

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low-Density	Same	Residential Low-Density
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	9,300	Same	8,000 min.
Gross Floor Area (s.f.)	1,815	2,801	4,185 (Threshold for Planning Commission Review)
Lot Coverage	21.4 %	30.7%	45% max.
Floor Area Ratio (FAR)	20.8%	30.1%	45 % max. (Threshold for Planning Commission Review)
Building Height	Approx. 10'-2"	Approx. 10'-2"	30' max.
No. of Stories	1	1	2 max.
Setbacks (First/Second Facing Property)			
Front	Approx. 25'-2"	20'	20' min.
Left Side	3'-6"	6'	6' min.
Right Side	Approx. 9'	9'	6' min.
Rear	Approx. 44'-8"	10'	10' min. (if <25% rear-yard encroachment)
Parking			
Total Spaces	3	4	4 min.
Covered Spaces	1	2	2 min.