

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,218	Same	6,000 s.f.
Gross Floor Area (s.f.)	1,172	3,109	3,600 s.f. ¹
Lot Coverage	22%	38%	40% max.
Floor Area Ratio (FAR%)	19%	50%	50% max. ²
Building Height	8'-8 ½"	25'-9"	30' max.
No. of Stories	1	1	2 max.
Setbacks			
Front			
1st Floor	20'	20'-5 ½"	20' min.
2nd Floor		33'-9"	25' min.
Left Side			
1st Floor	5'-7 ½"	5'	4' min.
2nd Floor		9'	7' min.
Right Side			
1st Floor	4'-11"	5'	4' min.
2nd Floor		9'-9 ¾" to 12'-6 ½"	7' min.
Combined/Total Side			
1st Floor	10'-6"	10'	10' min.
2nd Floor		18'-9 ¾" to 21'-6 ½"	16' min.
Rear			
1st Floor	65'-11"	38'-1 ½"	20' min.
2nd Floor		59'-0 ½"	20' min.
Parking			
Total Spaces	2	4	4 min.
Covered Spaces	1	2	2 min.

¹ Threshold for Planning Commission Review (FAR 45% or 3,600 square feet, whichever is less)

² The City's Green Building Program includes a voluntary incentive to increase lot coverage by 5% or qualify for staff level Design Review with FAR up to 50% or 4,000 square feet (whichever is less), if the project achieves 120 points on the GreenPoint Rated Checklist with Build It Green Certification, or all electric appliances for the entire home.