

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	R-0	Same	--
Lot Size (s.f.)	5,200 s.f.	Same	6,000 s.f. min.
Gross Floor Area (s.f.)	2,445 s.f.	2,717 s.f.	2,340 s.f. without PC Review
Lot Coverage	35%	34.5%	40% max.
Floor Area Ratio (FAR%)	47%	52.3%	--
Building Height	21'-9"	23'-10"	30' max.
No. of Stories	2	2	2 max.
Setbacks: First Floor			
¹ Front	19'-10"	Same	20' min.
Side	5'-0"	Same	4' min.
Combined/Total Side	10'-0"	Same	10' min.
Rear	38'-8"	Same	20' min.
Setbacks: Second Floor			
Front	25'-3"	Same	25' min.
¹ Side	5'-0"	Same	7' min.
¹ Combined/Total Side	10'-0"	Same	16' min.
Rear	48'-3"	44'-10"	20' min.
Parking			
Total Spaces	2	2	4 min.
Covered	1	2	2 min.
¹ Uncovered	1	1	2 min.

¹Items indicate legal non-conformities