

COMPARATIVE APPLICATION OF ZONING STANDARDS

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Lot Size (s.f.)	2 separate lots: 25,744 total (0.59 acres)	Ownership lots: 2,073.2 - 2,872.6 Common lot: 4,184.8	R-2: 8,000 min. R-3: 8,000 min.
Lot Coverage (%)	Approx. 11.8%	33.0%	R-2: 1-story: 45% max. 2-story: 40% max. R-3: 40% max.
Floor Area Ratio (FAR)	Approx. 11.8%	62.2%	R-2: 45% max. R-3: n/a
No. of Units	2 single-family homes	7 single-family homes	---
Density	3.39 du/acre	12 du/acre	R-2: 12 du/acre max. R-3: 24 du/acre max.
Meets 75% min.?	---	12 du/acre	R-2: 9 du/acre min. (yes) R-3: 18 du/acre min. (no)
Building Height (ft.)	unknown	26'-6"	R-2: 30' max. R-3: 35' max.
No. of Stories	1	2	---
Setbacks			
Front (N. Sunnyvale Ave.)	1050 Helen Ave: approx. 23' 1060 Helen Ave: approx. 14'	1 st story: 15' 2 nd story: 15'	R-2: 1 st story: 20'* 2 nd story: 25' min.* R-3: 15' min., 20' avg.*
Left Side	1050 Helen Ave: approx. 10' 1060 Helen Ave: approx. 2'-6"	1 st story: 20' 2 nd story: 18' 1 st story combined: 35' 2 nd story combined: 30'-6"	R-2**: 1st story: 4' min., 2nd story: 7' min., 1 st story combined: 32' 2 nd story combined: 38' R-3**: 1st story: 6' min., 2nd story: 9' min., 15' combined

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Right Side	1050 Helen Ave: approx. 6'-8" 1060 Helen Ave: approx. 57'	1 st Floor: 15' 2 nd Floor: 12'-6" 1 st story combined: 35' 2 nd story combined: 30'-6"	R-2: 1 st story: 4' min., 2 nd story: 7' min., 1 st story combined: 32' 2 nd story combined: 38' R-3: 1 st story: 6' min., 2 nd story: 9' min., 15' combined
Rear	1050 Helen Ave: approx. 44'-6" 1060 Helen Ave: approx. 7'	1 st Floor: approx. 5'-2" 2 nd Floor: approx. 5'-2"	R-2**: 20' R-3**: 20**
Landscaping (s.f.)			
Total Landscaping (s.f.)	Unknown	8,156.1	R-2: 5,950 min. R-3: 2,975 min.
Landscaping/unit (s.f.)	Unknown	1,165. 2 s.f./unit	R-2: 850/unit min. R-3: 425/unit min.
Usable Open Space/Unit (s.f.)	Unknown	500-690 s.f./unit	R-2: 500/unit min. R-3: 400/unit min.
Parking			
Total Spaces	1050 Helen Ave: 1 covered, 2 uncovered 1060 Helen Ave: 1 covered, 2 uncovered	2 covered spaces/unit, 4 unassigned parking stalls	R-2: 14 covered spaces min., 7 uncovered spaces, min. R-3: 14 covered spaces min., 4 unassigned spaces min.
Covered Spaces	1050 Helen Ave: 2 1060 Helen Ave: 2	2 covered spaces/unit	R-2: 7 covered spaces, min. R-3: 14 covered spaces, min.
Stormwater			
Impervious Surface Area (s.f.)	Unknown	8,493.6	---
Impervious Surface (%)	Unknown	33.0%	---

 Starred items indicate deviations from Sunnyvale Municipal Code requirements of the R-2 and/or R-3 zoning districts.

* The Precise Plan for El Camino Real, adopted January 2007 and updated 2013, established a reduction in the minimum front-yard setback along El Camino Real from 70 feet to 15 feet. Although the minimum front-yard setback per Code for the C-2 zoning district remains 70 feet, the Precise Plan for El Camino Real Lot more specifically requires a 15-foot minimum setback, and the front-yard setback proposed is thereby consistent with Code requirement.

The R-3 zoning district requires a minimum 15' front-yard setback but an average front-yard setback of 20'; proposed front-yard setback does not comply with Code requirement as related to the R-3 zoning district.

**Per SMC 19.34.110: In the case of each development in any commercial zoning district which will have a side or rear yard contiguous to property in a residential zoning district, a side yard of fifteen feet and a rear yard of ten feet shall be provided, together with three additional feet at ground level for the second and each additional story above the first story or for each additional ten-foot unit of height above twenty feet, if the structure in such development is not divided by stories.

This code provision does not apply, as properties to the north and east located in the City of Santa Clara.