

PROJECT DATA FOR A 8,000 SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	3,200 SF (40%)*	3,462 SF	3,197 SF
Site Coverage	704 SF/1,024 SF	3,463 SF	1,007 SF
Trees (Upper/Lower)	3/1	3/15	3/12
Ridge Height (1 st /2 nd)	18'/24'	13'6"/NA	17' 1 ³ / ₄ "/N/A
Plate Height (1 st /2 nd)	12'/18'	7'6"/NA	10'6"/N/A
Setbacks	Minimum Required	Existing	Proposed
Front	15'	14'	16'7"
Composite Side Yard	20' (25%)	N/A**	20'
Minimum Side Yard	3' – Interior Side 5' – Street Side	N/A**	3' – Interior Side 16' – Street Side
Rear	15'/3'***	13'	15'/3'***

* 3% base floor area bonus included from lot merger incentive.

** Constructed across multiple lots.

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