

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ AS PERMITTED</b>
<b>General Plan</b>	Low Medium Density Residential	Same	Low Medium Density Residential
<b>Zoning District</b>	R-2	Same	R-2
<b>Lot Size</b>	9,397 s.f.	9,247 s.f. <sup>2</sup>	8,000 s.f. min, 3,600 s.f. per dwelling unit <sup>3</sup>
<b>Lot Coverage</b>	15.5%	33.5%	40% max.
<b>Lot Width</b>	50'	50'	76'
<b>Gross Floor Area</b>	1,531 s.f.	5,157 s.f.	3,600 s.f. <sup>1</sup>
<b>Floor Area Ratio (FAR)</b>	16%	55.7%	45% <sup>1</sup>
<b>Building Height</b>	16'	25'-8"	30' max.
<b>No. of Stories</b>	One	Two	Two max.
<b>LOT 1</b>			
<b>Lot Size</b>	See above	4,978 s.f.	8,000 s.f. min, 3,600 s.f. per dwelling unit <sup>3</sup>
<b>Lot Coverage</b>		31%	40% max.
<b>Lot Width</b>		50'	76' <sup>3</sup>
<b>Gross Floor Area</b>		2,587 s.f.	3,600 s.f. <sup>1</sup>
<b>Floor Area Ratio (FAR)</b>		51.9%	45% <sup>1</sup>
<b>Building Height</b>		25'-8"	30' max.
<b>No. of Stories</b>		Two	Two max.
<b>Setbacks</b>			
<b>Front</b>			
<b>1<sup>st</sup> Floor</b>	20'	20'-0"	20' min.
<b>2<sup>nd</sup> Floor</b>	N/A	27'-0"	25' min.
<b>Left Side</b>			
<b>1<sup>st</sup> Floor</b>	18'-7"	11'-5"	4' min.
<b>2<sup>nd</sup> Floor</b>	N/A	14"-5"	7' min.
<b>Right Side</b>			
<b>1<sup>st</sup> Floor</b>	4'-10"	5'-7"	4' min.
<b>2<sup>nd</sup> Floor</b>	N/A`	10'-0"	7' min.
<b>Combined Side</b>			
<b>1<sup>st</sup> Floor</b>	23'-5"	17'-0"	10' min.

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
<b>2<sup>nd</sup> Floor</b>	N/A	24'-5"	16' min.
<b>Rear</b>			
<b>1<sup>st</sup> Floor</b>	92'-7 ½"	28'-6"	20' min. <sup>4</sup>
<b>2<sup>nd</sup> Floor</b>	N/A	26'-6"	20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	4	4 min.
<b>Covered Spaces</b>	2	2	2 min.
<b>Landscaping</b>			
<b>Total Landscaped</b>		1,180 s.f.	850 s.f.
<b>Total Landscaped %</b>	75%	23%	20% of lot area min.
<b>Usable Open Space</b>	7,096 s.f.	1,110 s.f.	500 s.f. min.
<b>LOT 2</b>			
<b>Lot Size</b>	N/A	3,607 s.f.	8,000 s.f. min, 3,600 s.f. per dwelling unit <sup>3</sup>
<b>Lot Coverage</b>		35%	40% max.
<b>Lot Width</b>		50'	76' <sup>3</sup>
<b>Gross Floor Area</b>		1,773.3 s.f.	3,600 s.f. <sup>1</sup>
<b>Floor Area Ratio (FAR)</b>		52%	45% <sup>1</sup>
<b>Building Height</b>		25'-4"	30' max.
<b>No. of Stories</b>		Two	Two max.
<b>Setbacks</b>			
<b>Front</b>	N/A		
<b>1<sup>st</sup> Floor</b>		21'-8"	20' min.
<b>2<sup>nd</sup> Floor</b>		27'-2"	25' min.
<b>Left Side</b>			
<b>1<sup>st</sup> Floor</b>		4'-5"	4' min.
<b>2<sup>nd</sup> Floor</b>		8'-5"	7' min.
<b>Right Side</b>			
<b>1<sup>st</sup> Floor</b>		5'-7"	4' min.
<b>2<sup>nd</sup> Floor</b>		10'-0"	7' min.
<b>Rear</b>			

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
1 <sup>st</sup> Floor		20'	20' min.
2 <sup>nd</sup> Floor		21'-11"	20' min.
<b>Parking</b>			
Total Spaces	N/A	4	4 min.
Covered Spaces		2	2 min.
<b>Landscaping</b>			
Total Landscaped	N/A	1,080 s.f.	850 s.f.
Total Landscaped %		25%	20% of lot area min.
Usable Open Space		1,080 s.f.	500 s.f. min.

- 1 Threshold for Planning Commission Review (FAR 45% or 3,600 square feet gross floor area)
- 2 Net Lot Area. Sunnyvale Municipal Code (SMC) Section 19.12.130 defines that it is a portion of a lot exclusive of any portion located within an official plan line, natural watercourse, creek, waterway, channel or dedicated public right-of-way.
- 3 Per SMC Section 19.30.020, lot area and lot width less than the minimum required may be allowed through approval of a Use Permit provided that overall density is consistent with the zoning district.