

Table of R-1 H (Hillside Density District) Parcels

The Table of R-1 H (Hillside Density District) Parcels, referred to as Table 4D, lists the maximum allowable number of dwelling units for the corresponding parcels of land for properties with an R-1 H zoning designation.

**TABLE OF MAXIMUM SIZES OF DWELLINGS ON
RESIDENTIAL PROPERTIES LOCATED
ABOVE 150 MEAN SEA LEVEL ELEVATION**

TABLE 4E

Formula	Lot Size (Square Feet)	(Acres)	Maximum Adjusted Floor Area⁽¹⁾⁽²⁾ (Square Feet)	Maximum Adjusted Floor Area Ratio
35% of Lot Size	8,000 or less			
10% of Lot Size + 2,000 sq. ft.	8,500	0.20	2,850	.33
	9,000	0.21	2,900	.32
	9,500	0.22	2,950	.31
	10,000	0.23	3,000	.30
	11,000	0.25	3,100	.28
	12,000	0.28	3,200	.26
	13,000	0.30	3,300	.25
	14,000	0.32	3,400	.24
	15,000	0.34	3,500	.23
	17,500	0.40	3,750	.21
5% of Lot Size + 3,000 sq. ft.	20,000	0.46	4,000	.20
	25,000	0.57	4,250	.17
	30,000	0.69	4,500	.15
	35,000	0.80	4,750	.14
5,000 sq. ft. Maximum	40,000	0.92	5,000	.13
	45,000	1.03	5,000	.11
	50,000	1.15	5,000	.10
	55,000	1.26	5,000	.09
	60,000	1.38	5,000	.08
	65,000	1.49	5,000	.08
	70,000	1.61	5,000	.07
	75,000	1.72	5,000	.07
	80,000	1.84	5,000	.06
	87,120	2.00	5,000	.06
	108,900	2.50	5,000	.05
	130,630	3.00	5,000	.04
	174,240	4.00	5,000	.03
217,800	5.00	5,000	.02	

Notes on Following Page

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RESIDENTIAL PROPERTIES LOCATED
ABOVE 150 MEAN SEA LEVEL ELEVATION**

TABLE 4E (CONTINUED)

Notes:

- (1) Adjusted Floor Area is defined as the gross exterior floor area (as measured from the exterior framing of the outside wall) in the main dwelling PLUS:
 - (a) Any garage space after the first 500 square feet;
 - (b) Any enclosed accessory buildings; and
 - (c) Any potential living space with minimum dimensions of 8 feet by 10 feet and 7.5 feet head room.
- (2) The maximum size of R-1-H, R-1-C, and R-1 structures located above 150 mean sea level shall be as described above. The maximum house size shall be further limited by the requirement to meet all applicable design review findings. Should there be no other option but to allow development on a visible hillside or ridge, the Town may further limit the size of development, i.e., square footage allowed within any structure, should it be determined that such a limitation would reduce the visual impact of a development.
- (3) Existing Enclosed Structures — Exemption:

Existing enclosed structures that do not conform to the standards of Table 4E may be altered or reconstructed, provided that:

 - (a) The alterations or reconstruction shall not alter the exterior building dimensions of the structure to an amount greater than was contained in the original structure; and
 - (b) Said work otherwise meets the provisions of the San Anselmo Municipal Code.
- (4) Dwellings built, enlarged, or expanded before February 26, 1991, which do not exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 10% subject to Design Review approval and the findings below,

Dwellings built, enlarged, or expanded before February 26, 1991, which exceed the Maximum Adjusted Floor Area, may exceed this number by not more than 500 square feet subject to Design Review approval and the findings below.

Findings:

- (a) Conformance to findings in Sections 10-3.1505(a) and (b);
- (b) Will not be materially visible offsite;
- (c) Is of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood; and
- (d) Internal efficiency/space utilization problems exist.

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RESIDENTIAL PROPERTIES LOCATED
ABOVE 150 MEAN SEA LEVEL ELEVATION**

TABLE 4E (CONTINUED)

Notes: (continued)

Additional requirements/conditions:

- (a) A professionally prepared photo analysis may be required to help determine whether the new development will be materially visible offsite.
- (b) If approval is granted to exceed the maximum dwelling size guidelines, based on existing landscaping, the following shall occur:
 - 1. A landscape plan shall be submitted showing location, type and size of existing landscapes screening, and
 - 2. Any existing landscape screening, which is part of an approved landscape plan, shall be maintained. If said landscaping is lost due to natural disaster, the owner shall replace it per the plan. If said landscaping is removed or neglected for any reason other than a natural disaster, the owner shall replace it per the plan and may be subject to either an infraction or a misdemeanor.