

ZONING SUMMARY_SAKAI_R-8 W/ OPEN SPACE BONUS May 25, 2022

Site Address:	Madison Avenue N, Bainbridge Island, WA #232502-3-017-2003
Lot Area:	391,169SF (8.98AC) Buildable area: 450' x 335' (3.15AC per ARPA)
Zoning:	R-8 (5,400sf / unit)
Land Use Process:	Site Plan Review DRB Review
Surrounding Uses:	East: R 2.9/SR 305: SFR West: R 2.9: School North: R-8: Multi-family South: R-8-: Park
Existing Use:	Vacant
Proposed Use:	Multi-family Residential
Lot Coverage:	25% (40% with open space bonus)
Base Density:	72 units
Bonus Density:	50% maximum if 25% of total site area is open space Open Space: 2.25 AC (25% x 8.98 AC) Bonus Density: 36 units (72 x .5) (Site not in critical area overlay. Critical areas count towards open space. Per J Sutton 9-27-21)
Program:	108 units (34 du/ac based on 3.15 AC buildable area)
Parking:	1 space per Studio/1 BD, 2 spaces per 2-3 BD
Height Limit:	35'
Setbacks:	Front 25', Side 10', Rear 19'
ARPA:	65% maximum of site area (5.9ac)
Critical Areas:	Stream Buffer Wetland Buffer Erosion Hazard
Landscape:	Roadside Buffers: SR305 50' Perimeter Landscape: N/A Tree Retention: 40 tree units/acre x 8.98AC =s 360 tree units Note: trees within critical areas do not count towards tree units
Inclusionary:	No requirement
MFTE:	Confirm site within eligibility area