



Sunnyvale

RESIDENTIAL PROJECT DATA

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
General Plan Category	MEDIUM DENSITY RESIDENTIAL	SAME	MEDIUM DENSITY RESIDENTIAL
Zoning District	R-3 and R-3/PD	R-3/PD	R-3/PD
Lot Size (sq. ft.)	37,029 s. f.	36,055 s.f.	8,000 S.F. min.
Gross Floor Area (sq. ft.)	13,103 s. f.	20,564 s. f.	NONE max.
Floor Area Ratio (%)	35%	57%	NONE max.
Lot Coverage (%)	35%	38%	40% max.
Number of Units	15	3-BED - 18 TOTAL UNITS 18	1 UNIT FOR EACH 1,800 S. F. 22 max.
Density (units/acre)	22 DU/ACRE	23 DU/ACRE	24 DU/AC OR 1 UNIT /1800 S.F. max.
Meets 75% min?	NO	YES	22 max.
Unit Sizes (sq. ft.)	VARIES	1,825 TO 1,903 S.F.	
Number of Buildings On-Site	6	4	
Distance Between Buildings	N/A	23'-8 1/2"	26' min.
Building Height (ft.)	30'	35'	35' max.
No. of Stories	1 and 2 STORIES	3 STORIES	3-STORIES max.
Front Setback N. Fair Oaks Ave Columbia Ave	31' 7'- 20'	21' 20'	20' min.
Side Setback	7'-12'	13' - Residential Bldg. 11'-6" - Trash Enclosure	6' (1 st FL) 9' (2 nd FL) additional 3' for each story above the first story; 12' min.
Rear Setback	5-10'	42' - Residential Bldg. 3' - Trash Enclosure	20' min.
Landscaping (total sq. ft.)	N/A	9,692 s.f.	20% min.
Landscaping (sq. ft./unit)	N/A	538 s.f. (9692 s.f)	425 s.f./unit
Useable Open Space (sq. ft./unit)	N/A	695 s.f. (12,502 s.f.)	400 s.f./unit.
Parking Lot Area Shading (%)	N/A	53%	50% min. in 15 yrs.
Water Conserving Plants (%)	N/A	84%	70% min.
Total No. of Parking Spaces	N/A	45	45 min.
Standards	N/A	45	45 min.
Compacts / % of total	N/A	0	0 max.
Accessible Spaces	N/A	1	1 min.
Covered Spaces Unassigned Guest Parking	N/A	36 9	36 min. 9 min.
Aisle Width (ft.)	N/A	24'	24' min.
Bicycle Parking	N/A	18 garages 2 bike racks	5 Class I min
Impervious Surface Area (sq. ft.)	N/A	13,719 s. f.	N/A
Impervious Surface (%)	N/A	38%	N/A
Distance between Trash Facility & Farthest Residential Unit		243'	150'

★ Starred items indicate deviations from Sunnyvale Municipal Code requirement