

PROJECT DATA TABLE – 835 RUBIS DRIVE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,009	Same	6,000 min.
Gross Floor Area (s.f.)	2,773	2,887	3,600 square feet (Threshold for Planning Commission Review)
Lot Coverage (%)	28% (1,699 s.f.)	30% (1,813 s.f.)	40% max.
Floor Area Ratio (FAR)	46%	49%	45% (Threshold for Planning Commission Review)
Building Height (ft.)	22'-11"	22'-11" (total house) 12'-9" (addition)	30' max.
No. of Stories	2	2 (total house) 1 (addition)	2 max.
Setbacks			
Front:			
1st Floor	24'	Same	20' min.
2nd Floor	50'	Same	25' min.
Left Side			
1st Floor	7'	Same	4' min.
2nd Floor	11'	Same	11' min.
Right Side			
1st Floor	7'	7' (e) house; 30' on addition side	8' min.
2nd Floor	7'	Same	7' min.
Combined Side			
1st Floor	14'	14' (e) house; 37' on addition side	12' min.
2nd Floor	18'	Same	18' min.
Rear			
1st Floor	24'	19'	20' min. w/ up to 10' encroachment
2nd Floor	24'	Same	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.