

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Density
Zoning District	R-2/PD	Same	R-0
Lot Size (s.f.)	5,266	Same	6,000 min.
Gross Floor Area (s.f.)	1,562 (1,111 living area; 451 garage)	2,763 (2,299 living area; 464 garage)	3,600 square feet threshold (Threshold for Planning Commission Review)
Lot Coverage (%)	29.7% (1562 s.f.)	39.9% (2,106 s.f.)	40% max.
Floor Area Ratio (FAR)	29.7%	53%	45% threshold (Threshold for Planning Commission Review)
Building Height (ft.)	17'	27'	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1 st Floor	25'	20'	20' min.
2 nd Floor	--	46'	25' min.
Left Side			
1 st Floor	7'3"	5'6"	4' min.
2 nd Floor	--	11'8"	7' min.
Right Side			
1 st Floor	8'3"	5'6"	4' min.
2 nd Floor	--	8'	7' min.
Rear			
1 st Floor	50'	24'-9"	20' min.
2 nd Floor	--	32'	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.