

PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Residential Low Medium Density	Same	-
Zoning District	R-1.7/PD	Same	-
Lot Size	3,864 s.f.	Same	-
Gross Floor Area	1,992 s.f.	2,551 s.f.	3,600 s.f. ¹
Lot Coverage	31.5%	45.0%	40% max. ¹
Floor Area Ratio (FAR)	51.6%	65.1%	45% ¹
Building Height	26'-8"	Same	30' max.
No. of Stories	Two	Same	Two max.
Setbacks			
Front			
1st Floor	14'-8"	Same	12' min.
2nd Floor	25'-4"	Same	n/a
Left Side			
1st Floor	9'-9"	Same	9'-0" – 15'-0" min
2nd Floor	9'-9"	Same	n/a
Right Side			
1st Floor	0'-0"	Same	0'-0"
2nd Floor	0'-0"	Same	n/a
Rear			
1st Floor	25'-3"	14'-7"	16'-0" – 20'-0" ²
2nd Floor	25'-3"	Same	n/a
Parking			
Total Spaces	4	4	4 min.
Covered Spaces	2	2	2 min.

¹ Threshold for Planning Commission Review

² 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.