

# Midcoast Ordinance 4-21-2000 Draft Proposal -- Comparison Chart

	Midcoast April 21 Draft Proposal	HMB	San Mateo	Belmont	San Carlos	Menlo Park
<b>Building height</b>						
Applicability	R-1 <sup>6</sup>	R-1, R-2 <sup>6</sup>	R-1 <sup>6</sup>	R-1 <sup>4,6</sup>	R-1 <sup>6</sup>	R-1, R-2 <sup>6</sup>
Height limit						
Single story	28-33' <sup>21</sup>	16'	24' <sup>17</sup>	28'	28' <sup>5</sup>	28'
Two story	28-33' <sup>21</sup>	28'	24' <sup>17</sup>	28'	28' <sup>5</sup>	28'
Measurement	Natural grade	Natural grade	Natural grade	Finished grade	Finished grade	Average
<b>Building floor area</b>						
Applicability	R-1	R-1	R-1	R-1	R-1	R-1
Lot coverage	35% <sup>1</sup>	50% / 35% <sup>16</sup>	None	None	40%	35%
Max. FAR (floor area ratio)						
Non-conforming	53-56% <sup>19</sup>	50% <sup>2</sup>	Pre-1947 only	Unknown	2500 sq ft <sup>18</sup>	PC review
5000 sq ft	53% <sup>19</sup>	50%	50%	53% - 27% <sup>3</sup>	50% <sup>7</sup>	56% - 40% <sup>9,11</sup>
7500 sq ft	50% <sup>20</sup>	50%	44%	53% - 27% <sup>3</sup>	40% - 33% <sup>7</sup>	39% <sup>10,11</sup>
10000 sq ft	45% <sup>20</sup>	n/a	40%	53% - 27% <sup>3</sup>	40% - 25% <sup>7</sup>	36% <sup>10,11</sup>
Sloped lot reductions	No	No	No	Yes <sup>3</sup>	Yes <sup>7</sup>	No
<b>Daylight planes</b>						
Applicability	R-1	n/a	R-1	n/a	n/a <sup>8</sup>	R-1
Ht. at side setback	20'	n/a	12' at P.L.	n/a	n/a	19.5'
Slope of plane	45°	n/a	45°	n/a	n/a	45°
Side/total setbacks	5' / 15' <sup>1</sup>		Use prop. line			5'-10' / ?? <sup>12</sup>
Side dormers	18'	n/a	15' total	n/a	n/a	Yes
<b>Contact</b>						
	G. Bergman 363-1851	Mike Martin 726-8250	Evelyn Baker 522-7212	Rosalyn T. 595-7416	Christina 802-4263	Beverly 858-3400

**Notes**

- For reference only.
- HMB currently considering applying correction factor to FAR equal to percentage of lot area to conforming area, e.g. for 4000 sq. ft. lot:  $(4000 / 5000) * 50\% = 0.8 * 50\% = 40\%$  FAR.
- Dependent on slope. Sliding scale, e.g.: 53% at 0° slope, 48% at 20° slope, 27% at 45° slope.
- For R-2, FAR = 0.6 and height is limited to two stories 35' max.
- Maximum is 28' at which max setbacks are applied. Lower buildings allow shorter setbacks.
- Other zones were not evaluated except as footnoted.
- Dependent on slope: 40% at 0° slope, 30% at 5° slope, 25% at 20° slope, 20% at 30° slope, but 2500 sq. ft. minimum allowed in all cases.
- Encouraged, but not specified, as part of Design Review.
- FAL (floor area limit) fixed at 2800 sq. ft. for lots 5000 - 7000 sq. ft.
- From formula:  $FAL = 2800 + 25\% (\text{lot area} - 7000)$ .
- Some attic space included and some below grade space not included in FAL.
- Daylight planes only apply to side. Larger dormers allowed for smaller setbacks, one side only.
- For lots on > 25° slope: height reduced to 20' above curb for downsloping lots and 30' above line at 15' setback from curb for upsloping lots.
- From formula:  $32\% + 1100\text{sq.ft.}$  For detached garages, allow another 400sq.ft.
- "Declining height envelope." 12' up at side property line, 45° until it intersects point 7.5' above first story, then straight up to 30'. Note: 12' side setback for second story.
- Separate lot coverage limits for 1-story and 2-story houses.
- In San Mateo, 24' height limit as measured to top plate.
- In San Carlos, no lots exist < 4000 sq ft., however 2500 sq ft allowed on all non-conforming lots.
- Use 45% FAR, but allow additional 400 sq. ft. building size for garage (200 sq. ft. for lots < 3500 sq. ft.).
- Over 7500 sq. ft. from formula:  $((\text{parcel area}/100)/(10+(\text{parcel area}/1000))) - 0.5 * 1000$
- Height limit is 28' except for sloped lots > 30%, allow height up to 33' for downslope wall.
- Height measured from midpoint sidewalk elevation to highest point on roof. 26'/30' for down/up slope > 20%.
- Height limit = 30' unless roof slope is < 3'/ft. for uppermost 5 ft., then height limit is 25'.
- Required 2nd story setback of 10' on front and both sides from exterior walls below.

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	Midcoast April 21 Draft Proposal	Burlingame	Millbrae	South San Francisco	San Bruno
<b>Building height</b>					
Applicability	R-1 <sup>6</sup>	R-1 <sup>6</sup>	R-1 <sup>6</sup>	R-1 <sup>6</sup>	R-1 <sup>6</sup>
Height limit					
Single story	28-33' <sup>21</sup>	30' <sup>13</sup>	25'-30' <sup>23</sup>	35	26'-30' <sup>22</sup>
Two story	28-33' <sup>21</sup>	30' <sup>13</sup>	25'-30' <sup>23</sup>	35	26'-30' <sup>22</sup>
Measurement	Natural grade	Curb <sup>13</sup>	Natural grade	Unknown	Sidewalk <sup>22</sup>
<b>Building floor area</b>					
Applicability	R-1	R-1	R-1	R-1	R-1
Lot coverage	35% <sup>1</sup>	40%	50%	50%	80% of FAR
Max. FAR (floor area ratio)					
Non-conforming	53-56% <sup>19</sup>	Pre-1958 only	Unknown	Unknown	Unknown
5000 sq ft	53% <sup>19</sup>	54% <sup>14</sup>	55%	50%	55%
7500 sq ft	50% <sup>20</sup>	47% <sup>14</sup>	55%	50%	45%
10000 sq ft	45% <sup>20</sup>	43% <sup>14</sup>	55%	50%	40%
Sloped lot reductions	No	No	No	No	Yes
<b>Daylight planes</b>					
Applicability	R-1	R-1	R-1	n/a	n/a
Ht. at side setback	20'	12' at P.L. <sup>15</sup>	n/a	n/a	n/a
Slope of plane	45°	45° <sup>15</sup>	10' setback <sup>24</sup>	n/a	n/a
Side/total setbacks	5' / 15' <sup>1</sup>	per lot width <sup>15</sup>	5' / 10' <sup>1</sup>	n/a	n/a
Side dormers	18'	10' total	n/a	n/a	n/a
<b>Contact</b>					
	G. Bergman 363-1851	Erica 696-7250	259-2341	Mike 877-8535	Grant 616-7074

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