

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Low Medium Density Residential (RLM)	Same	--
<b>Zoning District</b>	Low-Medium Density Residential (R-2)	Same	--
<b>Lot Size (s.f.)</b>	9,200 s.f.	9,050 s.f.	8,000 s.f. min.
<b>Gross Floor Area (s.f.)</b>	2,236 s.f.	4,838 s.f.	3,600 s.f. threshold (For Planning Commission Review)
<b>Floor Area Ratio (FAR)</b>	24.3%	53.5%	45% threshold (For Planning Commission Review)
<b>Lot Coverage</b>	24.3%	34.9%	40% max.
<b>No. of Units</b>	2	2	2 max.
<b>Overall Setbacks</b>			
<b><i>First Floor Setbacks</i></b>			
Front	11'-0"	22'-0"	20'-0" min.
Rear	53'-0"	12'-0"	10'-0" min.
Side	4'-0"	4'-0"	4'-0" min.
Combined Side	14'-0"	10'-0"	10'-0" min.
<b><i>Second Floor Setbacks</i></b>			
Front	--	31'-8"	25'-0" min.
Rear	--	20'-0"	20'-0" min.
Side	--	7'-0"	7'-0" min.
Combined Side	--	16'-0"	16'-0" min.
<b>LOT 1</b>			
<b>Lot Area</b>	--	3,799 s.f.	3,600 s.f. min.
First Floor Living Area	--	922 s.f.	--
Second Floor Living Area	--	785 s.f.	--
Entry Porch	--	140 s.f.	--
Garage	--	421 s.f.	400 s.f. min.
<b>Lot Coverage</b>	--	1,483 s.f.	1,519 s.f. max.
<b>Lot Coverage %</b>			40% max.
<b>Gross Floor Area</b>	--	2,128 s.f.	1,709 s.f. threshold (For Planning Commission Review)
<b>Floor Area Ratio (FAR)</b>	--	56%	45% threshold (For Planning Commission Review)

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>SETBACKS</b>			
<b>First Floor</b>			
Front	--	22'-0"	20'-0" min.
<sup>1</sup> Side (Right/Left)	--	0'-0"/4'-0"	4'-0" min.
<sup>1</sup> Combined Side	--	4'-0"	10'-0" min.
Rear	--	31'-0"	10'-0" min.
<b>Second Floor</b>			
Front	--	31'-8"	25'-0" min.
Side	--	0'-0"/7'-0"	7'-0" min.
Combined Side	--	7'-0"	16'-0" min.
Rear	--	34'-6"	20'-0" min.
<b>PARKING</b>			
Covered	--	2	2 min.
Uncovered	--	2	2 min.
<b>LANDSCAPING</b>			
Total Landscaping	--	1,497 s.f.	850 s.f. min.
Usable Open Space	--	523 s.f.	500 s.f. min.
<b>LOT 2</b>			
<b>Lot Area</b>	--	5,251 s.f.	3,600 s.f. min.
First Floor Living Area	--	1,201 s.f.	--
Second Floor Living Area	--	1,056 s.f.	--
Entry Porch	--	16.5 s.f.	--
Garage	--	454 s.f.	400 s.f. min.
<b>Lot Coverage</b>	--	1,672 s.f.	2,100 s.f.
<b>Lot Coverage %</b>	--	31.8%	40% max.
<b>Gross Floor Area</b>	--	2,711 s.f.	2,363 s.f. threshold (For Planning Commission Review)
<b>Floor Area Ratio (FAR)</b>	--	51.6%	45% threshold (For Planning Commission Review)
<b>SETBACKS</b>			
<b>First Floor</b>			
<sup>1</sup> Front	--	15'-0"	20'-0" min.
Rear	--	12'-0"	10'-0" min.
Side (Right/Left)	--	6'-0"/4'-0"	4'-0" min.
Combined Side	--	10'-0"	10'-0" min.
<b>Second Floor</b>			
Front	--	20'-0"	20'-0" min.
Rear	--	20'-0"	20'-0" min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Side (Right/Left)	--	9'-0"/7'-0"	7'-0" min.
Combined Side	--	16'-0"	16'-0" min.
<b>PARKING</b>			
Covered	--	2	2 min.
Uncovered	--	2	2 min.
<b>LANDSCAPING</b>			
Total Landscaping		1,140 s.f.	850 s.f. min.
Usable Open Space		707 s.f.	500 s.f. min.

Lot 1 refers to proposed lot along Beemer Avenue and Lot 2 refers to rear lot.

<sup>1</sup> Deviation from Zoning Code