

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,800 Square feet	Same	6,000
Gross Floor Area (s.f.)	2,176 square feet	2,787 square feet	2,610 (Threshold for Planning Commission Review)
Lot Coverage (%)	1,718 square feet	2,179 square feet	40%
Floor Area Ratio (FAR)	38%	48%	45% (Threshold for Planning Commission Review)
Setbacks			
Front			
First Floor	26'	21'-8"	20' min.
Second Floor	48'	Same	25' min.
Left Side			
First Floor	5'	Same	4' min.
Second Floor	5'	Same	7' min.
Right Side			
First Floor	7'	Same	4' min.
Second Floor	26'	Same	7' min.
Rear			
First Floor	30'	20'	20' minimum with allowable 10' encroachment
Second Floor	30'	Same	20' min.
Parking			
• Total Spaces	2	4	4 min.
• Covered Spaces	0	2	2 min.
• Driveway Aisle Width (ft.)	17'-8"	Same	Same