

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE*			
Site Considerations	Allowed	Existing	Proposed
Base Floor Area/Floor Area with Basement Bonuses*	1,800 SF / 2,341 SF **	1,800 SF	2,269 SF**
Site Coverage	396 SF/556 SF	1,027 SF	556 SF
Trees (Upper/Lower)	3/1	2/0	2/0
Ridge Height (1 st /2 nd)	18'/18'	12'6"/20'0"	13'10" / 13'10"
Plate Height (1 st /2 nd)	12'/18'	9'0" / 16'1"	11'9"/11'9"
Setbacks****	Minimum Required	Existing	Proposed
Front	15'	23'8"	22'11"
Composite Side Yard	10' (25%)	4'5"	10'
Minimum Side Yard	3'	1'10"	3'
Rear	15'/3'***	8'8"	6'

* Basement Bonus is project specific based on amount of BFA located in basement.

** Includes Basement Bonuses (CMC 17.10.030.D.1 & CMC 17.10.030.D.4.a)

*** 3 feet for portions of building less than 15 feet tall.