

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>General Plan</b>	Residential Low-Medium Density	Same	Residential Low-Medium Density
<b>Zoning District</b>	R-2/PD	Same	R-2/PD
<b>Lot Size (s.f.)</b>	7,500	Lot 1: 2,947 Lot 2: 4,553	3,600 per lot min. 8,000 min.
<b>Gross Floor Area (s.f.)</b>	2,005 (to be removed)	Combined: 4,410 Lot 1: 1,968 (incl 93 s.f. front porch)  Lot 2: 2,442	3,600 s.f./ unit (Threshold for Planning Commission Review)
<b>Lot Coverage (%)</b>	32% (2405 s.f.)	Combined: 33% (3,489 s.f.) Lot 1: 38.7% Lot 2: 30%	40% max.
<b>Floor Area Ratio (FAR)</b>	32% (2405 s.f.)	Combined 57.5% (4,317 s.f.) Lot 1: 63.6% Lot 2: 53.6%	45% threshold (Threshold for Planning Commission Review)
<b>Building Height (ft.)</b>	15'	26'	30' max.
<b>No. of Stories</b>	1	2	2 max.
<b>Setbacks (First/Second Floors - Facing Property)</b>			
<b>Combined Site – Both Lots</b>			
Front: 1 <sup>st</sup> Floor	20'	20'	20' min.
2 <sup>nd</sup> Floor	--	20' (balcony)	25' min.
Left Side: 1 <sup>st</sup> Floor	10'	14'	Combined yards = 10', 16'
2 <sup>nd</sup> Floor	--	14'	4' min. 7' min.
Right Side: 1 <sup>st</sup> Floor	5'	4'	4' min. (w/14' on other side)
2 <sup>nd</sup> Floor	--	6'6"	7' min. (w/14' on other side)
Rear: 1 <sup>st</sup> Floor	26'-7"	42'-2 1/2"	20' min.
2 <sup>nd</sup> Floor	--	56'-2 1/2"	20' min.
<b>Lot 1 – Front Lot</b>			
Front: 1 <sup>st</sup> Floor	20'	20'	20'
2 <sup>nd</sup> Floor	--	20' to balcony 25'2"to wall	25'
Left Side: 1 <sup>st</sup> Floor	10'	4'	Combined yards = 10', 16'
2 <sup>nd</sup> Floor	--	4'	4' min. 7' min. - BY SDP
Right Side: 1 <sup>st</sup> Floor	5'	4'	6' (w/4' on other side) - BY SDP
2 <sup>nd</sup> Floor	--	8'6"	12' (w/4' on other side) - BY SDP

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Rear: 1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor	26'7" --	20' 23'	20' (10' w/encroachment limit) 20' min.
<b>Lot 2 – Rear Lot</b>			BY SDP
Front: 1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor	N/A	14'8" to 31'2" 32'	20' 25'
Left Side: 1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor	N/A	4' 7'	Combined yards = 10', 16' 4' min. 7' min.
Right Side: 1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor	N/A	5' 6'6"	6' (w/4' on other side) 11' (w/7' on other side)
Rear: 1 <sup>st</sup> Floor 2 <sup>nd</sup> Floor	N/A	20' 20'	20' (10' w/encroachment limit) 20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	Lot 1: 4 Lot 2: 4	4 each min.
<b>Covered Spaces</b>	2	Lot 1: 2 Lot 2: 2	2 each min.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.