

PROJECT DATA TABLE – 726 CAROLINA AVE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,401	Same	6,000 min.
Gross Floor Area (s.f.)	3,070	3,180	3,600 square feet (Threshold for Planning Commission Review)
Lot Coverage (%)	38% (2,423 s.f.)	Same	40% max.
Floor Area Ratio (FAR)	48%	50%	45% (Threshold for Planning Commission Review)
Building Height (ft.)	26'-2"	Same	30' max.
No. of Stories	2	Same	2 max.
Setbacks			
Front			
1 st Floor	21'	Same	20' min.
2 nd Floor	45'		25' min.
Left Side			
1 st Floor	5'	Same	4' min. (11' combined)
2 nd Floor	21'-7"		7' min. (17' combined)
Right Side			
1 st Floor	7'	Same	4' min. (11' combined)
2 nd Floor	9'-6"		7' min. (17' combined)
Rear			
1 st Floor	25'	Same	20' min. w/ up to 10' encroachment
2 nd Floor	29'		20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.