

Monterey: KB-Gippetti Lot Analysis																
		Lot Area per Dwelling Unit			Site Area per Dwelling Unit			Lot Width			Lot Depth			Maximum Building Coverage		
Lot	Type	Size	Min Size*	Net	Site Area	Site Area	Net	Lot Width	Min. Lot Width	Net	Lot Depth	Min. Lot Depth	Net	Bldg. Coverage	Max. Bldg. Coverage	Net
1	SFD*	2832	4500	(1668)	2832	2000	832	26	60	(34)	79	80	(1)	0.859	0.6	(0.259)
2	SFD	2378	6000	(3622)	2378	2000	378	30	60	(30)	79	80	(1)	1.024	0.6	(0.424)
3	SFD	2378	6000	(3622)	2378	2000	378	30	60	(30)	79	80	(1)	1.024	0.6	(0.424)
4	SFD	2378	6000	(3622)	2378	2000	378	30	60	(30)	79	80	(1)	1.024	0.6	(0.424)
5	SFD	2378	6000	(3622)	2378	2000	378	30	60	(30)	79	80	(1)	1.024	0.6	(0.424)
6	SFD*	2692	4500	(1808)	2692	2000	692	34	60	(26)	78	80	(2)	0.904	0.6	(0.304)
7	SFA*	2652	4500	(1848)	2652	2000	652	38	60	(22)	61	80	(19)	0.787	0.6	(0.187)
8	SFA	1291	6000	(4709)	1291	2000	(709)	21	60	(39)	61	80	(19)	1.407	0.6	(0.807)
9	SFA	1291	6000	(4709)	1291	2000	(709)	21	60	(39)	61	80	(19)	1.407	0.6	(0.807)
10	SFA	1793	6000	(4207)	1793	2000	(207)	29	60	(31)	61	80	(19)	1.163	0.6	(0.563)
11	SFA	1787	6000	(4213)	1787	2000	(213)	29	60	(31)	61	80	(19)	1.167	0.6	(0.567)
12	SFA	1266	6000	(4734)	1266	2000	(734)	20	60	(40)	61	80	(19)	1.280	0.6	(0.680)
13	SFA	1291	6000	(4709)	1291	2000	(709)	21	60	(39)	61	80	(19)	1.407	0.6	(0.807)
14	SFA	1291	6000	(4709)	1291	2000	(709)	21	60	(39)	61	80	(19)	1.407	0.6	(0.807)
15	SFA	1291	6000	(4709)	1291	2000	(709)	21	60	(39)	61	80	(19)	1.407	0.6	(0.807)
16	SFA	1266	6000	(4734)	1266	2000	(734)	20	60	(40)	61	80	(19)	1.280	0.6	(0.680)
17	SFA	1784	6000	(4216)	1784	2000	(216)	26	60	(34)	61	80	(19)	1.169	0.6	(0.569)
18	SFA	1833	6000	(4167)	1833	2000	(167)	21	60	(39)	64	80	(16)	1.138	0.6	(0.538)
19	SFA	1284	6000	(4716)	1284	2000	(716)	21	60	(39)	64	80	(16)	1.262	0.6	(0.662)
20	SFA	1408	6000	(4592)	1408	2000	(592)	20	60	(40)	66	80	(14)	1.290	0.6	(0.690)
21	SFA	1459	6000	(4541)	1459	2000	(541)	20	60	(40)	69	80	(11)	1.245	0.6	(0.645)
22	SFA	1541	6000	(4459)	1541	2000	(459)	21	60	(39)	71	80	(9)	1.051	0.6	(0.451)
23	SFA*	2353	4500	(2147)	2353	2000	353	27	60	(33)	74	80	(6)	0.887	0.6	(0.287)
24	SFA*	1936	4500	(2564)	1936	2000	(64)	25	60	(35)	50	80	(30)	1.077	0.6	(0.477)
25	SFA	1058	6000	(4942)	1058	2000	(942)	21	60	(39)	50	80	(30)	1.531	0.6	(0.931)
26	SFA	1038	6000	(4962)	1038	2000	(962)	20	60	(40)	50	80	(30)	1.750	0.6	(1.150)
27	SFA	1038	6000	(4962)	1038	2000	(962)	20	60	(40)	50	80	(30)	1.750	0.6	(1.150)
28	SFA	1058	6000	(4942)	1058	2000	(942)	21	60	(39)	50	80	(30)	1.531	0.6	(0.931)
29	SFA	1469	6000	(4531)	1469	2000	(531)	29	60	(31)	50	80	(30)	1.420	0.6	(0.820)
30	SFA	1459	6000	(4541)	1459	2000	(541)	29	60	(31)	50	80	(30)	1.430	0.6	(0.830)
31	SFA	1060	6000	(4940)	1060	2000	(940)	21	60	(39)	50	80	(30)	1.714	0.6	(1.114)

