

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Same	--
Zoning District	R-0	Same	--
Lot Size (s.f.)	15,574 SF	Lot 1: 7,953 SF Lot 2: 7,621 SF	6,000 SF min.
No. of Stories	1	2	2 max.
LOT 1			
Gross Floor Area (s.f.)	--	3,578 SF	3,600 SF with PC Review
Lot Coverage	--	35%	40% max.
Floor Area Ratio (FAR%)	--	45%	45% with PC Review
Building Height	--	25'-5"	30' max.
No. of Stories	--	2	2 max.
SETBACKS			
<i>First Floor</i>			
Front	--	52'-0"	20' min.
Side	--	5'-0"	4' min.
Combined/Total Side	--	10'-0"	10' min.
Rear	--	20'-0"	20' min.
<i>Second Floor</i>			
Front	--	86'-0"	25' min.
Side	--	8'-0"	7' min.
Combined/Total Side	--	18'-2"	16' min.
Rear	--	20'-0"	20' min.
Total Landscaping (s.f.)	--	2,317 (29.1%)	--
Parking			
Total Spaces	--	4	4 min.
Covered	--	2	2 min.
Uncovered	--	2	2 min.
LOT 2			
Gross Floor Area (s.f.)	--	3,427 SF	3,600 SF with PC Review
Lot Coverage	--	35%	40% max.
Floor Area Ratio (FAR%)	--	45%	45% with PC Review
Building Height	--	26'-0"	30' max.
No. of Stories	--	2	2 max.
SETBACKS			
<i>First Floor</i>			
Front	--	44'-0"	20' min.

ATTACHMENT 2**2019-7603**

1136 Northumberland Dr

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	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Side	--	5'-0"	4' min.
Combined/Total Side	--	10'-0"	10' min.
Rear	--	20'-0"	20' min.
<i>Second Floor</i>			
Front	--	68'-0"	25' min.
Side	--	8'-0"	7' min.
Combined/Total Side	--	20'-0"	16' min.
Rear	--	20'-0"	20' min.
Total Landscaping (s.f.)	--	2,936 (38.5%)	--
Parking			
Total Spaces	--	4	4 min.
Covered	--	2	2 min.
Uncovered	--	2	2 min.