

**PROJECT DATA TABLE**

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
<b>General Plan</b>	Low Density Residential	Same	-
<b>Zoning District</b>	R-1	Same	-
<b>Lot Size</b>	12,605 s.f.	Same	-
<b>Gross Floor Area</b>	2,375 s.f.	5,672 s.f.	3,600 s.f. <sup>1</sup>
<b>Lot Coverage</b>	18.9%	36.9%	40% max.
<b>Floor Area Ratio (FAR)</b>	18.9%	44.9%	45% <sup>1</sup>
<b>Building Height</b>	17'-0"	26'-3"	30' max.
<b>No. of Stories</b>	One	Two	Two max.
<b>Setbacks</b>			
<b>Front</b>			
<b>1<sup>st</sup> Floor</b>	20'-0"	26'-1"	20' min.
<b>2<sup>nd</sup> Floor</b>	n/a	28'-4"	25' min.
<b>Left Side</b>			
<b>1<sup>st</sup> Floor</b>	12'-3"	6'-0"	6' min.
<b>2<sup>nd</sup> Floor</b>	n/a	9'-0"	9' min.
<b>Right Side</b>			
<b>1<sup>st</sup> Floor</b>	12'-6"	9'-6"	6' min.
<b>2<sup>nd</sup> Floor</b>	n/a	32'-6"	9' min.
<b>Combined Side</b>			
<b>1<sup>st</sup> Floor</b>	24'-9"	15'-6"	15' min.
<b>2<sup>nd</sup> Floor</b>	n/a	41'-6"	21' min.
<b>Rear</b>			
<b>1<sup>st</sup> Floor</b>	28'-2"	13'-8"	20' min. <sup>2</sup>
<b>2<sup>nd</sup> Floor</b>	n/a	45'-6"	20' min.
<b>Parking</b>			
<b>Total Spaces</b>	4	4	4 min.
<b>Covered Spaces</b>	2	2	2 min.

<sup>1</sup> Threshold for Planning Commission Review

<sup>2</sup> Per SMC 19.48.050, any one-story structure in residential zoning districts may extend 10 feet into the required yard providing the area of the extension does not exceed 25% of the required rear yard.