

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Same
Zoning District	R0	Same	Same
Lot Size (s.f.)	12,355	Same	6,000 min.
Lot Width (linear ft.)	51'	Same	45' at cul de sac
Gross Floor Area (s.f.)	3,568	4,122	3,600 (Threshold for Planning Commission review)
Lot Coverage (%)	30% (3,639 s.f.)	34% (4,183 s.f.)	45% max.
Floor Area Ratio (FAR)	29%	33%	45% (Threshold for Planning Commission review)
Building Height (ft.)	16'	11'-7" for accessory living unit	30' max.
No. of Stories	One	One	Two max.
Setbacks (Main Residence)			
Front (ft.)	20'	Same	20' min.
Left Side (ft.)	6'-6"	Same	4' min.
Right Side (ft.)	12'	Same	6' min. – see total
Side Total (ft.)	18'-6"	Same	10' min.
Rear (ft.)	27'	Same	20' min.*
Accessory Living Unit			
Lot Size (s.f.)	12,355	Same	9,000 min.
Gross Floor Area (s.f.)	0	544	700 max.
Setback right (ft.)	None	4'	4' min.
Setback rear (ft.)	None	10'	10' min.
Bedrooms/Unit	0	1	1 max.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.
Uncovered Spaces	2	3	3 min.**

*The Zoning Code allows for a 10-ft. minimum rear yard setback for single-story additions provided that no more than 25% of the required rear yard area is covered.

**Per Zoning, two uncovered parking spaces are required for a single-family residence, and one additional uncovered space is required for an accessory living unit.