

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	Low Density Residential
Zoning District	R-0	Same	R-0
Lot Size (s.f.)	6,000 sq. ft.	Same	6,000 sq. ft. min.
Floor Area			
First Floor Living Area	2,004 sq. ft.	1,685 sq. ft.	--
Second Floor Living Area	985 sq. ft.	Same	--
Garage	0 sq. ft.	490 sq. ft.	400 sq. ft.
Gross Floor Area	2,990 sq. ft.	3,162 sq. ft.	3,600 sq. ft. (threshold for PC Review)
Floor Area Ratio (FAR%)	49.8%	52.7%	45% baseline without PC review
Lot Coverage	2,084 sq. ft. (First Floor Living Area+ 79 sq. ft. Entry Porch)	2,270 sq. ft. (First Floor Living Area+ Garage+ 94 sq. ft. Entry Porch)	2,400 sq. ft. (40%)
Lot Coverage (%)	34.7%	37.8%	40%
No. of Stories	2	2	2 max.
First Floor Plate Height	8'-0"	Same	--
Second Floor Plate Height	8'-0"	Same	--
Building Height	25'-3"	25'-3"	30' max.
Setbacks			
First Floor			
Front	25'-6"	20'-4"	20' min.
Left Side	6'-0"	Same	4' min.
Right Side	6'-0"	Same	4' min.
Minimum Combined Side Setback	12'-0"	Same	12' min.
Rear	31'-1"	Same	20' min.
Second Floor			
Front	37'-9"	Same	25' min.
Left Side	7'-0"	Same	7' min.
Right Side	17'-9"	Same	7' min.
Minimum Combined Side Setback	24'-9"	Same	18' min.
Rear	31'-0"	Same	20' min.
Parking Spaces	0 (covered) and 2 (uncovered)	2 (covered) and 2 (uncovered)	4 spaces