

## **SB 9 – CITY OF SAN MATEO MAXIMUM POTENTIAL FAR**

**TABLE 1: SECTION 27.18.060 R1-DISTRICT FLOOR AREA RATIO (FAR) STANDARDS**

Districts	Maximum Floor Area Ratio
<b>R1-A</b>	0.4 for parcels of less than or equal to 10,000 sq. ft. plus 0.2 for additional parcel area over 10,000 sq. ft.
<b>R1-B and R1- C</b>	0.5 for parcels of less than or equal to 6,000 sq. ft. plus 0.2 for additional parcel area over 6,000 sq. ft.

**TABLE 2: POTENTIAL MAXIMUM FLOOR AREA RATIOS (FAR) UNDER SB 9**

Duplex Development		R1-A		R1-B		R1-C	
	<b>Average Parcel Size</b>	20,000 sq. ft.		9,000 sq. ft.		6,000 sq. ft.	
	<b>Maximum FAR Based on Zoning District</b>	6,000 sq. ft.		4,500 sq. ft.		3,000 sq. ft.	
	<b>Maximum Potential FAR Under SB 9*</b>	7,600 sq. ft.		6,100 sq. ft.		4,600 sq. ft.	
Urban Lot Split Development		R1-A		R1-B		R1-C	
	<b>60/40 Lot Split Average Parcel Size</b>	<u>60% Split</u> 12,000 sq. ft.	<u>40% Split</u> 8,000 sq. ft.	<u>60% Split</u> 5,400 sq. ft.	<u>40% Split</u> 3,600 sq. ft.	<u>60% Split</u> 3,600 sq. ft.	<u>40% Split</u> 2,400 sq. ft.
	<b>Maximum FAR Based on Zoning District</b>	4,400 sq. ft.	3,200 sq. ft.	2,700 sq. ft.	1,800 sq. ft.	1,800 sq. ft.	1,200 sq. ft.
	<b>Maximum Potential FAR Under SB 9*</b>	6,000 sq. ft.	4,800 sq. ft.	4,300 sq. ft.	3,400 sq. ft.	3,400 sq. ft.	2,800 sq. ft.

\*Maximum potential development is based on the maximum allowed per San Mateo Municipal Code Section 27.18.060 plus an additional 1,600 sq. ft. to accommodate two additional units of 800 sq. ft. (one main unit built out to maximum FAR, one SB 9 main unit of 800 sq. ft. and one 800 sq. ft. ADU).