

PROJECT DATA TABLE

W= Waiver ★=Deviation		EXISTING	PROPOSED	REQUIRED/ PERMITTED
	General Plan	Low-Medium Density Residential	Same	--
	Zoning District	R-2/PD	Same	--
	Residential Units	1	8	7 max. (3,600 s.f. lot area per unit); additional 1 unit allowed per State Density Bonus law
w	Lot Size (s.f.)	0.69 acre	2,945 s.f. to 3,483 s.f. (Average 3,098 s.f.)	8,000 s.f. min.
w	Lot Width		Interior Lot: 47'-6" Corner Lot: 48'-6"	76' min. (Interior Lot) 82' min. (Corner Lot)
w	Lot Coverage	11.7%	47.9%	40% max.
	Floor Area Ratio (FAR%)	11.7%	83% (excluding private street); 68% (including private street)	Planning Commission review over 45% FAR
	Building Height	17'	29'-1"	30' max.
	No. of Stories	1	2	2 max.
	Setbacks			
	FIRST FLOOR			
w	Front		5'-0"	20' min.
w	Reducible Front Yard		2'-0"	9' min.
	Side		4'-0"	4' min.
w	Combined/Total Side		8'-0"	10' min.
	Rear		10'-0"	10' min.
	SECOND FLOOR			
w	Front	--	10'-0"	25' min.
w	Side	--	4'-0"	7' min.
w	Combined/Total side	--	8'-0"	16' min.
w	Rear	--	15'-0"	20' min.
w	Rear Yard Encroachment		32%	25% max. of the required rear yard
w	Mechanical Equipment Setback		5'-5" from rear; 4'-0" from side	10' min from rear; 4' min. from side
	Total Landscaping (s.f.)		38% 1,150 s.f. per unit	20% min. 850 s.f. min. per unit
w	Usable Open Space (s.f. per unit)		285 s.f. per unit	500 s.f. min. per unit
	Parking			

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	Total Spaces		4	4 <i>min.</i>
	Covered	NA	2	2 min.
	Uncovered	NA	2	2 <i>min.</i>
w	Driveway size		17' wide 18' depth	<i>Min. 17' wide Min. 20' depth</i>

Note:

W=Waivers from Sunnyvale Municipal Code requirements utilizing State Density Bonus law.

★= Starred items are deviations that can be requested through a Special Development Permit.