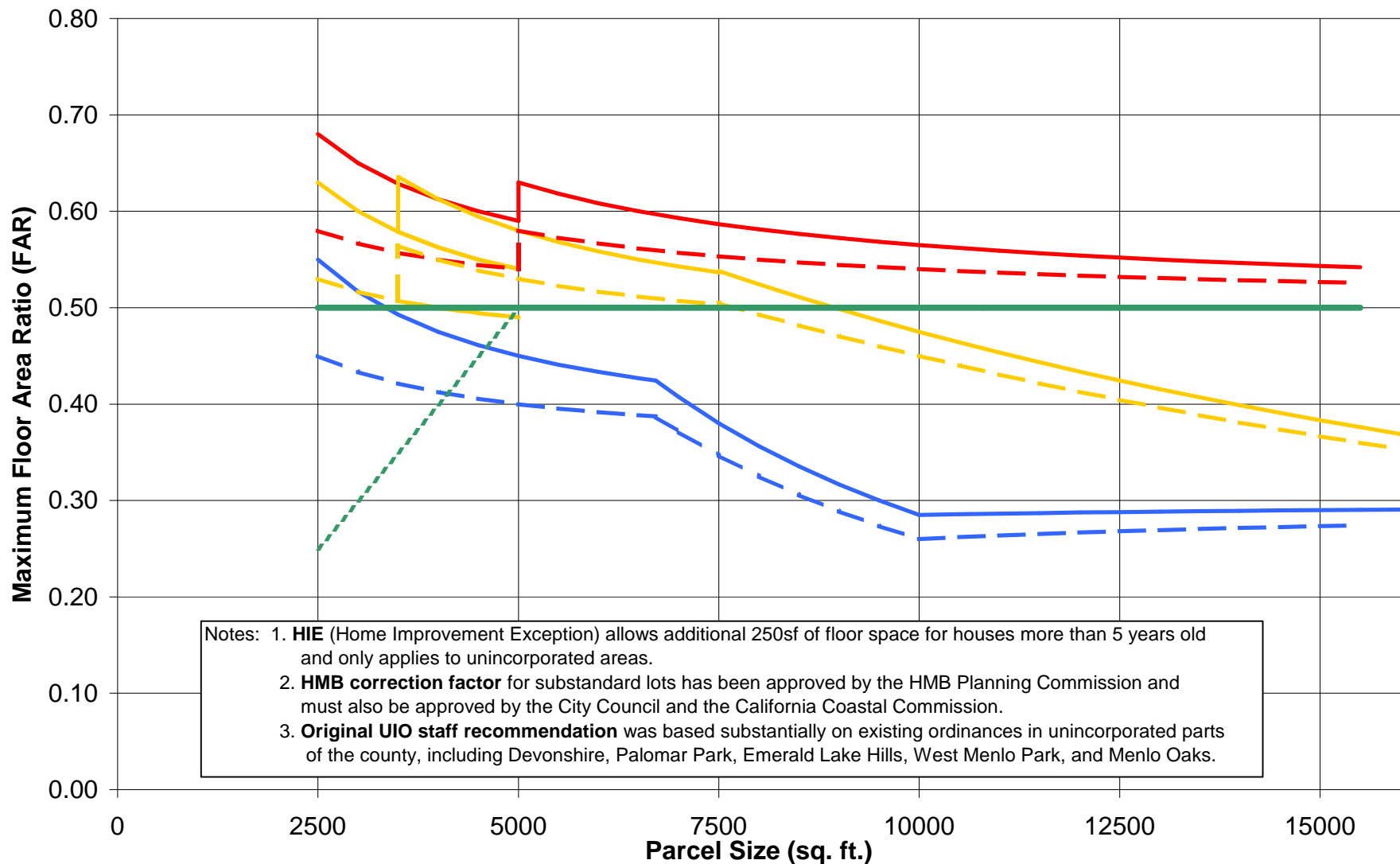


# Maximum FAR vs. Parcel Size (R1/S-17 or equivalent) Per Various Coastside Ordinances

Last revised May 16, 2000



Notes: 1. **HIE** (Home Improvement Exception) allows additional 250sf of floor space for houses more than 5 years old and only applies to unincorporated areas.  
 2. **HMB correction factor** for substandard lots has been approved by the HMB Planning Commission and must also be approved by the City Council and the California Coastal Commission.  
 3. **Original UIO staff recommendation** was based substantially on existing ordinances in unincorporated parts of the county, including Devonshire, Palomar Park, Emerald Lake Hills, West Menlo Park, and Menlo Oaks.

- Midcoast ordinance (w/HIE)
- Midcoast ordinance
- HMB (50%)
- Staff proposal (w/HIE)
- Staff proposal
- HMB corr. factor
- Orig. UIO staff rec. (w/HIE)
- Orig. UIO staff rec.