

PROJECT DATA TABLE – 1549 NORLAND DRIVE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Medium Density
Zoning District	R-2	Same	R-2
Lot Size (s.f.)	10,900 (.25 acres)	Lot 1: 5,401 Lot 2: 5,499	8,000 min. or by UP
Lot Width (ft.)	100'	Lot 1: 55' Lot 2: 55'	Lot 1: 82' min. or by UP Lot 2: 76' min. or by UP
Gross Floor Area (s.f.)	3,086 (2,669 living, 424 garage)	5,421 Lot 1: (2,314 home, 408 garage) Lot 2: (2,298 home, 401 garage)	3,600 square feet (Threshold for Planning Commission Review)
Lot Coverage (%)	28%	34% Lot 1: 34% (1,832 s.f.) Lot 2: 34% (1,883 s.f.)	40% max.
Floor Area Ratio (FAR)	28%	50% Lot 1: 50% Lot 2: 49%	45% (Threshold for Planning Commission Review)
No. of Units	2	Same	3 max.
Density (units/acre)	8	Same	12 max.
Meets 75% min.?	Yes	Same	2.25 min.
Building Height (ft.)	Approx. 16'	Lot 1: 25'-6" Lot 2: 25'-9"	30' max.
No. of Stories	1	2	2 max.
Existing Lot Setbacks			
Front (Norland Dr.)	Approx. 22'-6"	N/A	20' min.
Right Side	16'	N/A	4' min.
Reducible Front (Alberta Dr.)	10'	N/A	9' min.
Rear	27'	N/A	20' min.
Lot 1 (Corner Lot) Setbacks			

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Front			
1 st Floor	N/A	21'-2"	20' min.
2 nd Floor	N/A	30'	25' min.
Reducible Front (Norland Dr.)			
1 st Floor	N/A	10'	9' min.
2 nd Floor	N/A	12'-9"	9' min.
Left Side			
1 st Floor	N/A	4'	4' min.
2 nd Floor	N/A	7'	7' min.
Rear (ft.)			
1 st Floor	N/A	22'-10"	20' min.
2 nd Floor	N/A	28'-6"	20' min.
Lot 2 (Interior Lot) Setbacks			
Front			
1 st Floor	N/A	26'	20' min.
2 nd Floor	N/A	25'	25' min.
Left Side			
1 st Floor	N/A	5'	4' min. (11' combined)
2 nd Floor	N/A	23'-9"	7' min. (17' combined)
Right Side			
1 st Floor	N/A	6'	4' min. (11' combined)
2 nd Floor	N/A	8'	7' min. (17' combined)
Rear (ft.)			
1 st Floor	N/A	30'-11"	20' min.
2 nd Floor	N/A	29'-5"	20' min.
Landscaping (s.f.)			
Total Landscaping	Unknown	5,290	2,180 min. (20% of lot area)
Landscaping/unit	Unknown	Lot 1: 2,806 Lot 2: 2,484	850 min. per unit
Usable Open Space/Unit	Unknown	Lot 1: 1,509 Lot 2: 1,787	500 min. per unit
Parking			
Total Spaces	4	8	8 min. (4 per unit)
Covered Spaces	2	4	4 min. (2 per unit)



Starred items indicate items that require Use Permit review (Table 19.30.020, Note 7 of the SMC)