



ZONING RESEARCH GROUP

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Shady Park – Green Acres 2105 Main Street Parsons Green Acres, WA

PREPARED FOR

Jane Jacobs

Jacobs, LLC, Greenwich Village, New York

ZONING SUMMARY

Prepared: July 11, 2018

Report Number: 18-00702

1. SITE INFORMATION

Address: 2105 Main Street
(Tax ID #0123-10-20-30-40-0)

Jurisdiction: Green Acres

2. ZONING INFORMATION

Zoning Designation: C-3, Service Commercial District

Zoning of Abutting Properties: C-2, Neighborhood Commercial District

3. DEVELOPMENT STANDARDS

Setbacks

Front Yard	15 feet on all sides abutting a street provided that gasoline pumps, air and water service and other fixtures used in connection with automobile service stations shall be located not less than 12 feet from any lot line.
Side Yard	None, except that if a side yard is provided, it shall be at least 3 feet in width; provided further, that when a side yard abuts a residential district, a side yard with the same depth as the required in the residential district shall be provided.
Rear Yard	None, but if a rear yard abuts a residential district, it shall be the same as required in the residential district.

Lot Size

Minimum Lot Area	No Requirement
Minimum Lot Depth	No Requirement
Minimum Lot Width	No Requirement
Lot Area per Dwelling Unit	N/A - No Residential Uses Permitted

Building/Structure Size

Maximum Height	80 Feet
Lot Coverage	50%
Floor Area Ratio	No Requirement

Parking

Parking Formula	Retail Stores and Financial Institutions: One space per 200 feet of floor area, not including meeting rooms.
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8. ADDITIONAL COMMENTS

Development Standards based on the following use: **Retail Use in the C-3 Service Commercial Zone**
City of Green Acres website: <http://greenacres.com/zrg=123>

9. ZONING REPORT CERTIFICATION

This zoning report was reviewed for consistency with Zoning Research Group's standards for zoning report preparation and to address all ALTA/ACSM Survey, Table A, Item 6.b requirements by the following ICC Certified Zoning Inspector:



LUCAS SHADDUCK
Certified Zoning Inspector

- 15 Years of experience in Zoning, Planning, and Land Use
- Site and Building Inspection experience
- American Planning Association member
- ICC Certified Zoning Inspector & Plan Reviewer

Should you have any questions regarding this Zoning Report, please contact us at 253-203-3152 or info@zrgwest.com

10. CONTACT & RESEARCH INFORMATION

Municipal Contact

City of Green Acres
Community Development
June Smith, Director
123 Main Street, 2nd Floor
Green Acres 98402
Phone: (800) 974-7030

Zoning Report

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The above findings were obtained by ZRG from a variety of sources, including but not limited to municipal codes, professional land surveys, title commitments, county assessor records, building and planning department records, and municipal staff interviews.