<table>
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<tr>
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<tbody>
<tr>
<td>4.4.01</td>
<td>Single family Multi-family</td>
<td>Design Review Conditional Use Permit</td>
<td></td>
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<tr>
<td>4.4.02</td>
<td>Min. Parcel Size</td>
<td>min. width 25 ft min area 2,500 sq. ft.</td>
<td>Width =______ ft Depth = ______ ft Area = _____ sq. ft.</td>
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| 4.4.03  | Max. Density/Intensity | Density | Width =______ ft.

Frontage less than 50 ft
50 ft.
51 ft.+

Density
1 du
4 du
1 du/1,452 sq. ft. or 30 un. per net acre

Floor Area Ratio 1:1 (sfd only) max. ______ sq. ft. _______:1 _____________ sq.ft. |
| 4.4.04  | Max. Bldg. Height multi-family single family (see 4.2.04) | 35 ft.; 3 stories 35 ft; 25 ft. in front and rear 25 ft. of lot (measured to midpoint of roof pitch) |
| 4.4.05  | Max. Site Coverage | 50% net site area max. _____ sq. ft. | ________% ________ sq.ft. |
| 4.4.06  | Front Yard Setback PCH lots other lots single family on other lots | min. 25 ft; landscaping only min. 15 ft. min. 15 ft. & 40% of setback area landscaped |
| 4.4.07  | Side Yard Setback single family | 10% lot width; 3 ft min. & 5 ft. max or 0 ft on one side & min ft. on other exterior 5 ft. minimum |

100 ft. or less frontage 20% aggregate; min. 3 ft. interior side min. 5 ft. exterior side

100 ft. to 1/2 block 20% aggregate; min. 7 ft. interior side min. 15 ft. exterior side

larger than 1/2 block min. 9 ft. interior; min. 15 ft. exterior |
<p>| 4.4.08  | Rear Yard Setback PCH parcels other parcels alley dedication | min. 3 ft. min. 7.5. ft.; 5 ft. upper stories widen to 20 ft; max. 1/2 from 1 side |
| 4.4.09  | Upper Story Setback | average 10 ft from 2nd story facade |
| 4.4.10  | Open Space (see 4.2.11) | may use 25 ft. front setback along PCH if no encroachments |
| 4.2.02  | Min. Unit Size Bachelor | 450 sq. ft. 650 sq. ft. 900 sq. ft. 1,100 sq. ft. 1,300 sq. ft. |</p>
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| 4.2.04  | Max. Bldg. Height  
(see 4.4.04)  
arch/roof treatments  
elevator equipment | additional 10 ft.  
additional 14 ft. |
| 4.2.11  | Open Space - (Multi  
Family)  
Common | 25% of unit floor area with 20 ft. min. dimension |
|         | Private  
Bachelor  
1 bedroom  
2 bedrooms  
3 bedrooms | Ground Floor Unit  
200 sq. ft. w/10 ft.  
250 sq. ft. w/10 ft.  
300 sq. ft. w/10 ft.  
400 sq. ft. w/10 ft.  
Upper Unit  
60 sq. ft. w/6 ft.  
120 sq. ft. w/6 ft.  
120 sq. ft. w/6 ft.  
120 sq. ft. w/6 ft. |
| 4.2.13  | Parking -  
Multi-Family  
Bachelor  
1 bedroom  
2 bedrooms  
3 bedrooms +  
Guest  
Total (min. 2 spaces req’d per unit in Coastal Zone)  
Single Family  
3 bedrooms  
extra bedrooms  
no on-street parking  
Total | 1 enclosed  
1 enclosed  
2 (1 enclosed)  
2.5 (1 enclosed)  
0.5 per unit  
2 enclosed  
1 space per additional bedroom  
1 additional space on site |
|         | Turning Radius | 25 ft. |
|         | Driveway Width | 10 ft. sfd  
20 ft. mfd |
|         | Access | alley |
|         | Urban Design Guidelines | Subject to separate plan check |