



DESCRIPTION OF THE "PROPORTIONALITY RULE"

- ❖ The "Proportionality Rule" reduces the allowable floor area for houses on non-conforming parcels by a factor proportionate to the amount of the nonconformity.

For example:

- A parcel is 2/3 the minimum parcel size and the maximum floor area is 0.53 (parcel size). Under the "Proportionality Rule," the allowable floor area would be reduced by 1/3 according to the formula: $(2/3) 0.53$ (parcel size).
- A parcel is 3,000 sq. ft. and the minimum parcel size is 5,000 sq. ft. Under the "Proportionality Rule," the allowable floor area would be limited to 954 sq. ft., as follows:

$$0.53 (3,000) = 1,590$$

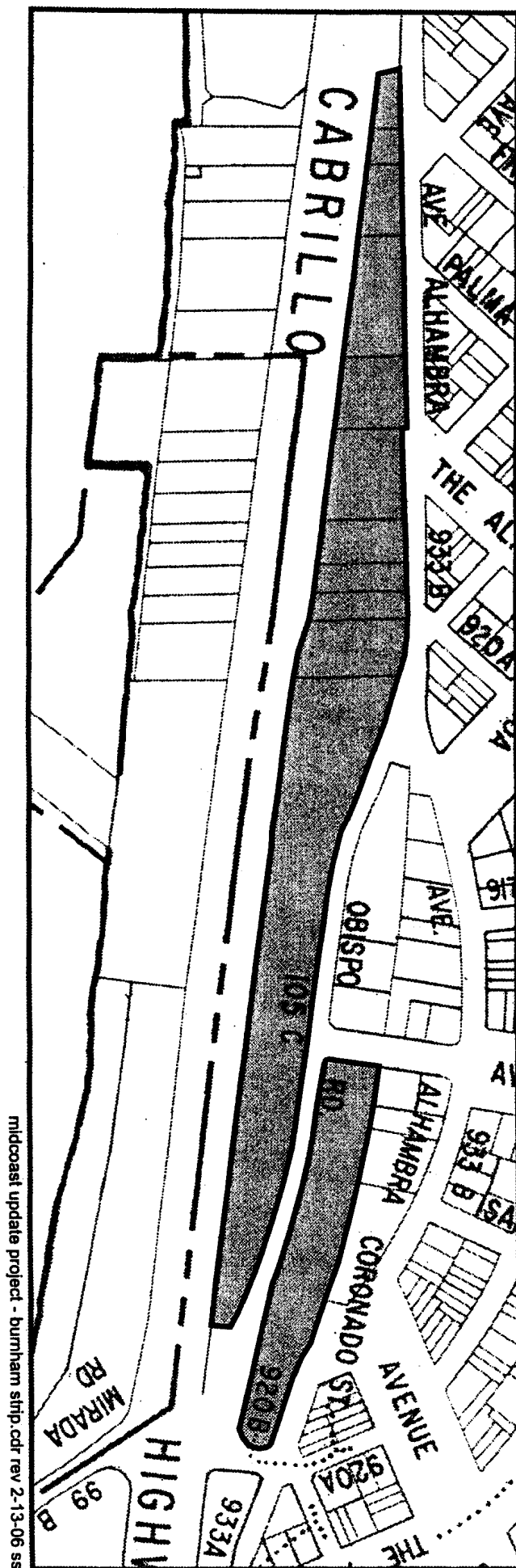
$$3,000/5,000 = 0.60$$

$$0.60 (1,590) = 954$$

- ❖ For parcels that are 55% or less of the minimum parcel size, 200 sq. ft. of garage floor area is not included as house floor area.
- ❖ The table below shows the allowable floor area if the "Proportionality Rule" were applied in the Midcoast:

Parcel Size	Allowable Floor Area
2,500 sq. ft.	863 sq. ft. *
3,000 sq. ft.	954 sq. ft.
3,500 sq. ft.	1,299 sq. ft.
*200 sq. ft. garage included, i.e. $663 + 200 = 863$.	