32	SFA	1060	6000	(4940)	1060	2000	(940)	21	60	(39)	50	80	(30)	1.714	0.6	(1.114)
33	SFA	1459	6000	(4541)	1459	2000	(541)	29	60	(31)	50	80	(30)	1.430	0.6	(0.830)
34	SFA	1514	6000	(4486)	1514	2000	(486)	29	60	(31)	52	80	(28)	1.378	0.6	(0.778)
35	SFA	1079	6000	(4921)	1079	2000	(921)	20	60	(40)	52	80	(28)	1.501	0.6	(0.901)
		Lot Area per Dwelling Unit			Site Area per Dwelling Unit			Lot Width			Lot Depth			Maximum Building Coverage		
Lot	Type	Size	Min Size*	Net	Site Area	Site Area	Net	Lot Width	Min. Lot Width	Net	Lot Depth	Min. Lot Depth	Net	Bldg. Coverage	Max. Bldg. Coverage	Net
36	SFA	1101	6000	(4899)	1101	2000	(899)	21	60	(39)	52	80	(28)	1.650	0.6	(1.050)
37	SFA	1101	6000	(4899)	1101	2000	(899)	21	60	(39)	52	80	(28)	1.650	0.6	(1.050)
38	SFA	1101	6000	(4899)	1101	2000	(899)	21	60	(39)	52	80	(28)	1.650	0.6	(1.050)
39	SFA	1079	6000	(4921)	1079	2000	(921)	20	60	(40)	52	80	(28)	1.501	0.6	(0.901)
40	SFA*	1515	4500	(2985)	1515	2000	(485)	29	60	(31)	52	80	(28)	1.377	0.6	(0.777)
41	SFA*	1398	4500	(3102)	1398	2000	(602)	29	60	(31)	48	80	(32)	1.492	0.6	(0.892)
42	SFA	1016	6000	(4984)	1016	2000	(984)	21	60	(39)	48	80	(32)	1.788	0.6	(1.188)
43	SFA	1016	6000	(4984)	1016	2000	(984)	21	60	(39)	48	80	(32)	1.788	0.6	(1.188)
44	SFA	1398	6000	(4602)	1398	2000	(602)	29	60	(31)	48	80	(32)	1.492	0.6	(0.892)
45	SFA	1500	6000	(4500)	1500	2000	(500)	29	60	(31)	52	80	(28)	1.391	0.6	(0.791)
46	SFA	1069	6000	(4931)	1069	2000	(931)	20	60	(40)	52	80	(28)	1.515	0.6	(0.915)
47	SFA	1090	6000	(4910)	1090	2000	(910)	21	60	(39)	52	80	(28)	1.667	0.6	(1.067)
48	SFA	1090	6000	(4910)	1090	2000	(910)	21	60	(39)	52	80	(28)	1.667	0.6	(1.067)
49	SFA	1090	6000	(4910)	1090	2000	(910)	21	60	(39)	52	80	(28)	1.667	0.6	(1.067)
50	SFA	1069	6000	(4931)	1069	2000	(931)	20	60	(40)	52	80	(28)	1.515	0.6	(0.915)
51	SFA*	1904	4500	(2596)	1904	2000	(96)	33	60	(27)	52	80	(28)	1.096	0.6	(0.496)
52	SFA*	2130	4500	(2370)	2130	2000	130	41	60	(19)	55	80	(25)	0.979	0.6	(0.379)
53	SFA	1147	6000	(4853)	1147	2000	(853)	20	60	(40)	55	80	(25)	1.412	0.6	(0.812)
54	SFA	1171	6000	(4829)	1171	2000	(829)	21	60	(39)	55	80	(25)	1.552	0.6	(0.952)
55	SFA	1171	6000	(4829)	1171	2000	(829)	21	60	(39)	55	80	(25)	1.552	0.6	(0.952)
56	SFA	1171	6000	(4829)	1171	2000	(829)	21	60	(39)	55	80	(25)	1.552	0.6	(0.952)
57	SFA	1147	6000	(4853)	1147	2000	(853)	20	60	(40)	55	80	(25)	1.412	0.6	(0.812)
58	SFA	1611	6000	(4389)	1611	2000	(389)	29	60	(31)	55	80	(25)	1.295	0.6	(0.695)
		Devations:		58	Devations:		49	Devations:		58	Devations:		58	Devations:		58
	*Corner Lot		*Corner Lots require 4,500 min. lot area													

		Front Yard Setback			Rear Yard Setback			Side Yard Setback									
Lot	Type	Front Setback	Min. Front Setback*	Net	Rear Yard Setback	Min. Rear Yard	Net	Right Side Yard	Min. Right Side Yard*	Net	Left Side Yard	Min. Left Side yard*	Net				
1	SFD*	11	15	(4)	20	20	0	6	15	(9)	4	5	(1)				
2	SFD	8	15	(7)	24	20	4	4	5	(1)	4	5	(1)				
3	SFD	11	15	(4)	20	20	0	4	5	(1)	4	5	(1)				
4	SFD	8	15	(7)	24	20	4	4	5	(1)	4	5	(1)				
5	SFD	11	15	(4)	20	20	0	4	5	(1)	4	5	(1)				
6	SFD*	8	15	(7)	24	20	4	4	5	(1)	8	15	(7)				
7	SFA*	17	30	(13)	7.5	20	(13)	18	15	3	0	0	0				
8	SFA	18	30	(12)	8.5	20	(12)	0	0	0	0	0	0				
9	SFA	18	30	(12)	8.5	20	(12)	0	0	0	0	0	0				
10	SFA	16	30	(14)	7.5	20	(13)	0	0	0	5	5	0				
11	SFA	18	30	(12)	3	20	(17)	5	5	0	0	0	0				
12	SFA	22	30	(8)	5	20	(15)	0	0	0	0	0	0				
13	SFA	17	30	(13)	6	20	(14)	0	0	0	0	0	0				
14	SFA	17	30	(13)	9	20	(11)	0	0	0	0	0	0				
15	SFA	17	30	(13)	6	20	(14)	0	0	0	0	0	0				
16	SFA	22	30	(8)	5	20	(15)	0	0	0	0	0	0				
17	SFA	18	30	(12)	3	20	(17)	0	0	0	5	5	0				
18	SFA	20	30	(10)	4	20	(16)	5	5	0	0	0	0				
19	SFA	24	30	(6)	5	20	(15)	0	0	0	0	0	0				
20	SFA	22	30	(8)	8	20	(12)	0	0	0	0	0	0				
21	SFA	25	30	(5)	9	20	(11)	0	0	0	0	0	0				
22	SFA	32	30	2	5	20	(15)	0	0	0	0	0	0				

