

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	-
Zoning District	R-0	Same	-
Lot Size (s.f.)	5,054	Same	6,000 min.
Lot Width (linear ft.)	55'	Same	57'
Gross Floor Area (s.f.)	2,465	2,963	3,600 ¹
Lot Coverage (%)	44 (2,211 s.f.)	39 (1,988 s.f.)	40 max.
Floor Area Ratio (FAR) (%)	53%	59%	45 ¹
Building Height (ft.)	20'2"	23'2"	30' max.
No. of Stories	Two	Two	Two max.
Setbacks (Facing Property)			
Front (ft.)			
1st Floor	20'2"	20'2"	20' min.
2nd Floor	39'10"	34'9"	25' min.
Left Side (ft.)			
1st Floor	5'2"	5'2"	4' min.
2nd Floor	8'2"	8'2"	7' min.
Right Side (ft.)			
1st Floor	9'10"	9'10"	7' min.
2nd Floor	20'8"	11'11"	10' min.
Side Total (ft.)			
1st Floor	15'	15'	11' min.
2nd Floor	28'10"	20'1"	17' min.
Rear (ft.)			
1st Floor	20'5"	20'5"	20' min.
2nd Floor	20'5"	20'5"	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

¹ Threshold for Planning Commission review.