundry, dry cleaning, and other local retail enterprises. These centers provide facilities to serve the everyday needs of the neighborhood. Residential uses may be located on upper stories of commercial buildings in the center.

Residential Market

A residential market is an individual store or very small, mixed-use building/center focused on local pedestrian traffic. Residential scale and design are critical to integrate these uses into the residential area. Uses may include corner grocery stores, small service businesses (social service outlets, daycares), laundromats, and small coffee shops or community gathering places.

Light Industrial/High Technology Area

A Light Industrial/High Technology area serves both the local and regional markets and may include office, light manufacturing, high technology, wholesale trade, storage facilities and limited retail.

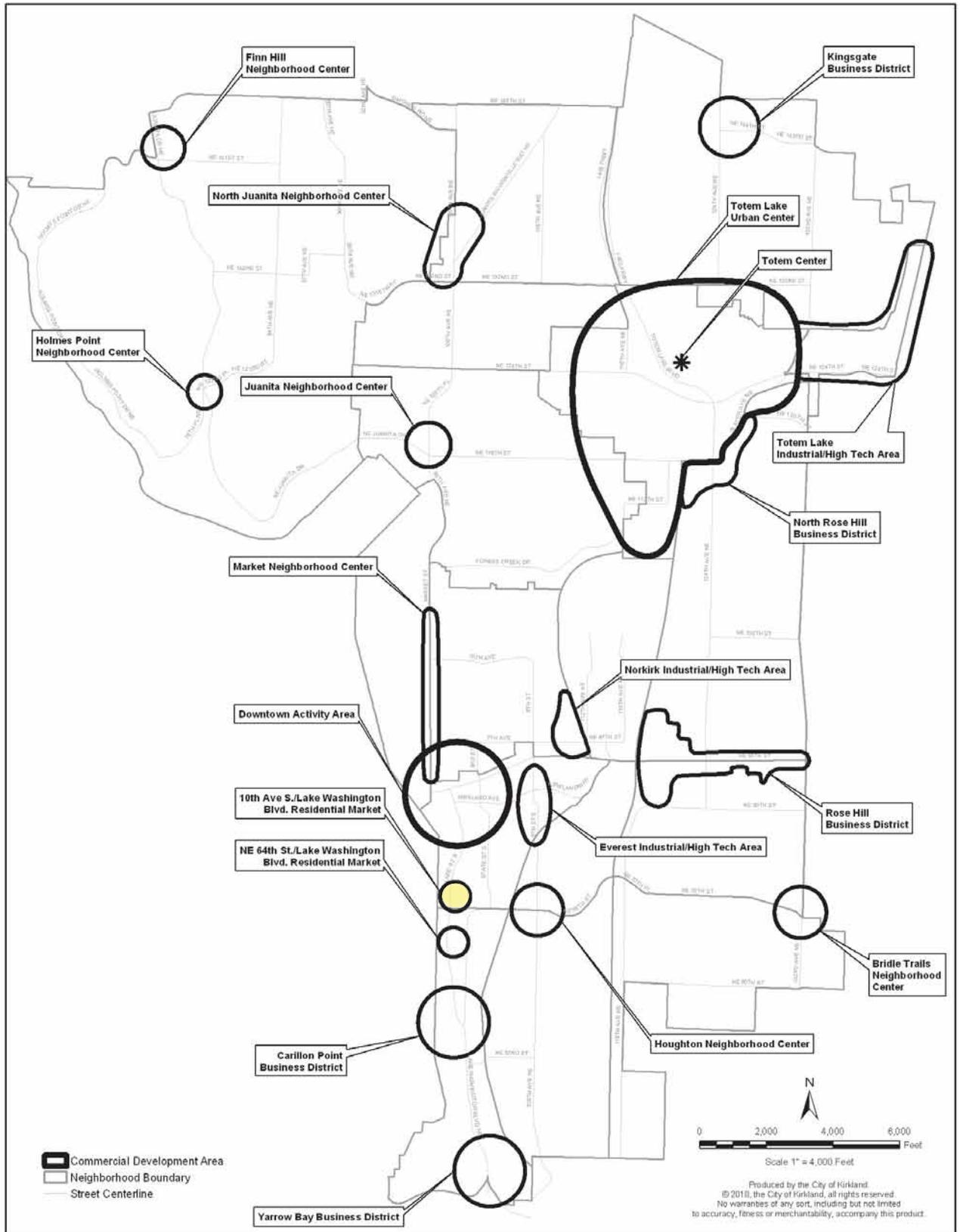


Figure LU-2: Commercial Areas

XV.D. MOSS BAY NEIGHBORHOOD

4. PERIMETER AREAS

setbacks from the ravine on the north side of these lots.

- (5) No vehicular connection should be established between State Street and 5th Place South or 6th Street South from 2nd or 3rd Avenue South.
- (6) No vehicular connection should be established between 2nd and 3rd Avenue South.
- (7) Pedestrian connection should be provided in lieu of vehicular connection.
- (8) A maximum Floor Area Ratio of 65 percent should be allowed in order to encourage smaller and presumably less expensive homes.

A density of 12 dwelling units per acre is also designated for properties along State Street, south of Planned Area 6 (Figure MB-2). This designation is consistent with densities of existing development as well as with densities permitted along State Street to the north and south. Lands on the east side of Lake Washington Boulevard, south of 7th Avenue South and west of the midblock between First and Second Streets South, are also appropriate for multifamily uses at a density of 12 dwelling units per acre. This designation is consistent with permitted densities to the north and south along Lake Washington Boulevard.

The area situated east of the midblock between First and Second Streets South, west of the midblock between State Street and Second Place South, and south of 7th Avenue South, contains a well-established enclave of single-family homes. Existing development in this area should be preserved.

As discussed in the Shoreline Area Chapter of this Plan, residential uses should continue to be permitted along the shoreline at medium densities (12 dwelling units per acre). This is consistent with the density of development along the shoreline to the south and on many properties on the east side of Lake Street South.

Development along the shoreline is discussed.

