

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Density	Same	Residential Low-Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,634	Same	6,000 min.
Gross Floor Area (s.f.)	1,750	3,256	2,985 (Threshold for Planning Commission Review)
Lot Coverage	26.4%	27.3%	40% max.
Floor Area Ratio (FAR)	26.4%	49.1%	45 % max. (Threshold for Planning Commission Review)
Building Height (ft.)	Approx. 15'-4"	26'-10"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front			
1 st Floor	Approx. 25'-5"	Same	20' min.
2 nd Floor	--	Approx. 33'-11"	25' min.
Left Side			
1 st Floor	Approx. 7'-3"	Same	4' min.
2 nd Floor	--	Approx. 10'-1"	7' min.
Right Side			
1 st Floor	Approx. 14'-3"	9'	9' min.
2 nd Floor	--	Approx. 19'9"	12' min.
Rear (ft.)			
1 st Floor	Approx. 22'-5"	Same	20' min.
2 nd Floor	--	Approx. 24'-11"	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.