

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	R-1	Same	--
Lot Size (s.f.)	8,817 SF	Same	8,000 SF
Gross Floor Area (s.f.)	2,048 SF	4,578 SF	3,600 SF ¹
Lot Coverage	23%	40%	40% max.
Floor Area Ratio (FAR%)	23%	52%	45% max.1
No. of Buildings On-Site	1	1	NA
Building Height	18'	24'-9"	30' max.
No. of Stories	1	2	2 max.
Setbacks			
First Floor			
Front	25'-1"	22'-11"	20' min.
Side (Left/Right)	18'-2"/7'-10"	9'-5"/9'-11"	6' min.
Combined/Total Side	26'-0"	19'-4"	16' min.
Rear	21'-4"	24'-2"	20' min.
Second Floor			
Front	NA	41'-8"	25' min.
Side (Left/Right)	NA	17'-1"/27'-11"	6' min.
Combined/Total Side	NA	45'-0"	28' min.
Rear	NA	24'-11"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered	2	2	2 min.
Uncovered	2	2	2 min.

¹ Threshold for Planning Commission Review.