

PROJECT DATA TABLE

2021-7159
1258 Cranberry Avenue

	EXISTING	PROPOSED	REQUIRED/ AS PERMITTED
General Plan	Low Density Residential	Same	-
Zoning District	R-0	Same	-
Lot Size	15,808 s.f.	Same	-
Gross Floor Area	3,656 s.f.	4,452 s.f.	3,600 s.f. ¹
Lot Coverage	23.6%	28.6%	40% max.
Floor Area Ratio (FAR)	23.1%	28.1%	45% ¹
Building Height	22'-8"	Same	30' max.
No. of Stories	One	Same	Two
Setback			
Front	20'-0"	Same	20' min.
Left Side			
North Addition	16'-1"	21'-11"	6' min.
South Addition	36'-8"	15'-3"	6' min.
Right Side			
North Addition	14'-5"	86'-2"	6' min.
South Addition	14'-3"	12'-10"	6' min.
Combined Side			
North Addition	30'-6"	108'-1"	28' min.
South Addition	50'-11"	28'-1"	(20% of the lot)
Rear	28'-5"	10'-0"	20' min. ²
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	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.