

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Medium Density	No Change	Residential Medium Density
Zoning District	R-3/PD	No Change	R-3/PD
Lot Size (s.f.)	14,977 (0.34 ac)	Same	8,000 min.
Gross Floor Area (s.f.)	4,102	12,190	No Max
Floor Area Ratio (FAR)	27%	81.3%	No Max
Lot Coverage	28%	35%	40% max.
No. of Units	N/A	6	8 max.
Density (units/acre)	N/A	18	24 max
Meets 75% min?	N/A	Yes	6 min.
Bedrooms/Unit	N/A	3 – Four Units 4 – Two Units	---
Unit Sizes (s.f.)	N/A	1,990 - 2,115 incl. garage	N/A
Lockable Storage/Unit	N/A	Within 2-car garage	300 cu. ft. min. storage or 2-car garage
No. of Buildings On-Site	3	2	N/A
Distance Between Buildings (ft.)	N/A	26'	26 min. for 3-story
Building Height (ft.)	Approx. 15'	29'	30 max.
No. of Stories	1	3	3 max.
Setbacks			
Front (ft.)	N/A	18' min. / 20' average	15' min./20' average
Side (ft.)	N/A	12' min.	12 min.
Rear (ft.)	N/A	23'1" – 28' 8"	20' min.
Landscaping			
Total Landscaping (sq. ft.)	N/A	3,330	2,550 min.
Landscaping (sq. ft. per unit)	N/A	555 per unit	425 min. per unit

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Usable Open Space (sq. ft. per unit)	N/A	500 per unit	400 min. per unit
Parking Lot Area Shading	0%	50%	50% min. in 15 years
Water-Efficient Landscaping Compliance	N/A	Water Budget (0% turf)	Water Budget Or 80% min. water-conserving plants and limit 25% turf
Parking			
Total Spaces	2 covered and 2 uncovered per unit) – 8 Total	2 Covered/ assigned per unit 4 unassigned - 16 Total	1 covered/ assigned per unit; 4 unassigned - 10 Total
Accessible Spaces	N/A	Per Building Code	Per Building Code
Covered Spaces	N/A	2 per Unit	1 per Unit
Aisle Width (ft.)	N/A	26	20-26 min.
Bicycle Parking	N/A	6 Secured in Garages	4 Secured
Impervious Surface Area (sq. ft.)	7,185	8,420	None per zoning code
Impervious Surface (%)	48%	56%	None per zoning code