

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	-
Zoning District	R-1	Same	-
Lot Size (s.f.)	9,300	Same	8,000 min.
Gross Floor Area (s.f.)	2,476	5,480 with ADU 4,782 w/out ADU (698 – ADU)	3,600 ¹
Lot Coverage (%)	26.6 (2,530 s.f.)	39.6 (3,686 s.f.)	40% max.
Floor Area Ratio (FAR)(%)	26.6	58.9 with ADU 51.41 w/out ADU	45 ¹
Building Height (ft.)	Approx. 13'5"	28'0"	30' max.
No. of Stories	One	Two	Two max.
Setbacks (Facing Property)			
Front (ft.)			
1 st Floor	27'	20'	20' min.
2 nd Floor	N/A	27'6"	25' min.
Left Side (ft.)			
1 st Floor	13' (to house) 2'3" (to shed)	9'0"	9' min.
2 nd Floor	N/A	12'0"	12' min.
Right Side (ft.)			
1 st Floor	14.5' (to house) 2' (to det. garage)	6'0"	6' min.
2 nd Floor	N/A	14'8"	9' min.
Side Total (ft.)			
1 st Floor	32'	15'	15' min.
2 nd Floor	N/A	26'8"	21' min.
Rear (ft.)			
1 st Floor	15'3" (to det. garage) 2'6" (to shed)	37'7"	20' min.
2 nd Floor	N/A	45'8"	20' min.
Parking			
Total Spaces	4	5	4 min.
Covered Spaces	2	3 (one tandem)	2 min.

¹ Threshold for Planning Commission review.