

ATTACHMENT D
ZONING COMPARISON TABLE
3950 Fabian Way, 24PLN-00263

Table 1: COMPARISON WITH CHAPTER 18.20 (GM DISTRICT)

Regulation	Required	Existing	Proposed
Minimum Site Area	1 acre	1.51 acres 65,838 square feet	1.51 acres 65,838 square feet
Minimum Setbacks	(1)	15 feet	15 feet
Min. yard for site lines abutting or opposite residential districts	10 feet	Complies	Complies
Special Setback	15' along Fabian Way	Complies	Complies
Max. Site Coverage	none	49.4% (32,500 square feet)	50% (32,919 square feet)
Max. Total Floor Area Ratio	50% (32,919 square feet)	49.4% (32,500 square feet)	50% (32, 919 square feet)
Max. Building Height	50 ft or 35 ft when located within 150 ft of residential zone ⁽⁵⁾	35 feet	35 feet
Daylight Plane	Initial height of 10 feet then slope of 1:2	Complies	Complies

(1) For any property designated GM and fronting on East Bayshore Road a minimum setback of 20 feet along that frontage is established.

(5) Residential zones include R-1, R-2, RE, RMD, RM-15, RM-30, RM-40 and residential Planned Community (PC) zones.

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Private Schools and Educational Facilities***

Type	Required	Proposed
Vehicle Parking	2 spaces per teaching station (38 Spaces)	52 Spaces
Bicycle Parking	1 space for every 5 students (48 Spaces)	48 Spaces
Loading Space	None	None

* On-site employee amenity space is exempted from the parking requirements