

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Same
Zoning District	R0	Same	Same
Lot Size (s.f.)	7,228	Same	6,000 min.
Lot Width (linear ft.)	52'	Same	57'
Gross Floor Area (s.f.)	1,849	2,772	3,600 (Threshold for Planning Commission review)
Lot Coverage (%)	25.6%	38.4%	45% max.
Floor Area Ratio (FAR)	25.6%	38.4%	45% (Threshold for Planning Commission review)
Building Height (ft.)	14'-10"	13'-1" for accessory unit	30' max.
No. of Stories	One	One	Two max.
Setbacks (Main Residence)			
Front (ft.)	22'-6"	21'-4"	20' min.
Left Side (ft.)	5'	Same	4' min.
Right Side (ft.)	5'	Same	6' min. – see total
Side Total (ft.)	10'	Same	10' min.
Rear (ft.)	65'-8"	Same	20' min.
Accessory Unit			
Gross Floor Area (s.f.)	0	798	450 (Threshold for Use Permit) 800 max.
Setback right (ft.)	None	5'	4' min.
Setback left (ft.)	None	8'-9"	6' min. – see total
Setback side total (ft.)	None	13'-9"	10' min.
Setback rear (ft.)	None	12'	10' min.*
Parking			
Total Spaces	3	4	4 min.
Covered Spaces	1	2	2 min.
Uncovered Spaces	2	2	2 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.