



PLANNING AND DEVELOPMENT DEPARTMENT

OFFICE OF LONG RANGE PLANNING

Summerland – Maximum Square Footage

Based on the comments received at the meeting on December 10, 2008, staff has drafted new language for consideration.

EXISTING LANGUAGE

CHANGES INDICATED AS **RED AND UNDERLINED**

Single Family Residential: All new single family homes and alterations (remodels and/or additions) to existing single family homes in any zone district except Design Residential shall not exceed the following standards:

Lot Size Between	FAR	Max. Allowable ¹
Up to 2,500 s.f.	0.5	950 s.f.
2,501 and 3,600 s.f.	0.38	1,296 s.f.
3,601 and 4,700 s.f.	0.36	1,598 s.f.
4,701 and 5,800 s.f.	0.34	1,856 s.f.
5,801 and 6,900 s.f.	0.32	2,070 s.f.
6,901 and 8,100 s.f.	0.30	2,268 s.f.
8,101 and 9,400 s.f.	0.28	2,538 s.f.
9,401 and 10,800 s.f.	0.27	2,808 s.f.
10,801 and 12,000 s.f.	0.26	3,100 s.f.
12,000 <u>and up to 435,600 (10 acres) s.f.</u> ²	<u>0.05</u> ²	<u>8,000 s.f.</u>

1- The maximum square footage allowable is based on the minimum square footage of the next larger lot range category.

2- The maximum allowable square footage (sf) for lots over 12,000 sf up to 435,6000 sf shall be established as a base of 2,500 sf plus 5% of the lot area net with a maximum allowable size of 8,000 sf.

NOTE: The Maximum Allowable square footage column sets a cap on each category so that there is no overlap between the categories. Each parcel may develop to the limits set by the FAR for its parcel size except those parcels to the larger end of each category which may not develop structures larger than the Maximum Allowable square footage set for each category.

- Example #1: If a lot is 5,998 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 1,919 sq.ft. (FAR of 0.32 x 5,998 = 1,919 sf)
- Example #2: With a lot of 6,600 sq. ft. (lot range of 5,801 to 6,900 sq. ft.), the residence shall be a maximum of 2,070 sq. ft. (although FAR of 0.32 x 6,600 sq. ft. = 2,112 sq. ft.; 2,070 sq. ft. is the maximum sq. ft. allowable in that lot range)

PROPOSED LANGUAGE TO BE ADDED

CHANGES INDICATED AS **RED AND UNDERLINED**

Large Lot Single Family Residential: All new single family homes and alterations (remodels and/or additions) to existing single family homes in any zone district except Design Residential shall follow the following standards not to exceed the maximum allowed for each large lot range:

<u>Lot Size Between</u>	<u>Base Square Footage</u>	<u>FAR</u>	<u>Max. Allowable</u>
<u>10 and 20 acres</u>	<u>8,000 s.f.</u>	<u>0.002</u>	<u>10,000 s.f.¹</u>
<u>20 acres or greater</u>	<u>8,000 s.f.</u>	<u>0.002</u>	<u>12,000 s.f.²</u>
<p><u>1- The maximum allowable square footage (s.f.) for lots over 10 acres shall be established as a base of 8,000 s.f. plus .25% of the lot area net with a maximum allowable size of 10,000 s.f.</u></p> <p><u>2- The maximum allowable square footage (s.f.) for lots over 10 acres shall be established as a base of 8,000 s.f. plus 0.25% of the lot area net with a maximum allowable size of 12,000 s.f.</u></p> <p><u>Note: 1 acre equals 43,560 square feet.</u></p>			

The maximum allowable square footage for Large Lot Single Family Residential may propose development to the maximum allowed. However, the Santa Barbara County Board of Architectural Review may reduce the allowable floor area if the project does not substantially comply with these adopted guidelines and/or to address the visibility of the proposed development.

BACKGROUND DATA

Also attached is a table with a range of parcel sizes from 10 acres up to 100 with the total square feet allowed, based on the formula and the Maximum Allowed.

10-20 Acre Lots						
Acres	SF	Lot FAR	FAR based on Lot Size	Base SF	Total	Maximum Allowed
10	435,600	0.25%	1,089	8000	9,089	9,089
11	479,160	0.25%	1,198	8000	9,198	9,198
12	522,720	0.25%	1,307	8000	9,307	9,307
13	566,280	0.25%	1,416	8000	9,416	9,416
14	609,840	0.25%	1,525	8000	9,525	9,525
15	653,400	0.25%	1,634	8000	9,634	9,634
16	696,960	0.25%	1,742	8000	9,742	9,742
17	740,520	0.25%	1,851	8000	9,851	9,851
18	784,080	0.25%	1,960	8000	9,960	9,960
19	827,640	0.25%	2,069	8000	10,069	10,000
20	871,200	0.25%	2,178	8000	10,178	10,000*

20 plus Acre Lots						
Acres	SF	Lot FAR	FAR based on Lot Size	Base SF	Total	Maximum Allowed
21	914,760	0.25%	2,287	8000	10,287	10,287
22	958,320	0.25%	2,396	8000	10,396	10,396
23	1,001,880	0.25%	2,505	8000	10,505	10,505
24	1,045,440	0.25%	2,614	8000	10,614	10,614
25	1,089,000	0.25%	2,723	8000	10,723	10,723
26	1,132,560	0.25%	2,831	8000	10,831	10,831
27	1,176,120	0.25%	2,940	8000	10,940	10,940
28	1,219,680	0.25%	3,049	8000	11,049	11,049
29	1,263,240	0.25%	3,158	8000	11,158	11,158
30	1,306,800	0.25%	3,267	8000	11,267	11,267
31	1,350,360	0.25%	3,376	8000	11,376	11,376
32	1,393,920	0.25%	3,485	8000	11,485	11,485
33	1,437,480	0.25%	3,594	8000	11,594	11,594
34	1,481,040	0.25%	3,703	8000	11,703	11,703
35	1,524,600	0.25%	3,812	8000	11,812	11,812
36	1,568,160	0.25%	3,920	8000	11,920	11,920
37	1,611,720	0.25%	4,029	8000	12,029	12,000**

* For lot sizes between 10 and 20 acres, the maximum allowable square footage is 10,000 sf.

** For lot sizes over 20 acres, the maximum allowable square footage is 12,000 sf.