

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Same
Zoning District	R0	Same	Same
Lot Size (s.f.)	5,529	Same	8,000 min.
Lot Width (linear ft.)	54'	Same	76'
Gross Floor Area (s.f.)	1,374	3,117	3,600 (Threshold for Planning Commission review)
Lot Coverage (%)	25% (1,374 s.f.)	35% (1,942 s.f.)	40% max.
Floor Area Ratio (FAR)	25%	56%	45% (Threshold for Planning Commission review)
Building Height (ft.)	Approx. 13'	26'	30' max.
No. of Stories	One	Two	Two max.
Setbacks (Facing Property)			
Front (ft.)			
1 st Floor	20'	20'	20' min.
2 nd Floor	N/A	25'6"	25' min.
Left Side (ft.)			
1 st Floor	5'	5'	4' min.
2 nd Floor	N/A	8'4"	7' min.
Right Side (ft.)			
1 st Floor	15'	8'9"	7' min.
2 nd Floor	N/A	8'9"	10' min. – see total
Side Total (ft.)			
1 st Floor	20'	13'9"	11' min.
2 nd Floor	N/A	17'1"	17' min.
Rear (ft.)			
1 st Floor	21'	20'1"	20' min.
2 nd Floor	N/A	20'1"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.