

16356 Shady View Ln. - PROJECT DATA

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	R-1:8	R-1:8	-
Land use	Residential	Residential	-
General Plan Designation	Low density residential	Low density residential	-
Lot size (sq. ft.)	8,610 SF	8,610 SF	8,000 SF minimum
• gross lot area	8,610 SF	8,610 SF	
Exterior materials:			
• siding	Wood siding	Stucco	-
• trim	Wood	Wood	-
• windows	Vinyl	Wood	-
• roofing	Composite	Class "A" Spanish Tile	-
Building floor area:			
• first floor	1,056 SF	1,425 SF	-
• second floor	N/A	1,273 SF	-
• garage	N/A	422.81 SF	-
• cellar	N/A	N/A	-
Setbacks (ft.):			
• front	37 feet	25 feet	25 feet minimum
• rear	15 feet	20 feet	20 feet minimum
• side / street	8 feet / 29 feet	8 feet / 15 feet (street)	8 feet / 15 feet minimum
Average slope (%)			-
Maximum height (ft.)	15 feet	28 feet 7 inches	30 feet maximum
Building coverage (%)	12.3 %	26.8 %	40 %

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Impervious coverage (%)	12.3 %	32.4 %	no maximum
Parking			
• garage spaces	N/A	2	
• uncovered spaces	N/A	N/A	
Sewer or septic	Sewer	Sewer	