



DEVELOPMENT STANDARDS:

ZONING:	HC ¹
MAX. F.A.R.:	n/a
MAX. COVERAGE:	100% ²
MAX. HEIGHT:	50 FT ²
BUILDING SETBACKS:	
FRONT:	25 FT ²
SIDE:	5 FT ^{2,6}
REAR:	5 FT ²
LANDSCAPE SETBACKS:	
FRONT:	25 FT
SIDE:	5 FT
REAR:	5 FT
LANDSCAPE REQ.:	n/a
OFF-STREET PARKING:	
STANDARD:	9X19 ⁵
COMPACT:	8X15 ⁵
COMPACT %:	20% ⁵
DRIVE AISLE:	24 FT ⁴
FIRE LANE:	26 FT
OVERHANG:	n/a
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE: ³	
OFFICE (MED):	1/300 SF
OFFICE:	1/400 SF

NOTES:

- ¹ HC - Highway Commercial with Mixed Use Overlay (AMC 20.34.020 & 20.34.080). Within Airport Protection District (APD) Subdistrict B
- ² AMC Table 20.48-5: Density and Dimensional Standards
- ³ AMC Table 20.72-1: Table of Parking Requirements
- ⁴ AMC Table 20.72-2: Parking Aisle Widths
- ⁵ AMC 20.72.030 - Parking space dimensions
- ⁶ Per AMC 20.46.126 - Building Setbacks, on a corner lot the exterior side yard setback may be reduced to 10'. The exterior side yard is defined as the side of the building adjacent to a public right-of-way but from which the building does not have its primary entrance.

PARKING INFORMATION:

PARKING REQUIRED:	AMC 20.72 - 1/300 OFFICE
MEDICAL OFFICE:	128 REQUIRED
PARKING PROVIDED:	
STANDARD PARKING PROVIDED:	123 STALLS
ACCESSIBLE PARKING PROVIDED:	05 STALLS
PARALLEL PARKING PROVIDED:	10 STALLS
COMPACT PARKING PROVIDED (20% ALLOWED):	18 STALLS (12%)
PARKING TOTAL	156 STALLS
	(4.07 STALLS/1,000 SF)

M.O.B.
 FIRST LEVEL - 4,084 SF
 SECOND LEVEL - 34,212 SF
 TOTAL - 38,296



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.







The Everett Clinic
Smokey Point