Burnham Strip



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Sites for Commercial and Other Employment Generating Uses

THE STATE OF CALIFORNIA

HALFMOON BAY AIRPORT

MARINE VIEW TERRACE

HOSPITAL

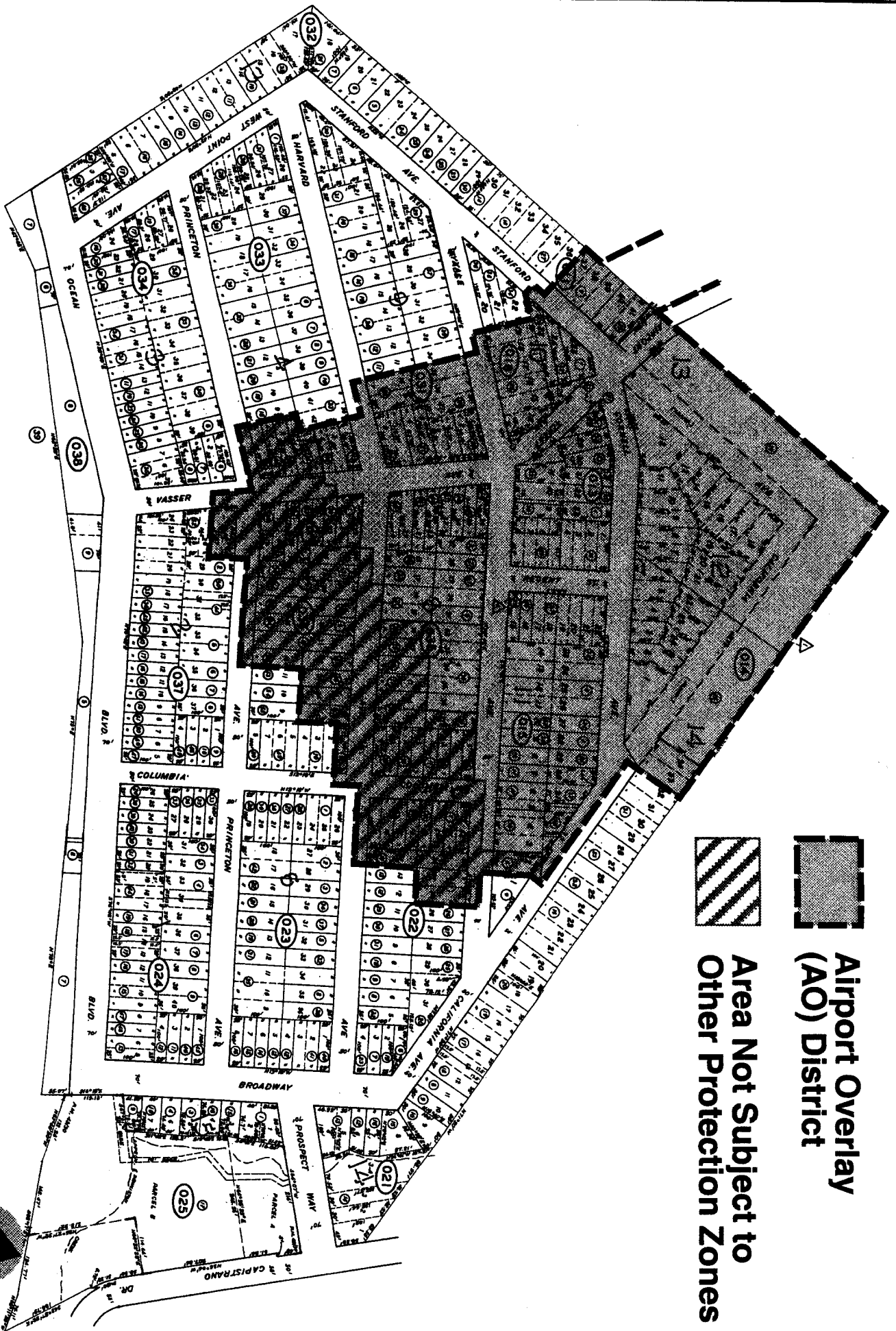
Denniston

PRINCETON

PRESERVE

WHALE

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Midcoast LCP Update Project



Rural Residential Area

