

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Medium Density	Same	Residential Low Medium Density
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	5,200 s.f.	Same	6,000 s.f. min.
Lot Width	52'-0"	Same	57' min.
Floor Area			
First Floor Living Area	1,107 s.f.	1,614 s.f (507 s.f. addition)	--
Second Floor Living Area	--	470 s.f.	--
Garage	425 s.f.	Same	400 s.f.
Detached Accessory Structure	120 s.f. (8'-10" high)	0 (to be demolished)	120 s.f. and 8' high without Planning Permit
Gross Floor Area	1,723 s.f.	2,509 s.f.	2,340 s.f. without PC Review
Floor Area Ratio (FAR)	33.1%	48.3%	45% baseline without PC review
Lot Coverage	1,532 s.f.	2,054 s.f.(First Floor living+ garage+15 s.f. entry porch)	2,080 s.f.
Lot Coverage (%)	33.1%	39.5%	40%
No. of Stories	1	2	2 max.
Plate Height			
First Floor	8'-0"	Same	--
Second Floor	--	8'-0"	--
Building Height	14'-11"	24'-3"	30' max.
SETBACKS			
First floor			
¹ Front (ft.)	15'-0"	Same	20' min.
Left Side (ft.)	5'-3"	Same	4' min.
Right Side (ft.)	5'-2"	Same	4' min.
Minimum Combined Side Setback	10'-5"	Same	10' min.
Rear (ft.)	28'-0"	20'-9"	20' min.
Second floor			
Front (ft.)	--	57'-3"	25' min.
Left Side (ft.)	--	7'-4"	7' min.
Right Side (ft.)	--	19'-4"	7' min.
Minimum Combined Side Setback (ft.)	--	26'-8"	16' min.
Rear (ft.)	--	20'-9"	20' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Parking			
Total Spaces	2	Same	4 spaces
Uncovered parking spaces	2	Same	2 spaces
Uncovered parking spaces	2	Same	2 spaces

¹ Indicates existing legally non-confirming conditions that are not being increased and changed.