

MONTECITO
Floor Area Calculator and Project Statistics Worksheet
(Print on Cover Sheet of Project Plans)

PROJECT INFORMATION

Owner:

Agent:

Site Address:

Assessor's Parcel Number(s):

Case Number(s):

PROJECT STATISTICS

		Floor Area Net Square Feet ¹				Area Used in Floor Area Calculation
		Existing	Existing to be Removed	New or Addition	Finished Project	
Primary Residential Building	2nd Floor					
	1st Floor					
	Attached Garage(s) ²					
	Partly Underground Basement ³					
	Wholly Underground Basement					
	Attached Residential Second Unit					

Subtotals
HOUSE NET FLOOR AREA⁴

Detached Accessory Structures					

Subtotals
GRAND TOTALS

FLOOR AREA CALCULATIONS

Calculations	Size of Lot (Gross Acres)	
	Montecito Hillside (H-MON) Overlay Zone (Y/N) ⁵	
	Recommended Maximum House Net Floor Area ⁶	
	House Net Floor Area ⁴	
	Percent of Recommended Maximum House Net Floor Area ⁷	

Applicants enter project information and statistics (net square feet) into shaded cells.

The calculator automatically enters statistics into clear (unshaded) cells.

See next page for footnotes.

Footnotes

1. All square feet are "net" (i.e., total area of all floors as measured to the interior surfaces of the exterior walls).
2. For attached garages of greater than 800 square feet, the square footage in excess shall be included as part of the house net floor area. (Note: The house net floor area excludes the first 800 square feet of the cumulative total of all attached garage[s].)
3. A partly underground basement shall mean any basement with a floor-to-ceiling height of 6.5 feet or more and an exposed exterior wall surface with a height of four feet or more (as measured from the adjacent finished grade to the bottom of the floor joist supporting the floor above) on one or more sides of the house.

For partly underground basements the net floor area shall include the first 800 square feet of basement floor area plus 50% of any remaining basement floor area.

4. Net floor area is defined as the total area of all floors of the house (primary residential building), excluding attics, basements that are wholly underground (i.e., entirely below finished grade), unenclosed porches, balconies, decks, attached residential second units, and attached garages of 800 square feet or less.

See pages 12-14 and 28-29 of the Montecito Architectural Guidelines and Development Standards for further information regarding floor area calculations.

5. For a map depicting the Montecito Hillside (H-MON) Overlay Zone, see Figure 1 of the Montecito Architectural Guidelines and Development Standards or visit the Planning and Development webpage:

http://www.sbcountyplanning.org/PDF/maps/Community%20Plan%20Maps/Montecito%20Community%20Plan%20Maps/Montecito_Zoning_Ovy.pdf

6. The following methodologies are used to calculate the Recommended Maximum House Net Floor Area within and outside of the Montecito Hillside (H-MON) Overlay Zone:

	Size of Lot (gross acres)	Recommended Maximum House Net Floor Area (square feet)
All Areas Except H-MON	< 1 acre:	$1,800 + (2,500 \times \text{Lot Area})$
	≥ 1 acre to 4 acres:	$4,300 + 1,700$ for each acre over one
	≥ 4 acres to 16 acres:	$9,400 + 650$ for each acre over four
	> 16 acres:	$17,200 + 430$ for each acre over sixteen
Within H-MON	< 1 acre:	$1,400 + (2,100 \times \text{Lot Area})$
	≥ 1 acre to 4 acres:	$3,500 + 800$ for each acre over one
	> 4 acres:	$5,900 + 183$ for each acre over four, with a maximum of 7,000 square feet

7. The Percent of Recommended Maximum House Net Floor Area is calculated by dividing the House Net Floor Area by the Recommended Maximum House Net Floor Area.