

ATTACHMENT D
ZONING COMPARISON TABLE
420 Acacia Avenue, 23PLN-00058

Table 1: COMPARISON WITH CHAPTER 18.13 (RM-30 DISTRICT)

Regulation	Required	Existing	Proposed
Minimum/Maximum Site Area, Width and Depth	8,500 sf area, 70 foot width, 100 foot depth	35,573 sf (0.80 acres) RM-30 Portion (30,615 sf) R-1 Portion (4,958 sf)	No Change to lot boundaries; net lot area reduced from 35,573 sf to 28,064 sf with introduction of private streets
Minimum Front Yard	20 feet	Parking lot	9.5 feet (requested waiver)
Rear Yard	10 feet for RM-30 zoning 20 feet for R-1 zoning	Parking lot	20 feet
Interior Side Yard	6 feet	Parking lot	10 feet adjacent 3001 El Camino Real; 19'1" adjacent 380 Portage Avenue
Street Side Yard	16 feet	Not applicable	Not applicable
Special Setback	Not Applicable	Not Applicable	Not Applicable
Max. Building Height	35 feet	Parking lot	44' 2"
Side Yard Daylight Plane	10 feet at interior side lot line then 45 degree angle	Not Applicable	Complies
Rear Yard Daylight Plane	10 feet at rear setback line then 45 degree angle	Not Applicable	Complies
Max. Site Coverage	40% of 30,615 sf 35% of 4,958 sf Total for site: 12,246+1,735=13,981 sf	Parking lot	51% of site (15,591 sf); 49% of RM-30 zone (15,112 sf); 10% of R-1 Zone
Max. Total Floor Area Ratio	0.6:1 (16,838 sf) for RM-30* 45% of first 5,000 sf (2,243) Total for site: 19,081 sf	Parking lot	.09:1 (479 sf for R-1) 1.18:1 (33,354 sf for RM-30) Total for site=33,833 sf (roughly 1.2:1) of the site as a whole
Minimum Site Open Space	30% (9,185 sf) for RM-30 Not Applicable for R-1	Not Applicable	38% (13,593 sf)
Minimum Usable Open Space	150 sf per unit (2,400 sf)	Not Applicable	8,647 sf
Minimum Common Open Space	75 sf per unit (1,200 sf)	Not Applicable	2,546 sf
Minimum Private Open Space	50 sf per unit (800 sf)	Not Applicable	1,715 sf provided as private yards; 4,386 sf as roof decks (266 sf to 1,700 sf per unit)

* Based on net lot area (deducting private streets)

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking)
for Multiple-Family Residential**

Type	Required	Proposed
Vehicle Parking	2 spaces per unit, of which at least one space per unit must be covered. 34 spaces required	34 spaces
Bicycle Parking	1 space per unit (long term) and 1 space per 10% of units (Short term) =16 long-term; 2 short-term required	34 long-term spaces; 4 short-term spaces provided

**Table 3: ACCESSORY STRUCTURE COMPLIANCE 18.12.080
for Single-Family Residential Zoning**

Regulation	Standard	Proposed
Height	12'	12'
Daylight plane	8' at property line; 1 foot up for every 3 feet	Complies
Setback	An accessory building shall not be located in a required interior side or rear yard unless the building is placed at least seventy-five feet from the front lot line	110'
Plumbing fixtures	No accessory building greater than 200 square feet in size shall have more than two plumbing fixtures. Accessory buildings shall not be allowed to be turned into habitable space nor shall these structures be allowed to have showers (indoor or outdoor), gas lines, washer/dryers, and/or cooking facilities to be provided inside or attached to the structure, unless the structure is proposed as an ADU/JADU that satisfies all requirements of the Palo Alto Municipal Code.	Complies (no fixtures)
Rear yard coverage	Accessory buildings located within a required interior yard, as permitted by this section, shall not individually or cumulatively occupy an area exceeding fifty percent of the required rear yard.	Complies