

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.)	10,643	Same	6,000 min.
Gross Floor Area (s.f.)	3,990	4,099	3,600 square feet (Threshold for Planning Commission Review)
Lot Coverage (%)	27%	27%	40% max.
Floor Area Ratio (FAR)	37%	39%	45% (Threshold for Planning Commission Review)
Building Height (ft.)	26'-6"	26'-6"	30' max.
No. of Stories	2	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1st Floor	37'	36'	20' min.
2nd Floor	60'	Same	25' min.
Left Side			
1st Floor	8'	Same	4' min.
2nd Floor	39'	Same	7' min.
Right Side			
1st Floor	7'	Same	4' min.
2nd Floor	13'	Same	7' min.
Rear			
1st Floor	21'-8 ¼"	Same	20' min.
2nd Floor	21'-8 ¼"	Same	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.