

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Same
Zoning District	R1	Same	Same
Lot Size (s.f.)	9,633	Same	8,000 min.
Lot Width (linear ft.)	76'	Same	76'
Gross Floor Area (s.f.)	1,685	3,877	3,600 (Threshold for Planning Commission review)
Lot Coverage (%)	18% (1,746 s.f.)	27% (2,613 s.f.)	40% max.
Floor Area Ratio (FAR)	17%	40%	45% (Threshold for Planning Commission review)
Building Height (ft.)	14'6"	24'6"	30 max.
No. of Stories	One	Two	Two max.
Setbacks (Facing Property)			
Front (ft.)			
1st Floor	25'	23'11"	20' min.
2nd Floor	N/A	30'4"	25' min.
Left Side (ft.)			
1st Floor	10'6"	10'	6' min.
2nd Floor	N/A	28'4"	9' min.
Right Side (ft.)			
1st Floor	10'	8'	9' min. – see total
2nd Floor	N/A	15'8"	12' min.
Side Total (ft.)			
1st Floor	20'6"	18'	15' min.
2nd Floor	N/A	44'	21' min.
Rear (ft.)			
1st Floor	58'	52'1"	20' min.
2nd Floor	N/A	51'1"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.