

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Medium Density	Same	Residential Low-Density
Zoning District	R-2	Same	R-2
Lot Size (s.f.)	6,000	Same	6,000 min.
Gross Floor Area (s.f.)	1,683	1,948	2,475 (Threshold for Planning Commission Review)
Lot Coverage	30.2 %	34.6%	40% max.
Floor Area Ratio (FAR)	28.1%	32.5%	45 % max. (Threshold for Planning Commission Review)
Building Height (ft.)	Approx. 16'	Same	30' max.
No. of Stories	1	Same	2 max.
Setbacks (First/Second Facing Property)			
Front			
1st Floor	15'-6"	Same	20' min.
2nd Floor	--	--	25' min.
Left Side			
1st Floor	Approx. 5'-3"	Same	4' min.
2nd Floor	--	--	7' min.
Right Side			
1st Floor	1'-0"	Same	4' min.
2nd Floor	--	--	7' min.
Rear (ft.)			
1st Floor	Approx. 26'	Same	20' min.
2nd Floor	--	--	20' min.
Parking			
Total Spaces	2	Same	4 min.
Covered Spaces	1	Same	2 min.