

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	R-0, Low Density Residential	Same	--
Lot Size (s.f.)	6,200	Same	
Gross Floor Area (s.f.)	2,902	3,147	
Lot Coverage	36%	40%	40% max.
Floor Area Ratio (FAR%)	47%	51%	45% without Planning Commission review
No. of Buildings On-Site	1	1	NA
Building Height	26'-9"	Same	30' max.
No. of Stories	2	2	2 max.
1st Floor Setbacks			
Front	20'	Same	20' min.
Right Side	6'	Same	4' min.
Left Side	6'-4"	Same	4' min.
Combined/Total Side	12'-4"	Same	12'-4" min.
Rear	16'-6"	Same	20' min.
2nd Floor Setbacks			
Front	45'-7"	Same	25' min.
Right Side	9'	Same	7' min.
Left Side	9'-8 3/4"	Same	7' min.
Combined/Total Side	18'-8 3/4"	Same	18'-4" min.
Rear	32'-6"	Same	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.
Uncovered Spaces	2	2	2 min.
Rear Yard Coverage			
Sq. Ft of Encroachment (%)	57 sq. ft (5%).	111 sq. ft.(9%)	25% of the required rear yard or 296 s.f. max