

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Medium Density Residential	Same	Low Medium Density Residential
Zoning District	R-2	Same	R-0
Lot Size	4,000 s.f.	4000 s.f.	8,000 s.f.
Gross Floor Area	1,420 s.f.	1,963 s.f.	1,800 s.f. ¹
Lot Coverage	35%	49%	45% max.
Floor Area Ratio (FAR)	35%	49%	45% ¹
Building Height	19'-10"	21'	30' max.
No. of Stories	One	One	Two max.
Setbacks			
Front			
1 st Floor	20'	15'	20' min.
Left Side			
Main dwelling	9'-10"	4	4' min.
Detached garage	2'-10"	To be demolish	
Right Side			
1 st Floor	3'-2"	3'-2"	4' min.
Combined Side			
1 st Floor	13'	7'-2"	8' min. (20% of lot width)
Rear			
Main dwelling	29'	20'	20' min.
Detached garage	5'-4"	To be demolish	
Parking			
Total Spaces	3	3	4 total
Covered Spaces	1	1	2 min.
Uncovered Spaces	2	2	2 min.
Driveway	9'-10" (w)	18'(d) x 17'-10" (w)	20' (d) x 17' (w)

¹ Threshold for Planning Commission Review