As specified in the Shoreline Area Chapter of this Plan, new residential structures constructed waterward of the high water line are not permitted. Additional standards governing new multifamily development can be found in the Shoreline Area Chapter of this Plan.

B. ECONOMIC ACTIVITIES

Economic Activities in the Moss Bay Neighborhood occur primarily in the Downtown area, and in Planned Areas 5 and 6. The boundaries of these three major activity areas are shown in Figure MB-2.

Economic Activities in Planned Area 5 are discussed.

While Planned Area 5 has been developed largely in multifamily uses, several offices – including the United States Post Office – serving the Greater Kirkland area, are located in this planned area. Land use in Planned Area 5 is discussed in greater detail in the Living Environment section of this chapter.

Limited economic activities presently exist in State Street area.

Although the character of Planned Area 6 is predominantly residential, several economic activities are presently located in the area. Small offices and some commercial uses exist along Lake Street South and along State Street, and industrial development has occurred near the railroad. The Living Environment Section of this chapter contains a more in-depth discussion of land use in Planned Area 6.

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4. PERIMETER AREAS

Land on the east side of Lake Street South is generally not suitable for commercial development.

Most of the land on the east side of Lake Street South appears to be unsuitable for commercial use because of steep slope conditions, as well as problems concerning vehicular ingress and egress. The southeast quadrant of the 10th Street South and Lake Street intersection, however, is developed with a market which serves as a convenience to the surrounding residences. Limited commercial use of this location, therefore, should be allowed to remain.

Industrial activities east of the railroad tracks described.

The strip of land located east of the railroad tracks, south of Central Way and west of Kirkland Way, contains an existing light industrial use. While the area's proximity to I-405 and NE 85th Street makes it attractive for commercial development, the area is also near residential uses, and should be subject to greater restrictions than other industrial areas. Buildings should be well screened by a landscaped buffer, and loading and outdoor storage areas should be located away from residential areas. In addition, the number and size of signs should be strictly limited, with only wall- and ground-mounted signs permitted. Pole signs, such as the one currently located in this gateway area, are inappropriate. Finally, it is noted in the Everest Neighborhood Plan that there is a major territorial view at the intersection of NE 85th Street and Kirkland Way. This view of Lake Washington, Seattle, the Olympic Mountains and Downtown Kirkland falls over property in this area.

