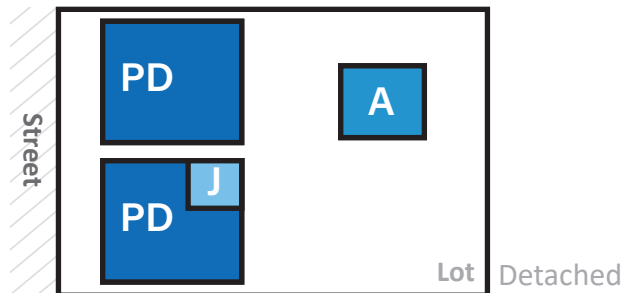




California Senate Bill 9 (SB 9) Site Plan Development Potential

SB 9 Development Options: No Lot Split (Up to 4 Units Per Lot)

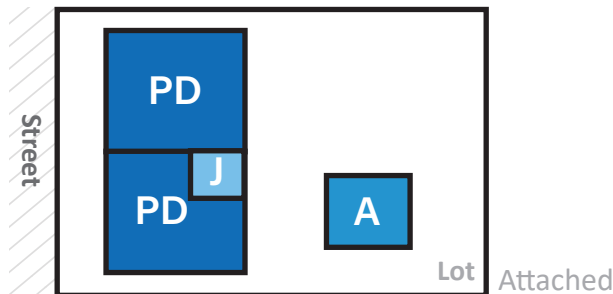


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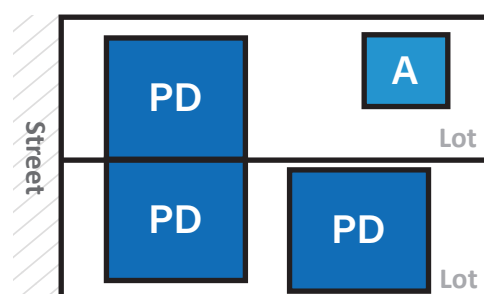
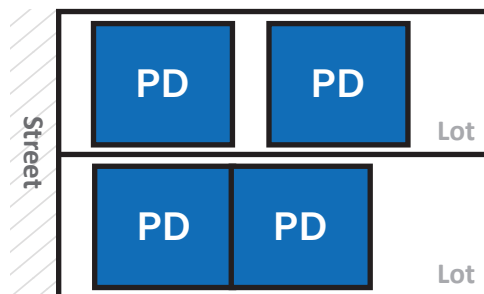
PD = Primary Dwelling

A = Accessory Dwelling Unit (ADU)

J = Junior Accessory Dwelling Unit (JADU)



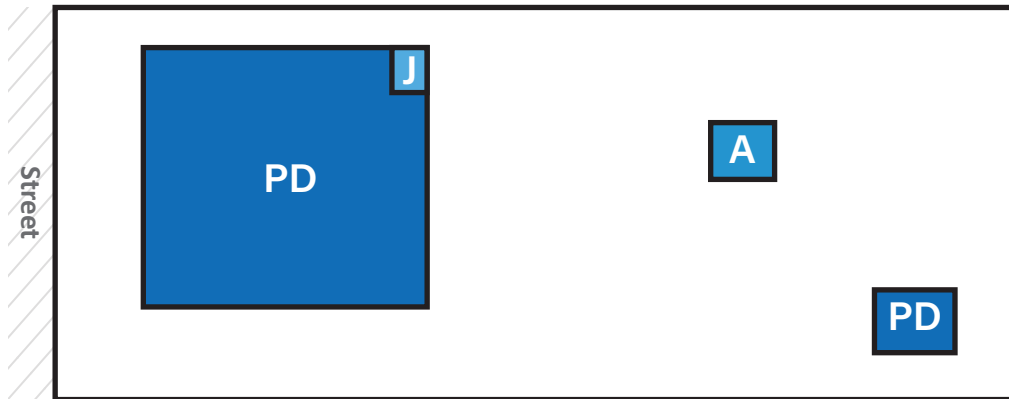
SB 9 Development Options: Lot Split (Up to 2 Units Per Lot)



