

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.)	6,000	Same	6,000 min.
Gross Floor Area (s.f.)	2,129	3,258	3,600 s.f. >3,600 s.f. threshold requires Planning Commission Review
Lot Coverage (%)	35%	40%	40% max.
Floor Area Ratio (FAR)	35	54	>45% threshold requires Planning Commission Review
Building Height (ft.) (measured from TOC)	16'0"	23'2"	30' max.
No. of Stories	1	2	2 max.
Setbacks (First/Second Facing Property)			
Front:			
1st Floor	20'	20'	20' min.
2nd Floor	--	25'	25' min.
Left Side			Combined yards =12'
1st Floor	7'1"	7'1"	4' min.
2nd Floor	--	7'1"	7' min.
Right Side			Combined yards = 12'
1st Floor	6'2	6'2"	4'9"min. (w/7'1" - Left Side)
2nd Floor	--	17'1"	10'9"min. (w/7'1" - Left side)
Rear			
1st Floor	24'	24'	20' min.
2nd Floor	--	31'1"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.