

COMPARISON OF PROPOSED FLOOR AREA RATIO (FAR) WITH FARs USED IN OTHER CITIES FOR VARIOUS LOT SIZES

| LOT SIZE | FAR | | | | | | | | PROPOSAL |
|----------------------------|------|--------|-------------|-----------|-------------|------------|--------------|----------|----------|
| | Ross | Orinda | Mill Valley | Tiburon ③ | Palo Alto | San Jose ② | San Rafael ① | Piedmont | |
| ≤ 5000 sq. ft. | .20 | .28 | .35 | .35 | .45 | .45 | .60 | .50 | .50 |
| 6000 sq. ft. | .20 | .27 | .35 | .34 | .43 | .45 | .52 | .50 | .46 |
| 7000 sq. ft. | .20 | .26 | .35 | .33 | .41 | .45 | .46 | .50 | .43 |
| 8000 sq. ft. | .20 | .25 | .35 | .32 | .39 | .45 | .41 | .50 | .41 |
| 9000 sq. ft. | .20 | .24 | .32 | .31 | .38 | .45 | .38 | .50 | .39 |
| 10000 sq. ft. | .20 | .23 | .30 | .30 | .37 | .45 | .35 | .45 | .38 |
| 12500 sq. ft. | .10 | .22 | .26 | .26 | .36 | .45 | .30 | .45 | .35 |
| 15000 sq. ft. | .10 | .21 | .23 | .23 | .35 | .45 | .27 | .45 | .33 |
| 20000 sq. ft. | .10 | .20 | .20 | .20 | .34 (.30) ④ | .45 | .23 | .45 | .28 |
| 25000 sq. ft. | .10 | .20 | .17 | .18 | .33 (.24) ④ | .45 | .18 | .45 | .24 |
| 1 acre (43,560 sq. ft.) | .10 | .20 | .12 (.16) ⑤ | .15 | .32 (.14) ④ | .45 | .16 (.15) ⑥ | .45 | .17 |

① Hillsides Only

② .45 - .65 FARs require Discretionary Review. FARs over .65 require City Council Public Hearing

③ Tiburon uses FAR only as a guideline in 1-2 unit residential areas.

④ DeFacto FAR based on 6,000 sq. ft. maximum house size.

⑤ DeFacto FAR based on 7,000 sq. ft. maximum house size.

⑥ DeFacto FAR based on 6,500 sq. ft. maximum house size.