C. PLANNED AREA 5

High-density residential and office uses permitted in Planned Area 5.

The eastern portion of the Moss Bay Neighborhood has been designated as Planned Area 5. Due to topographic conditions and circulation patterns, land in Planned Area 5 is relatively secluded. The area has been designated for high-density residential and office uses because of the ability to buffer such high-density development from other uses in the area. The area is developed primarily in high-density residential development while limited office uses exist in the northwestern portion of the area. This planned area is divided into five subareas, based on the unique conditions for development within each area.

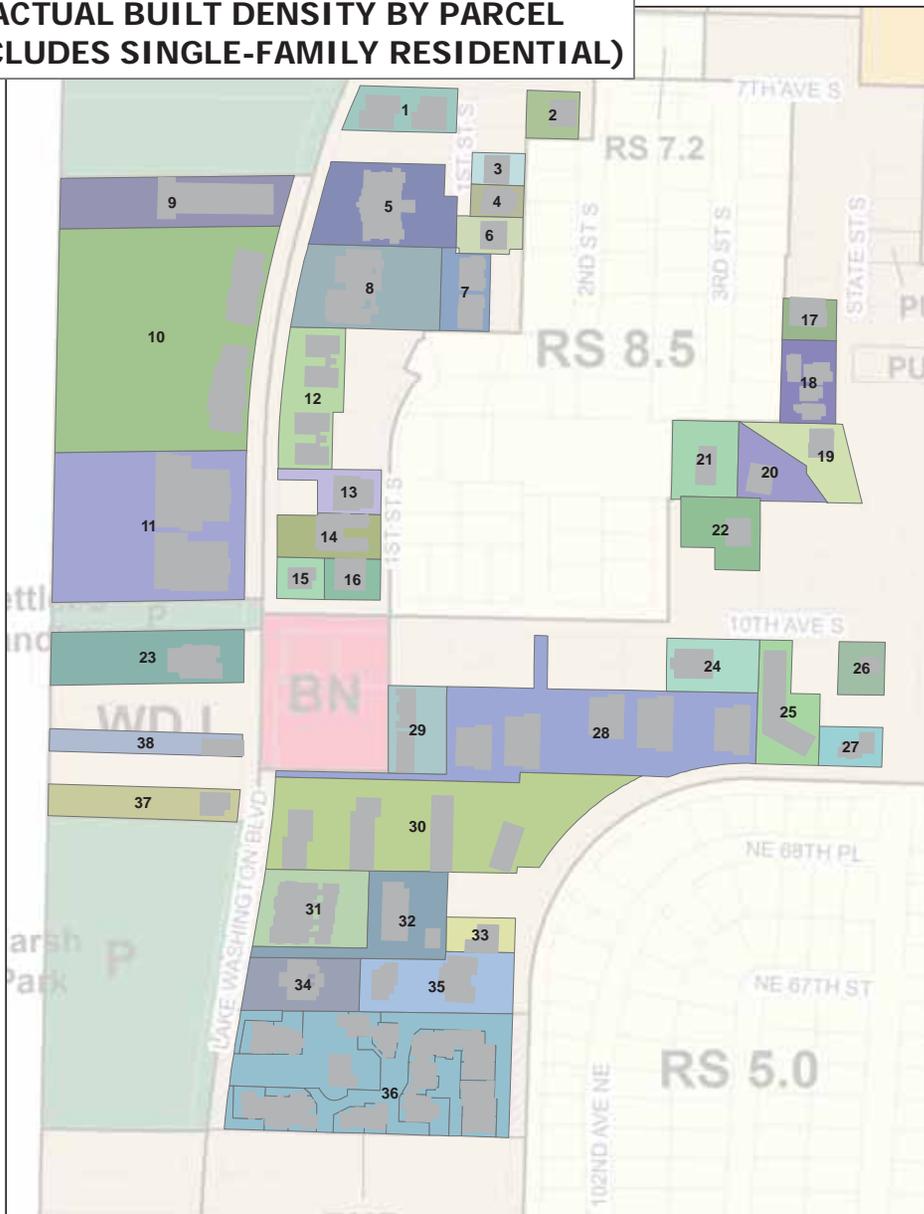
Central A Subarea

The Central A subarea of PLA 5 should be permitted to develop with high-density residential uses (up to 24 dwellings/acre).

