

PROJECT DATA TABLE

ATTACHMENT 2
2019-7437
1534 Sandpiper Court
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	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-0	Same	-
Lot Size	6,594 s.f.	Same	-
Gross Floor Area	2,955 s.f.	3,235 s.f.	3,600 s.f. ¹
Lot Coverage	35.6%	same	40% max.
Floor Area Ratio (FAR)	44.8%	49.1%	45% ¹
Building Height	23'-6"	24'-9"	30' max.
No. of Stories	Two	Same	Two max.
Setbacks			
Front			
1st Floor	17'-10"	Same	20' min.
2nd Floor	41'-5"	28'-4"	25' min.
Left Side			
1st Floor	5'-10"	Same	4' min.
2nd Floor	27'-1"	Same	7' min.
Right Side			
1st Floor	6'-0"	Same	4' min.
2nd Floor	6'-0"	8'-0" ²	7' min.
Combined Side			
1st Floor	11'-10"	Same	11' min.
2nd Floor	33'-1"	35'-1"	21' min.
Rear			
1st Floor	30'-0"	Same	20' min. ³
2nd Floor	40'-6"	30'-0"	20' min.
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

¹ Threshold for Planning Commission Review

² The right-side setback indicated here is for the proposed addition.

³ 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.