SB 9 Development Potential By Zoning - Duplex Development (No Lot Split)

4 Units Per Lot

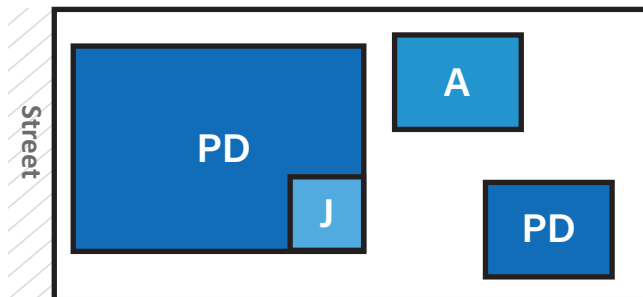
Maximum Floor Area Ratio Under SB 9: Maximum allowed per San Mateo Municipal Code Section 27.18 plus an additional 1,600 sq. ft., which allows for one additional primary unit of 800 sq. ft., one ADU of 800 sq. ft., and one JADU within a primary dwelling.



R1-A Zoning District

Average lot size 20,000 sq. ft.

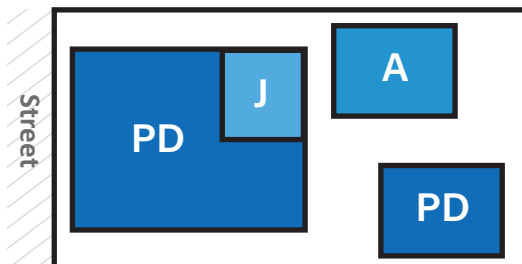
Maximum development potential 7,600 sq. ft.



R1-B Zoning District

Average lot size 9,000 sq. ft.

Maximum development potential 5,200 sq. ft.



R1-C Zoning District

Average lot size 6,000 sq. ft.