West B Subarea

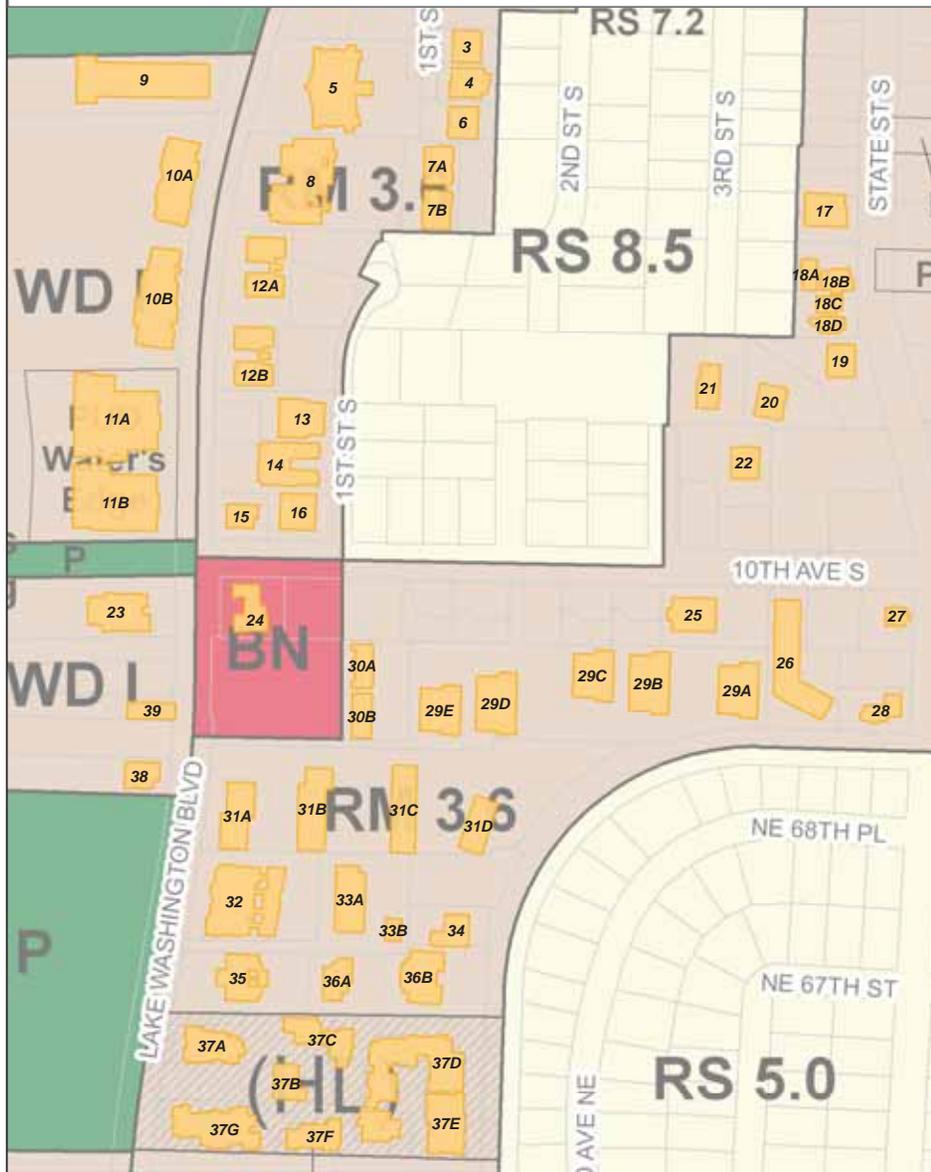
The southern portion of Subarea B is adjacent to 6th Street and the entire subarea is south of 4th Avenue. Subarea B is heavily impacted by traffic, as well as existing and future commercial uses and offices to the west. The noise and traffic make this area inappropriate for single-family use, while its ease of access and proximity to the Downtown makes it appropriate for both offices and multifamily uses at a density of up to 24 dwelling units per acre. New development in this subarea should minimize access points directly onto 6th Street. Access for offices, however, should be provided exclusively from 6th Street or 4th Avenue and precluded from Kirkland Way. Structures should be limited to three stories in height.

