

**ATTACHMENT B**

**PROJECT SUMMARY TABLE OF DEVELOPMENT STANDARDS**

<b>Zoning Designations</b>	
RS-2-HD (Single-Family Residential, 0-2 dwelling units per acre of site area, Hillside Development Overlay)	
<b>General Plan Land Use Designation</b>	
Low Density Residential (0-6 du/acre)	
<b>Lot Area</b>	
<i>Minimum Required</i>	<i>Proposed</i>
20,000 square feet	Lot 1 – 62,091 square feet (1.42 acres) Lot 2 – 155,820 square feet (3.58 acres) Lot 3 – 373,371 square feet (8.57 acres)
<b>Lot Width</b>	
<i>Minimum Required</i>	<i>Proposed</i>
100 feet	Each lot exceeds 100 feet
<b>Density</b>	
<i>Maximum Permitted</i>	<i>Proposed</i>
One dwelling unit per lot	One dwelling unit per lot
<b>Gross Floor Area</b>	
<i>Maximum Permitted</i>	<i>Proposed</i>
Additional information needed to determine max floor area	Lot 1 – 9,537 square feet Lot 2 – 9,141 square feet Lot 3 – 9,822 square feet
<b>Parking Requirements</b>	
<i>Required</i>	<i>Proposed</i>
2 covered spaces per unit within a garage or carport and two to four guest spaces per unit	2 spaces per unit minimum within a garage. Not enough information submitted regarding guest parking.
<b>Building Height</b>	
<i>Maximum Permitted</i>	<i>Proposed</i>
28 feet at any point on the site, measured from existing grade; and 35 feet measured from the lowest elevation of the site where the structures touches grade to the highest point of the roof	Exceeds 28-foot requirement, not enough information submitted regarding 35-foot requirement
<b>Setback Requirements</b>	
<i>Required</i>	<i>Proposed</i>
Front: 25' minimum Front Garage: 25' minimum Side: 10% of the lot width (5' min, 10' max) Corner Side: 10% of the lot width (10' min, 25' max) Rear: 25' minimum	Not enough information