

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	RMED	Same	
Zoning District	R3/PD	Same	
Lot Size	Gross: 12,981 SF (0.30 AC)	Gross: 12,981 SF (0.30 AC) Net: 12,813 SF (0.29 AC)	
Gross Floor Area	2,102 SF	11,787 SF	No max (SMC 19.32.020)
Floor Area Ratio (FAR)	16%	92%	No max (SMC 19.32.020)
Lot Coverage	16%	29% (3,778 SF)	40%
★ Building Height	15'-0"	38'-0"	35 ft (SMC 19.32.020)
No. of Stories	1	3	3 (SMC 19.32.020)
Density (units/acre)	3.33 DU/AC	17.2 DU/AC	Max: 24 DU/AC 75% Min: 5 units
Units	1	5	5 units min.
Bedrooms/Unit	2 BR	Type A: 4 BR Type B: 4 BR Type C: 5 BR	
Setbacks (SMC 19.34.030)			
★ Front (Maria Lane)	8'-9"	4'-0" for 1 st floor 0'-6" for 2 nd and 3 rd floor	20'
Front (S. Wolfe Rd.)	39'-2 1/2"	36'-0"	20'
Side	89'-5"	49'-6"	One side: 6' "+ 3 ft. for each additional story above the first story" (SMC 19.34.080)
Rear	8'-7 1/2"	27'-0"	20'
Landscaping			
★ Usable Open Space	NA	1,122 SF total (224 SF/unit)	2,000 SF total (SMC Table 19.37.040 - 400 SF/unit)
Other Landscaped Area	NA	2,846 SF total (569 SF/unit)	2,125 SF total (SMC Table 19.37.040 - 425 SF/unit)
Parking Lot Landscaped Area	NA	22%	20% of the parking lot area
Total Landscaping (sq. ft.)	NA	3,840 SF (29.9%)	20% of the lot area.
Tree Shading		63%	50%
Parking			
Covered Spaces	-	10 total (2-car garages/unit)	
Unassigned Space	-	4 visitor	
★ Garage Size	589	455; 439; and (3) at 429 SF	435 SF

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.