



# City of Millbrae

## DUPLEX AND TRIPLEX RESIDENTIAL DESIGN REVIEW WORKSHEET

---

**All the following definitions are contained in and quoted from the City of Millbrae Municipal Code, Section 10-1.201:**

"Floor area ratio (FAR)' means the maximum ratio of gross floor area on a site to the net site area."

"Gross floor area' means the total area of all floors and structural features of all buildings on a site that contribute to its bulk, measured to the outside surface of exterior walls."

"Height of building' means the vertical distance above the existing grade to the highest point of the building immediately above, exclusive of antennas, chimneys and roof equipment. The height of a stepped or terraced building is the height of the tallest segment of the building."

"Lot coverage' means the percentage of the area covered by a building at all levels. This includes the perimeter of the building as viewed from the plan view, plus the area of all accessory buildings and structures, including garages not fully below grade. Lot coverage does not include any open projections such as decks, balconies, and eaves."

"Net site area' means the total horizontal area of a building site excluding any easement for access, and excluding portions of the site with slopes greater than thirty percent."

**All the following formulas are contained in and quoted from the City of Millbrae Municipal Code, Section 10-1.402(1):**

Method for calculating sub-floor (crawl space) areas

"Subfloor areas will be counted by multiplying the horizontal floor area by the average height of the area, as determined by the height of the finished floor above to the respective corner exterior grade of the building, deducting two feet to allow for typical height of crawl space and floor joists, and dividing by eight. No negative subfloor calculation is permitted."

Method for calculating floor areas with a floor-to-ceiling height greater than 9 feet

"In the case of ceilings greater than nine feet in height, the floor area of the room shall be calculated as the product of the overall height multiplied by the horizontal floor area and divided by eight; however, in cases where the ceiling slopes at 3: 12 or greater, the uppermost five feet will be excluded from the calculation."

Method for calculating attic areas under roofs with a slope of at least 3: 12

"In buildings with a roof slope of 3: 12 or greater, the portion of the floor area of the attic with a ceiling height of five feet or greater shall be added."

**In addition to the above, the following non-codified formula is to be used when needed:**

Method for calculating basement areas

Basement areas will be counted by multiplying the horizontal floor area by the average height of the area, as determined by the height of the finished floor above to the adjacent exterior finished grade, and dividing by eight."

