

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	14,863 (.34 acres)	Lot 1: 7,299 Lot 2: 7,564	6,000 min.
Lot Width (ft.)	121'	Lot 1: 59' Lot 2: 62'	Lot 1 (interior): 57' Lot 2 (corner): 62'
Gross Floor Area (s.f.)	3,913 total (3,293 living, 620 garage)	Lot 1: 3,278 s.f. (2,877 home, 401 garage, prev. approved under 2016-7169) Lot 2: None proposed, to be reviewed under separate application	3,600 square feet (Threshold for Planning Commission Review)
Lot Coverage (%)	19% (2,779 s.f.)	Lot 1: 31% (2,267 s.f., prev. approved under 2016-7169) Lot 2: To be reviewed under separate application	40% max.
Floor Area Ratio (FAR)	26%	Lot 1: 45% (prev. approved under 2016-7169) Lot 2: To be reviewed under separate application	45% (Threshold for Planning Commission Review)
No. of Units	1	2	2 max.
Density (units/acre)	2.9	5.8	7 max.
Meets 75% min.?	No	Yes	1.5 min.
Building Height (ft.)	26'2"	Lot 1: 26'2" (existing) Lot 2: To be reviewed under separate application	30' max.
No. of Stories	2	Lot 1: 2 (existing) Lot 2: To be reviewed under separate application	2 max.
Existing Lot Setbacks			

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Front (Dartshire Wy.) 1 st Floor 2 nd Floor	50' 69'4"	N/A	20' min.
Left Side 1 st Floor 2 nd Floor	10'2" 10'2"	N/A	4' min.
Reducible Front (Kingfisher Wy.) 1 st Floor 2 nd Floor	25' 61'	N/A	9' min.
Rear 1 st Floor 2 nd Floor	24' 24'	N/A	20' min.
Lot 2 (Corner Lot) Setbacks			
Front (Dartshire Wy) 1 st Floor 2 nd Floor	N/A N/A	None proposed, to be reviewed under separate application	20' min. 25' min.
Reducible Front (Kingfisher Wy.) 1 st Floor 2 nd Floor	N/A N/A		9' min. 9' min.
Left Side 1 st Floor 2 nd Floor	N/A N/A		4' min. 7' min.
Rear (ft.) 1 st Floor 2 nd Floor	N/A N/A		20' min. 20' min.
Lot 1 (Interior Lot) Setbacks			
Front 1 st Floor 2 nd Floor	37'4" 69'4"	Same Same	20' min. 25' min.
Left Side 1 st Floor 2 nd Floor	10'2" 10'2"	Same Same	4' min. (12' combined) 7' min. (18' combined)
Right Side 1 st Floor 2 nd Floor	N/A N/A	6'9" 13'7"	4' min. (12' combined) 7' min. (18' combined)
Rear (ft.) 1 st Floor 2 nd Floor	24' 24'	Same Same	20' min. 20' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Landscaping (s.f.)			
Total Landscaping	Unknown	N/A	N/A
Parking			
Total Spaces	4	8	8 min. (4 per unit)
Covered Spaces	2	4	4 min. (2 per unit)