

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Medium Density Residential	Same	--
Zoning District	R-2	Same	--
Lot Size (s.f.)	12,121 s.f.	12,060 s.f.	8,000 s.f.
Gross Floor Area (s.f.)	3,249 s.f.	6,456 s.f.	5,427 s.f. without Planning Commission review
Lot Coverage	14.7%	33.4%	40% max.
Floor Area Ratio (FAR%)	26.8%	53.5%	45% without Planning Commission review
Overall Setbacks			
FIRST FLOOR			
Front	41'-0"	20'-0"	20' min.
Side	4'-0"	4'-0"	4' min.
Combined/Total Side	13'-0"	17'-0"	12' min.
Rear	37'-0"	10'-0"	10' min.
SECOND FLOOR			
Front	n/a	25'-0"	25' min.
Side	n/a	8'-0"	7' min.
Combined/Total Side	n/a	22'-6"	18' min.
Rear	n/a	20'-0"	20' min.
Total Landscaping (s.f.)		34.1% 1,374 s.f. per unit	20% min. 850 s.f. min. per unit
Usable Open Space (s.f. per unit)		552 s.f. per unit	500 s.f. min. per unit
Parking			
Total Spaces	4	12	12 min.
Covered	2	6	6 min.
Uncovered	2	6	6 min.
LOT 1 (Front Lot)			
¹ Lot Size (s.f.)	n/a	3,875 s.f.	8,000 s.f. min.
Gross Floor Area (s.f.)	n/a	2,035 s.f.	1,744 s.f. without Planning Commission review
Lot Coverage	n/a	34.2%	40% max.
Floor Area Ratio (FAR%)	n/a	52.5%	45% without Planning Commission review
SETBACKS			
FIRST FLOOR			
Front	n/a	20'-0"	20' min.
Side	n/a	4'-0"	4' min.
Combined/Total Side	n/a	27'-0"	12' min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
² Rear	n/a	8'-6"	10' min.
SECOND FLOOR			
Front	n/a	25'-0"	25' min.
Side	n/a	9'-0"	7' min.
Combined/Total Side	n/a	35'-0"	18' min.
² Rear	n/a	8'-6"	20' min.
Total Landscaping (s.f.)	n/a	1,466 s.f.	825 s.f. min.
Usable Open Space(s.f.)	n/a	500 s.f.	500 s.f. min.
Parking			
Total Spaces	n/a	4	4 min.
Covered	n/a	2	2 min.
Uncovered	n/a	2	2 min.
LOT 2 (Middle Lot)			
¹ Lot Size (s.f.)	n/a	3,874 s.f.	8,000 s.f. min.
Gross Floor Area (s.f.)	n/a	2,067 s.f.	1,743 s.f. without Planning Commission review
Lot Coverage	n/a	31.9%	40% max.
Floor Area Ratio (FAR%)	n/a	53.3%	45% without Planning Commission review
SETBACKS			
FIRST FLOOR			
Front	n/a	36'-2"	20' min.
Side	n/a	4'-0"	4' min.
Combined/Total Side	n/a	27'-0"	12' min.
Rear	n/a	11'-6"	10' min.
SECOND FLOOR			
Front	n/a	36'-2"	25' min.
Side	n/a	9'-0"	7' min.
Combined/Total Side	n/a	36'-0"	18' min.
² Rear	n/a	16'-6"	20' min.
Total Landscaping (s.f.)	n/a	1,056 s.f.	825 s.f. min.
Usable Open Space(s.f.)	n/a	538 s.f.	500 s.f. min.
Parking			
Total Spaces	n/a	4	4 min.
Covered	n/a	2	2 min.
Uncovered	n/a	2	2 min.
LOT 3 (Rear Lot)			
¹ Lot Size (s.f.)	n/a	4,311 s.f.	8,000 s.f. min.
Gross Floor Area (s.f.)	n/a	2,354 s.f.	1,940 s.f. without Planning Commission review

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Lot Coverage	n/a	34.3%	40% max.
Floor Area Ratio (FAR%)	n/a	54.6%	45% without Planning Commission review
SETBACKS			
FIRST FLOOR			
Front	n/a	47'-11"	20' min.
Side	n/a	8'-0"	4' min.
Combined/Total Side	n/a	17'-0"	12' min.
Rear	n/a	10'-0"	10' min.
SECOND FLOOR			
Front	n/a	48'-11"	25' min.
Side	n/a	8'-0"	7' min.
Combined/Total Side	n/a	22'-6"	18' min.
Rear	n/a	20'-0"	20' min.
Total Landscaping (s.f.)	n/a	1,600 s.f.	825 s.f. min.
Usable Open Space(s.f.)	n/a	618 s.f.	500 s.f. min.
Parking			
Total Spaces	n/a	4	4 min.
Covered	n/a	2	2 min.
Uncovered	n/a	2	2 min.

¹ Lot Size less than the minimum requested through Use Permit