

2018-7796 805 Gary Ave.

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-1	Same	-
Lot Size	13,205 s.f.	Same	8,000 s.f.
Gross Floor Area	1,655 s.f.	4,083 s.f. (house) 5,229 s.f.(total)	3,600 s.f. ¹
Lot Coverage	12.5%	40.3%	45% max.
Floor Area Ratio (FAR)	12.5%	39.6%	45% ¹
Building Height	13'-6"	18'-5"	30' max.
No. of Stories	One	One	Two max.
Setbacks			
Front	36'	20'	20' min.
Rear	81'	20'	20' min.
Left Side	9'-9"	6'	6' min.
Right Side	10'-2"	19'	13' min.
Combined	19'-11"	25'	19' min.
Parking			
Total Spaces	4	6	4 min.
Covered Spaces	2	4	2 min.

1 Threshold for Planning Commission Review.