

PROJECT DATA FOR AN 8,480 SQUARE FOOT SITE*			
Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area*	3,310 (39%)	1,285 SF	2,944 SF without ADU 3,735 SF with proposed ADU
Site Coverage*	1,036 SF	2,203 SF	1,017 SF
Trees (Upper/Lower)	TBD by FBC	0/4	TBD
Ridge Height (1 <sup>st</sup> /2 <sup>nd</sup> )	18'/24'	14'8"/20'1"	15'6"
Plate Height (1 <sup>st</sup> /2 <sup>nd</sup> )	12'/18'	Not provided	12'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	7'2"	7'2"
Composite Side Yard	10' (25%)	20'10"	20'2"
Side Yard	3'	5'	5'
Street Side Yard	5'	15'10"	15'10"
Rear	15'/3'**	33'	33'

\* Assumed Lot Merger Bonuses Granted Pursuant to CMC 17.10.040.B.2

\*\*The rear setback is three feet for those portions of structures less than 15 feet in height.