

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	<i>Medium Density Residential</i>	Same	--
Zoning District	<i>R-3/PD</i>	Same	--
Overall Lot Size (s.f.)	8,664	Same	8,000 sf min.
Overall Gross Floor Area (s.f.)	2,126	2,486	91,747 sf max.
Overall Lot Coverage	24%	28%	40% max.
Overall Floor Area Ratio (%)	24%	28%	Per SDP
Total Landscaping	1,731 per unit 3,862 (44.5%)	1,751 per unit 3,502 (40.4%)	425 sf per unit 1,733 sf (20%)
Usable Open Space	1,007 sf per unit	Same	400 sf min per unit
No. of Units	2	Same	4
Building Height (subject unit)	9'	13'	35' max.
No. of Stories	1	Same	3 max.
Setbacks (Subject Unit)			
Front	116'	104'	20' min.
Left Side	16'	Same	6' min.
Right Side	8'-5"	Same	
Combined/Total Side	24'-5"	Same	15' min.
Rear	16' (11% encroachment)	Same	20' min. (10' allowance for 25% encroachment)
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.
Uncovered Spaces	2	Same	2 min.