

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	Low Density Residential (R-1)	Same	--
Lot Size	10,980 s. f.	Same	--
Gross Floor Area	4,359 s. f.	4,766 s. f.	3,600 s. f. ¹
Lot Coverage	4,531 s. f.	4,938 s. f. (44.9%)	45% max.
Floor Area Ratio (FAR%)	39.7%	43.4%	45% ¹
No. of Stories	1	1	2 max.
Setbacks			
Front	24'-6"	Same	20' min.
Side	5'-6" ²	Same	6' min.
Combined/Total Side	14'-6" ²	Same	15' min.
Rear	13'-8"	Same	20' min. (10' allowance for 25% encroachment)
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

¹ Threshold for Planning Commission Review.

² Nonconforming Setbacks