

**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ AS PERMITTED</b>
<b>General Plan</b>	Low Density Residential	Same	-
<b>Zoning District</b>	R-0	Same	-
<b>Lot Size</b>	5,900 s.f.	Same	-
<b>Gross Floor Area</b>	2,552 s.f.	2,852 s.f.	45% (2,655 s.f.) <sup>1</sup>
<b>Lot Coverage</b>	30%	33%	40% max.
<b>Floor Area Ratio (FAR)</b>	43%	48%	45% <sup>1</sup>
<b>Building Height</b>	21'-7"	21'-7"	30' max.
<b>No. of Stories</b>	Two	Two	Two max.
<b>Setbacks</b>			
<b>Front</b>			
<b>1<sup>st</sup> Floor</b>	23'-5"	Same	20' min.
<b>2<sup>nd</sup> Floor</b>	52'-0"	Same	25' min.
<b>Left Side</b>			
<b>1<sup>st</sup> Floor</b>	5'-10"	Same	4' min.
<b>2<sup>nd</sup> Floor</b>	5'-10"	Same	7' min.
<b>Right Side</b>			
<b>1<sup>st</sup> Floor</b>	7'-0"	Same	4' min.
<b>2<sup>nd</sup> Floor</b>	15'-1"	Same	7' min.
<b>Combined Side</b>			
<b>1<sup>st</sup> Floor</b>	12'-10"	Same	12' min.
<b>2<sup>nd</sup> Floor</b>	20'-11"	Same	18' min.
<b>Rear</b>			
<b>1<sup>st</sup> Floor</b>	27'-5"	Same	20' min. <sup>2</sup>
<b>2<sup>nd</sup> Floor</b>	25'-2"	Same	20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	Same	4 min.
<b>Covered Spaces</b>	2	Same	2 min.

<sup>1</sup> Threshold for Planning Commission Review

<sup>2</sup> Per SMC 19.48.050, any one-story structure in residential zoning districts may extend 10 feet into the required yard providing the area of the extension does not exceed 25% of the required rear yard.