**ACTUAL BUILT DENSITY BY PARCEL
(EXCLUDES SINGLE-FAMILY RESIDENTIAL)**



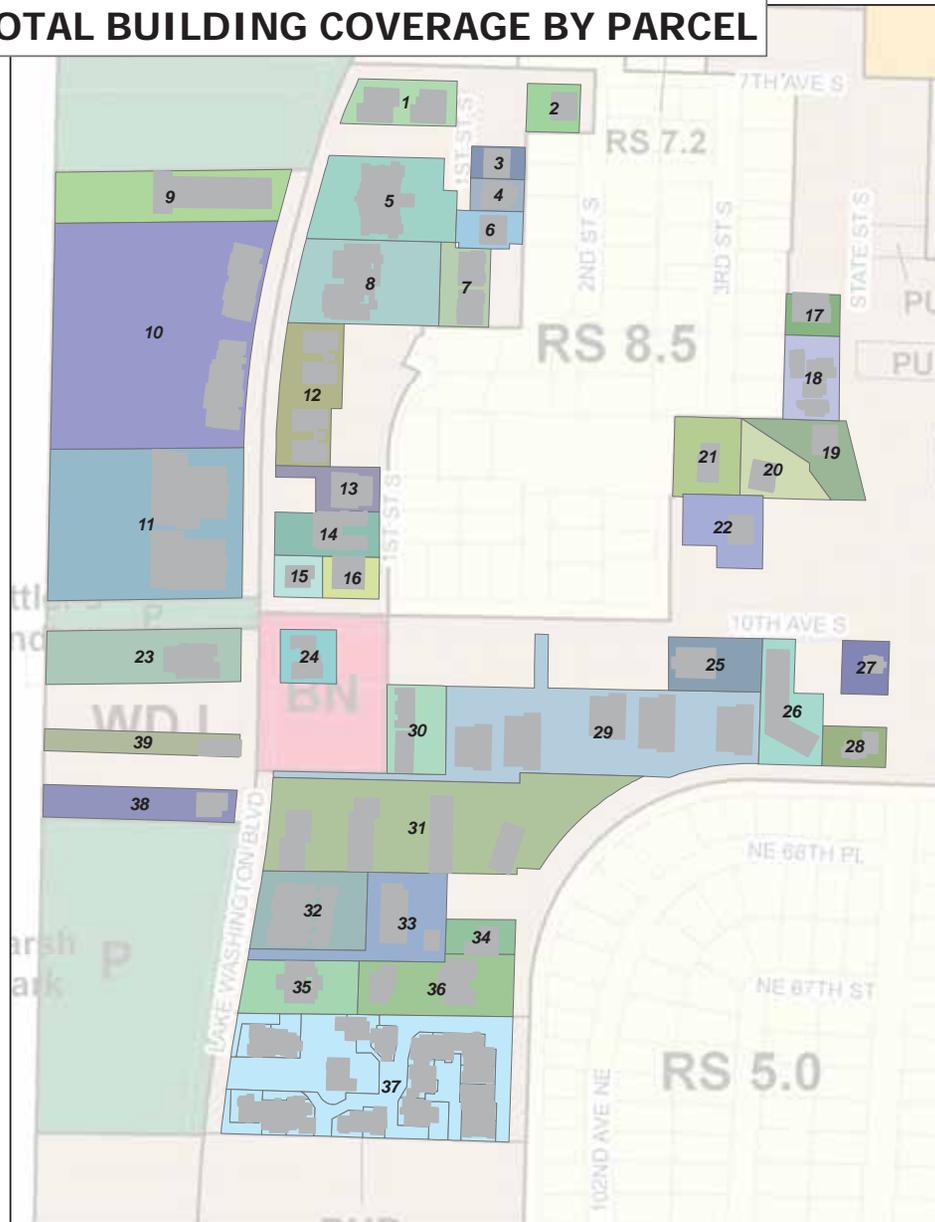
No.	PIN	No. of Units	Lot Size	Units Per Acre	SqFt per Unit
1	5555000000	4	16,695	10.4	4,174
2	1720800400	4	9,000	19.4	2,250
3	1720800335	3	6,000	21.8	2,000
4	2560880000	2	6,002	14.5	3,001
5	4098500000	11	38,938	12.3	3,540
6	8937000000	4	8,400	20.7	2,100
7	2560900000	4	13,868	12.6	3,467
8	3810950000	11	42,233	11.3	3,839
9	7698200000	38	9,343	177.2	246
10	8127900000	23	42,833	23.4	1,862
11	9197570000	13	58,469	9.7	4,498
12	1924100000	8	27,900	12.5	3,488
13	2286600000	4	11,100	15.7	2,775
14	3298580000	4	16,078	10.8	4,020
15	0825059209	4	7,365	23.7	1,841
16	0825059272	7	8,772	34.8	1,253
17	7698320000	2	7,492	11.6	3,746
18	7981500000	4	15,874	11.0	3,969
19	0825059276	4	16,624	10.5	4,156
20	3888350000	4	14,754	11.8	3,689
21	0825059238	2	17,939	4.9	8,970
22	9354900055	4	17,998	9.7	4,500
23	9195250000	6	20,299	12.9	3,383
24	9354900370	9	17,500	22.4	1,944
25	1419780000	12	22,330	23.4	1,861
26	9354900430	2	9,000	9.7	4,500
27	0825059244	3	8,880	14.7	2,960
28	0825059024	60	101,750	25.7	1,696
29	6641300000	8	18,150	19.2	2,269
30	6818000000	56	102,700	23.8	1,834
31	7804260000	12	29,486	17.7	2,457
32	8662700000	7	28,687	10.6	4,098
33	0825059219	2	8,450	10.3	4,225
34	6640800000	16	21,621	32.2	1,351
35	9320450000	9	30,928	12.7	3,436
36	Mutp @	21	80,593	11.4	3,838
37	1310400000	5	5,493	39.7	1,099
38	0825059114	2	3,780	23.0	1,890