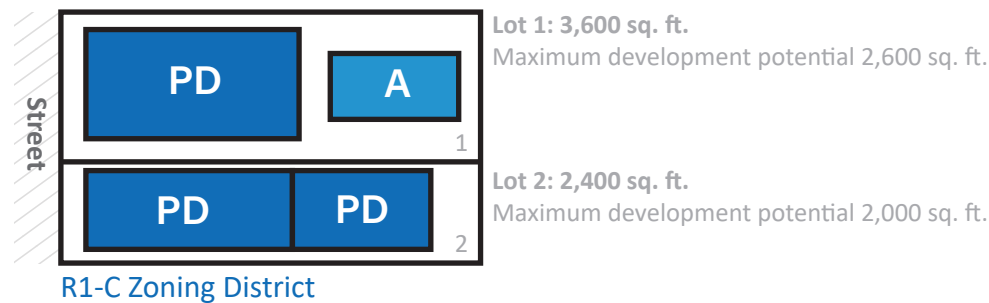
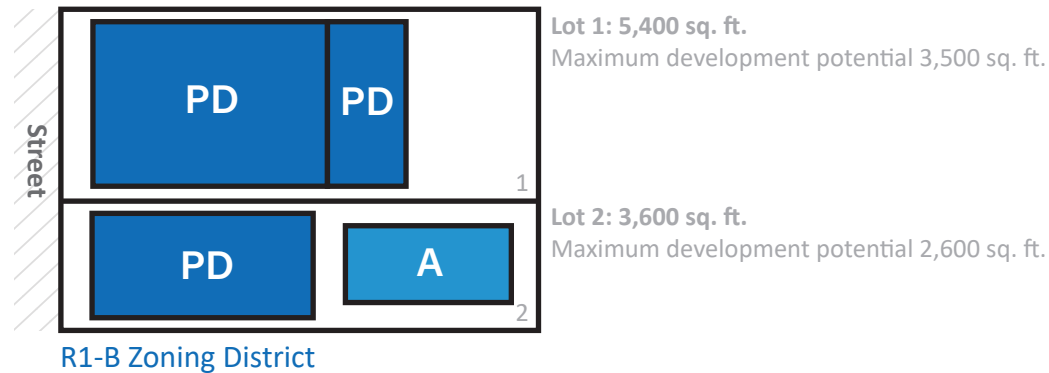
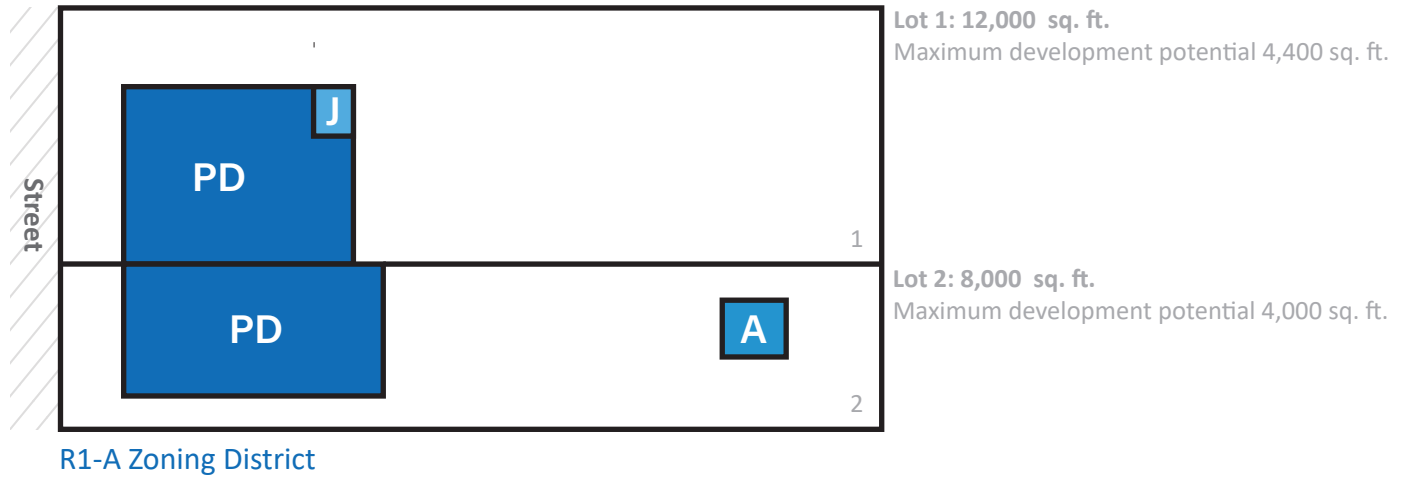
Maximum development potential 4,600 sq. ft.

Note: Identified average lot sizes and FAR limits are approximations. Refer to Chapter 27.18 of the San Mateo Municipal Code for Development Standards. Lot square footage is rounded to the nearest thousand and are based on median average lot sizes for single-family zoned parcels in San Mateo. Lots depicted and building dimensions are generalizations and are not to scale.

SB 9 Development Potential By Zoning - Duplex Development (Lot Split)

2 Units Per Lot

Maximum Floor Area Ratio Under SB 9 - 60/40 Lot Split: Under a 60/40 lot split scenario, one unit with a maximum FAR allowed by the underlying zoning district plus an additional 800 sq. ft. second primary dwelling, ADU, or internal JADU to allow a total of two units on each lot.



Note: Identified average lot sizes and FAR limits are approximations. Refer to Chapter 27.18 of the San Mateo Municipal Code for Development Standards. Lot square footage is rounded to the nearest thousand and are based on median average lot sizes for single-family zoned parcels in San Mateo. Lots depicted and building dimensions are generalizations and are not to scale.