

SAMPLE LANGUAGE FOR RESIDENTIAL DESIGN GUIDELINES (PG. 4-2)

Floor Area Ratio – Summerland: A measurement of development intensity represented by the quotient of net floor area divided by the net lot area.

| Floor Area Ratio Exclusions and Credits:

- Garages – For residential lots, up to 500 sq. ft. per dwelling unit may be allowed for a two car garage. For larger single family lots (12,000 sq. ft. and above), a three car garage may be up to 750 sq. ft. Larger garages may be allowed; however, excess square footage will be counted towards the net floor area of the dwelling. NOTE: All garages constructed under this exception shall remain permanently as garages, i.e. they shall not be converted to living, storage, commercial or other space.
- Basements, Residential – Summerland: 60% of the floor area for a basement area meeting the Summerland definition for Residential Basement. The total area excluded shall not exceed 50% of the maximum allowable floor area for the primary dwelling(s). See Height Definitions below.
- Basements, True – Summerland: A basement meeting the Summerland definition for a True Basement shall be excluded from the maximum floor area calculations. See Height Definitions below.
- LEED-certified Structures – Dwelling units which achieve certification by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System will receive a credit towards the Floor Area Ratio or the maximum allowable floor area (whichever results in a smaller floor area), such that LEED Certified receives a 4% credit, Silver rated receives 6%, Gold rated receives 8%, and Platinum rated receives 10%.

METHODOLOGY FOR CALCULATING SQUARE FOOTAGE & MAXIMUM ALLOWABLE FLOOR AREA W/LEED CREDIT

To calculate the potential square footage for a LEED-certified home, increase the Floor Area Ratio by the appropriate percentage (4% for LEED certified, 6% for Silver rated, 8% for Gold rated, and 10% for Platinum rated) and multiply by the lot size in square feet. In order to allow for this FAR credit, the Maximum Allowable Floor Area for a particular FAR range (based on lot size) must increase by the same percentage. Use the new, calculated square footage for the lot until the new Maximum Allowable Floor Area for the range is reached.