

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-1	Same	-
Lot Size	11,687 s.f.	Same	-
Gross Floor Area	None	4,342 s.f.	3,600 s.f. ¹
Lot Coverage	None	30.2%	40% max.
Floor Area Ratio (FAR)	None	37.5%	45% ¹
Building Height	None	29'-1-½"	30' max.
No. of Stories	None	Two	Two max.
Setbacks			
Front			
1 st Floor	-	37'-5½"	20' min.
2 nd Floor	-	47'-5½"	25' min.
Left Side			
1 st Floor	-	6'-0"	6' min.
2 nd Floor	-	9'-0"	9' min.
Right Side			
1 st Floor	-	9'-0"	6' min.
2 nd Floor	-	15'-0"	9' min.
Combined Side			
1 st Floor	-	15'-0"	15' min.
2 nd Floor	-	24'-0"	21' min.
Rear			
1 st Floor	-	21'-5"	20' min.
2 nd Floor	-	44'-7½"	20' min.
Parking			
Total Spaces	None	4	4 min.
Covered Spaces	None	2	2 min.

¹ Threshold for Planning Commission Review