

ATTACHMENT B
ZONING COMPARISON TABLE
575 Los Trancos Road 21PLN-00196

Table 1a: COMPARISON WITH CHAPTER 18.28 (OS DISTRICT)
OS Residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, Width and Depth	Area: 10 acres Width: No standard Depth: No standard	Area: 5.38 acres Width: more than 1300 feet Depth: varies, 40-250 feet	No change
Front Yard	30 feet	N/A	88 feet 8 inches minimum
Street Side Yard	30 feet	N/A	N/A
Rear Yard	30 feet, and 20 feet from creek top of bank	N/A	38 feet from property line, 20 feet from top of bank, minimum
Interior Side Yard	30 feet	N/A	Right: approx. 250 ft Left: approx. 154 ft
Max. Building Height	25 feet	N/A	21 feet 7 inches
Maximum Impervious Coverage	4% (9,374 sf)	N/A	8,140 sf, including ADU
Max. Total Floor Area Ratio	4% (9,374 sf)	N/A	9,192 sf (6,925 sf buildings, 2,267 hardscape)

Table 1b: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
Single Family Residential Uses (Tandem Parking Allowed)

Type	Required	Existing	Proposed
Vehicle Parking	4 spaces, of which one must be covered	N/A	3 covered spaces, 1 uncovered space