

Montecito Floor Area Calculator and Project Statistics Worksheet

(Print on project plans)

PART 1: PROJECT INFORMATION

Owner:	
Agent:	
Site Address:	
Assessor's Parcel Number(s):	
Case Number(s):	
Size of Lot (Gross Acres):	
Within Montecito Hillside (H-MON) Overlay Zone ¹ (Y/N):	

PART 2: PRIMARY RESIDENTIAL BUILDING (HOUSE) NET FLOOR AREA²

	Existing	Existing to be Removed	New or Addition	Finished Project	House Net Floor Area <small>(Used in Part 4)</small>
1st Floor					
2nd Floor					
Attached Garage(s) ³					
Partly Underground Basement ⁴					
Wholly Underground Basement ⁵					
Attached Accessory Dwelling Unit ⁵					
House Subtotals					
House Net Floor Area (Used in Part 4) ⁵					

PART 3: DETACHED ACCESSORY BUILDING (DAB) FLOOR AREA

	Existing	Existing to be Removed	New or Addition	Finished Project	DAB Floor Area <small>(Used in Part 4)</small>
Detached Accessory Dwelling Unit ⁶					
Partly Underground Basement ⁴					
Wholly Underground DAB Basement ⁵					
DAB Subtotals					
DAB Floor Area (Used in Part 4) ⁷					
PROJECT GRAND TOTALS					

PART 4: FLOOR AREA CALCULATIONS

House Net Floor Area Calculations	DAB Floor Area Calculations										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Recommended Maximum House Net Floor Area⁸</td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">House Net Floor Area</td> <td></td> </tr> </table>	Recommended Maximum House Net Floor Area ⁸		House Net Floor Area		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Recommended DAB Allowance⁷</td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">DAB Floor Area</td> <td></td> </tr> <tr> <td style="text-align: center;">DAB Allowance Overage (Added to House Net Floor Area)</td> <td></td> </tr> </table>	Recommended DAB Allowance ⁷		DAB Floor Area		DAB Allowance Overage (Added to House Net Floor Area)	
Recommended Maximum House Net Floor Area ⁸											
House Net Floor Area											
Recommended DAB Allowance ⁷											
DAB Floor Area											
DAB Allowance Overage (Added to House Net Floor Area)											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">Cumulative House Net Floor Area (House Net Floor Area + DAB Overage)</td> <td style="width: 50%;"></td> </tr> <tr> <td style="text-align: center;">Percent to Recommended Maximum House Net Floor Area⁹</td> <td></td> </tr> </table>	Cumulative House Net Floor Area (House Net Floor Area + DAB Overage)		Percent to Recommended Maximum House Net Floor Area ⁹								
Cumulative House Net Floor Area (House Net Floor Area + DAB Overage)											
Percent to Recommended Maximum House Net Floor Area ⁹											

Applicants enter project information and statistics (net square feet) into shaded cells.
The calculator automatically populates unshaded cells with floor area calculations.

See next page for footnotes.

Footnotes

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

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

2. All square feet are "net" (i.e., total area of all floors as measured to the interior surfaces of the exterior walls).
3. 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].)
4. 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.

5. House 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 accessory dwelling units (ADUs) and attached garages of 800 square feet or less.

See pages 11-14 and 29-31 of the *Guidelines* for further information regarding floor area calculations.

6. ADUs are exempt from design review (Montecito Land Use and Development Code Section 35.472.070.C.1) and, therefore, the *Guidelines* shall not be used to limit the floor area of an approved (i.e., existing) or proposed ADU. However, ADU floor area is included in the Detached Accessory Building (DAB) Floor Area Calculations in Parts 3 and 4 for purposes of reviewing the size and potential impact of other proposed development on a lot, as illustrated in the examples below.

Example 1: A lot contains an existing ADU and the property owner applies for a DAB. In this case, MBAR shall include the floor area of the ADU in the DAB Floor Area Calculations in Parts 3 and 4. As a result, the ADU floor area, in part, determines whether the proposed DAB complies with the Recommended DAB Allowance.

Example 2: A lot contains an existing DAB and the property owner applies for both an ADU and an additional DAB. In this case, MBAR shall include the floor area of the existing DAB and the proposed ADU and DAB in the DAB Floor Area Calculations in Parts 3 and 4. If the cumulative net floor area of all existing and proposed DABs would exceed the Recommended DAB Allowance, MBAR could limit the size of the proposed DAB, but could not limit the size of the proposed ADU.

7. The following methodologies are used to calculate the Recommended DAB Allowance:

	Size of Lot (gross acres)	Recommended DAB Allowance (square feet)
All Areas	≥ 0 acre to < .25 acres:	180 + (250 x Lot Area)
	≥ .25 acre to < .5 acres:	245 + (800 x (Lot Area - 0.25))
	≥ .5 acre to < 1 acre:	445 + (730 x (Lot Area - 0.5))
	≥ 1 acre to < 2 acre:	810 + (690 x (Lot Area - 1))
	≥ 2 acres:	1,500 + (495 x (Lot Area - 2))

8. 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 x 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 x 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

9. The Percent to Recommended Maximum House Net Floor Area is calculated as the House Net Floor Area plus the DAB Allowance Overage, divided by the Recommended Maximum House Net Floor Area.