

**DEVELOPMENT WORKSHEET**

Address / APN

Gross Lot Size

**Zoning:**

Refer to the [Zoning Map](#) and [Overlay Map](#) to determine the applicable Zoning/Overlay designations. See [SBMC 17.48](#) for additional permit requirements and Development Regulations based on the properties location within an Overlay Zone. If your property is located on a bluff or adjacent to an [Environmentally Sensitive Habitat Area](#), please contact the planning department to determine additional submittal requirements.

Zone:  Overlay Zone(s):

ESHA:

Residential Setbacks: (See Zoning Map for Setback Designation)				
Designation	Front	Side	Streetside	Rear
a	35'	15'	10'	50'
b	25'	10'	10'	40'
c	25'	10'	10'	25'
d	25'	5'	10'	25'

**Floor Area Ratio (FAR) Calculation Tables:**

- I. For residential properties in the Medium-High Residential (MHR) and High Residential (HR) zones

Lot Area X 0.75	
60% DRP Threshold	

- II. For residential properties subject to SBMC Section 17.48.040 – Scaled Residential Overlay Zone (SROZ)

Lot Area X 0.500 (for the first 6,000 sq. ft.)	+	
Lot Area X 0.175 (for portions of lot 6,001 up to 15,000)	+	
Lot Area X 0.100 (for portions of lot 15,001 up to 20,000 sq. ft.)	+	
Lot Area X 0.050 (for portions of lot greater than 20,000 sq. ft.)	+	
Add up the sum of each tier to determine the max FAR	TOTAL	
60% DRP Threshold		

- III. For Residential properties not subject to SBMC section 17.48.040 (Not SROZ)

Lot Area X 0.600 (for the first 5,000 sq. ft.)	+	
Lot Area X 0.300 (for portions of lot 5,001 up to 20,000)	+	
Lot Area X 0.150 (for portions of lot greater than 20,000 sq. ft.)	+	
Add up the sum of each tier to determine the Max FAR	TOTAL	
60% DRP Threshold		

**Density Calculation: # of units = Acreage X Density**

\_\_\_\_\_ = \_\_\_\_\_ X \_\_\_\_\_

**New Project FAR Calculation:** Complete the table to determine the applicable permits necessary

<u>Project FAR Calculations</u>	
Existing 1 <sup>st</sup> Level	_____ SF
Existing 2 <sup>nd</sup> Level	_____ SF
Existing Garage	_____ SF
Clearstory (15'+ ceiling)*	_____ SF
Covered and Enclosed Exterior Area**	_____ SF
Proposed 1 <sup>st</sup> Level Addition	_____ SF
Proposed 2 <sup>nd</sup> Level Addition	_____ SF
Sub-total	_____ SF
Garage FAR Exemption***	_____ SF
<b>Total Floor Area Proposed</b>	_____ SF
<b>Max FAR Allowed</b>	_____ SF
<b>60% of MAX FAR Allowed (DRP Threshold)</b>	_____ SF

\*For residential development with ceilings over 15 feet above finished floor height, the floor area of these areas shall be doubled for the purpose of calculating the floor area ratio.

\*\*Areas that are covered and enclosed on at least 3 sides shall be included in the floor area calculation.

\*\*\*The City allows up to 200 square feet of floor area exemption for each parking space located in a garage, maximum 400 SF exemption. Parking area must meet minimum size requirements and be free and clear to qualify. Any square footage that exceeds 400 square feet will count towards the total proposed floor area.

**Discretionary Permit Thresholds:**

*Note this is not an exhaustive list of discretionary permits and thresholds. Please see [SBMC 17.68](#) for all permits and thresholds. See reverse for the permit fees.*

Development Review Permit:

An application for a development review permit shall be required for any structure or site development which meets any of the following criteria:

- If the Total Proposed Floor Area is greater than 60% of the total allowed FAR.
- If new square footage is proposed for an existing or new second story, the total of the existing square footage plus proposed new square footage of only the second story of the structure exceeds 40 percent of the floor area of the first story existing floor area for residential lots of 6,000 square feet or less, or 35 percent of the floor area of the first story existing floor area for residential lots of greater than 6,000 square feet.
- If aggregate grading quantity is greater than 100 cubic yards.
- If any development is proposed on a property located within the hillside overlay zone (HOZ). (See SBMC 17.48.020, Hillside overlay zone, for exemptions.)
- If any development is proposed on a property located within the scenic area overlay zone (SAOZ). (See SBMC 17.48.010, Scenic Area Overlay Zone for exemptions).

Structure Development Permit

- If new construction is greater than 16 feet in height from pre-existing grade, a Structure Development Permit (SDP) is required.

Variance

The purpose of a variance is to provide flexibility from the strict application of development standards where special circumstances pertaining to a property would otherwise deprive such property of privileges enjoyed by other properties in the vicinity and in the same zone. Please contact the Planning Department to discuss your Variance request.