

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-1	Same	-
Lot Size	8,986 s.f.	Same	8,000 s.f.
Gross Floor Area	2,380 s.f.	3,849.3 s.f. 4,361.3 s.f. (w/ ADU)	3,600 s.f. ¹
Lot Coverage	26.5%	39.9%	40% max.
Floor Area Ratio (FAR)	26.5%	42.8% 48.5% (w/ ADU)	45% ¹
Building Height	15'-0"	26'-5"	30' max.
No. of Stories	One	Two	Two max.
Setbacks			
Front			
1st Floor	20'-1"	Same	20' min.
2nd Floor	n/a	47'-6"	25' min.
Left Side			
1st Floor	12'	9'	9' min.
2nd Floor	n/a	21'-5"	12' min.
Right Side			
1st Floor	6'	Same	6' min.
2nd Floor	n/a	39'-11"	9' min.
Combined Side			
1st Floor	18'	Same	15' min.
2nd Floor	n/a	61'-4"	21' min.
Rear			
1st Floor	20'	10' ²	20' min.
2nd Floor	29'-6"	20'	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

1 Threshold for Planning Commission Review.

2 SMC 19.48.050 allows for extensions up to 10 feet in the required rear yard provided the structural coverage does not exceed 25%.