

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	Low Density Residential (R-1)	Same	--
Lot Size	16,800 s. f. (Gross) 13,125 s. f. (Net ¹)	Same	--
Gross Floor Area	2,841 s. f.	5,641 s. f.	3,600 s. f. ²
Net Lot Coverage	2,865 s. f.	5,719 s. f. (43.5%)	45% max.
Net Floor Area Ratio (FAR%)	21.6%	42.9%	45% ²
No. of Units	One	One	Two max.
Building Height	14'-1"	20'-6"	30' max.
No. of Stories	1	1	2 max.
Setbacks			
Front	25'	24'-6"	20' min.
Side	8'	10'-6"	6' min.
Combined/Total Side	20'-3"	21'	21' min.
Rear	46'-6"	20'	20' min.
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

¹ Not including street, landscape and sidewalk easements.

² Threshold for Planning Commission review.