INDIVIDUAL BUILDING COVERAGE BY PARCEL



No.	PIN	Building Area	Lot Size	% Coverage	No.	PIN	Building Area	Lot Size	% Coverage
1A	5555000000	2,685	16,695	16.08%	25	9354900370	4,126	17,500	23.58%
1B	5555000000	1,155	16,695	6.92%	26	1419780000	9,299	22,330	41.64%
2	1720800400	2,305	9,000	25.61%	27	9354900430	1,102	9,000	12.24%
3	1720800335	2,443	6,000	40.71%	28	0825059244	2,187	8,880	24.63%
4	2560880000	1,767	6,002	29.44%	29A	0825059024	5,647	101,750	5.55%
5	4098500000	10,456	38,938	26.85%	29B	0825059025	6,416	101,750	6.31%
6	8937000000	2,547	8,400	30.32%	29C	0825059026	5,031	101,750	4.94%
7A	2560900000	2,952	13,868	21.29%	29D	0825059027	6,418	101,750	6.31%
7B	2560900001	2,950	13,868	21.27%	29E	0825059028	5,095	101,750	5.01%
8	3810950000	11,464	42,233	27.15%	30A	6641300000	2,341	18,150	12.90%
9	7698200000	8,988	9,343	96.20%	30B	6641300000	2,436	18,150	13.42%
10A	8127900000	7,667	42,833	17.90%	31A	6818000000	5,030	102,700	4.90%
10B	8127900000	9,807	42,833	22.90%	31B	6818000000	6,171	102,700	6.01%
11A	9197570000	16,635	58,469	28.45%	31C	6818000000	5,756	102,700	5.60%
11B	9197570000	13,754	58,469	23.52%	31D	6818000000	3,569	102,700	3.48%
12A	0192410000	4,997	27,900	17.91%	32	7804260000	11,911	29,486	40.39%
12B	0192410001	5,062	27,900	18.14%	33A	8662700000	5,206	28,687	18.15%
13	2286600000	4,458	11,100	40.16%	33B	8662700000	1,000	28,687	3.49%
14	3298580000	5,952	16,078	37.02%	34	0825059219	2,643	8,450	31.28%
15	0825059209	1,908	7,365	25.90%	35	6640800000	4,666	21,621	21.58%
16	0825059272	3,518	8,772	40.11%	36A	9320450000	2,709	30,928	8.76%
17	7698320000	3,623	7,492	48.35%	36B	9320450000	5,129	30,928	16.58%
18A	7981500000	1,309	15,874	8.25%	37A	Mutiple	4,753	80,593	5.90%
18B	7981500000	1,805	15,874	11.37%	37B	Mutiple	2,711	80,593	3.36%
18C	7981500000	1,105	15,874	6.96%	37C	Mutiple	4,530	80,593	5.62%
18D	7981500000	1,406	15,874	8.86%	37D	Mutiple	14,336	80,593	17.79%
19	0825059276	2,458	16,624	14.79%	37E	Mutiple	5,799	80,593	7.20%
20	3888350000	2,462	14,754	16.69%	37F	Mutiple	3,486	80,593	4.33%
21	0825059238	2,577	17,939	14.36%	37G	Mutiple	7,404	80,593	9.19%
22	9354900055	2,445	17,998	13.58%	38	1310400000	2,285	5,493	41.60%
23	9195250000	5,647	20,299	27.82%	39	0825059114	2,373	3,780	62.78%
24	9354900220	3,426	10,500	32.63%					

TOTAL BUILDING COVERAGE BY PARCEL



No.	PIN	Building Area	Lot Size	% Coverage
1	5555000000	3,841	16,695	23.00%
2	1720800400	2,305	9,000	25.61%
3	1720800335	2,443	6,000	40.71%
4	2560880000	1,767	6,002	29.44%
5	4098500000	10,456	38,938	26.85%
6	8937000000	2,547	8,400	30.32%
7	2560900000	5,903	13,868	42.56%
8	3810950000	11,464	42,233	27.15%
9	7698200000	8,988	9,343	96.20%
10	8127900000	17,474	42,833	40.79%
11	9197570000	30,389	58,469	51.97%
12	0192410000	10,059	27,900	36.05%
13	2286600000	4,458	11,100	40.16%
14	3298580000	5,952	16,078	37.02%
15	0825059209	1,908	7,365	25.90%
16	0825059272	3,518	8,772	40.11%
17	7698320000	3,623	7,492	48.35%
18	7981500000	5,625	15,874	35.43%
19	0825059276	2,458	16,624	14.79%
20	3888350000	2,462	14,754	16.69%
21	0825059238	2,577	17,939	14.36%
22	9354900055	2,445	17,998	13.58%
23	9195250000	5,647	20,299	27.82%
24	9354900220	3,426	10,500	32.63%
25	9354900370	4,126	17,500	23.58%
26	1419780000	9,299	22,330	41.64%
27	9354900430	1,102	9,000	12.24%
28	0825059244	2,187	8,880	24.63%
29	0825059024	28,607	101,750	28.12%
30	6641300000	4,777	18,150	26.32%
31	6818000000	20,525	102,700	19.99%
32	7804260000	11,911	29,486	40.39%
33	8662700000	6,207	28,687	21.64%
34	0825059219	2,643	8,450	31.28%
35	6640800000	4,666	21,621	21.58%
36	9320450000	7,838	30,928	25.34%
37	Mutiple	43,019	80,593	53.38%
38	1310400000	2,285	5,493	41.60%
39	0825059114	2,373	3,780	62.78%