

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-0	Same	-
Lot Size	36,742 s.f.	6,438 ~ 7,817 s.f.	6,000 s.f.
Gross Floor Area	3,202 s.f.	2,843 ~ 3,500 s.f.	3,600 s.f. ¹
Lot Coverage	8.7%	43% ~ 45% (1 story) 28.5% (2 story)	45% max. (1 story) 40% max. (2 story)
Floor Area Ratio (FAR)	8.7%	42 ~ 45%	45% ¹
Building Height	16'	18'-5" (1 story) 22'-7" (2 story)	30' max.
No. of Stories	One	One and Two	Two max.
Setbacks (Existing)			
Front	50'	n/a	20' min.
Right Side	18'	n/a	4' min.
Left Side	58'	n/a	48' min.
Rear	93'	n/a	20' min.
Setbacks (Lot 1)³			
Front	n/a	20'	20' min.
Right Side	n/a	6'	6' min.
Left Side	n/a	6'	6' min.
Combined Side	n/a	12'	12' min.
Rear	n/a	17-3" ²	20' min.
Setbacks (Lot 2)³			
Front	n/a	20'	20' min.
Right Side	n/a	4'	4' min.
Left Side	n/a	8'	8' min.
Combined Side	n/a	12'	12' min.
Rear	n/a	17-3" ²	20' min.
Setbacks (Lot 3)³			
Front	n/a	20'	20' min.

Right Side	n/a	5'	5' min.
Left Side	n/a	8'	8' min.
Combined Side	n/a	13'	13' min.
Rear	n/a	15-10'' ²	20' min.
Setbacks (Lot 4)³			
Front			
1st Floor	n/a	20'	20' min.
2nd Floor	n/a	25'	25' min.
Left Side			
1st Floor	n/a	10'	9' min.
2nd Floor	n/a	16'	12' min.
Right Side			
1st Floor	n/a	10'-2"	4' min.
2nd Floor	n/a	10-2"	7' min.
Rear			
1st Floor	n/a	20'	20' min.
2nd Floor	n/a	30'	20' min.
Setbacks (Lot 5)³			
Front			
1st Floor	n/a	20'	20' min.
2nd Floor	n/a	27'-6"	25' min.
Left Side			
1st Floor	n/a	10'-2"	4' min.
2nd Floor	n/a	10'-2"	7' min.
Right Side			
1st Floor	n/a	10'	9' min.
2nd Floor	n/a	15'-11"	12' min.
Rear			
1st Floor	n/a	13'-11'' ²	20' min.
2nd Floor	n/a	22'-8"	20' min.
Parking			
Total Spaces	4	24	4 min. per unit
Covered Spaces	2	10	2 min. per unit

Uncovered Spaces	N/A	14	2 min per unit
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- 1 Threshold for Planning Commission Review.
- 2 SMC 19.48.050 allows for extensions up to 10 feet in the required rear yard provided the structural coverage does not exceed 25%.
- 3 Setbacks are represented from assumed property lines, as actual property lines extend to the middle of the private street.