



CITY of SAN PABLO
City of New Directions

Community & Economic Development Planning Division Handout

13831 San Pablo, CA 94806 • Ph: (510) 215-3030 • www.sanpabloca.gov

Density and floor area ratio (FAR) calculations

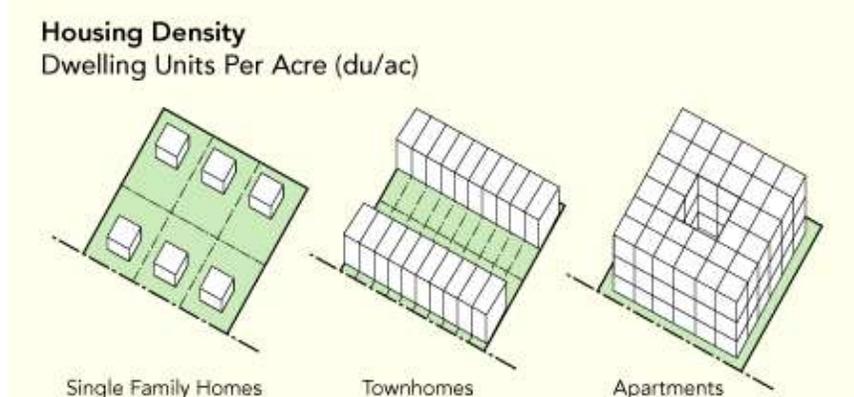
Residential Densities Calculation. To calculate the minimum and maximum number of dwellings permitted on a lot, the lot square footage is divided by feet in an acre (43,560 sq ft/acre). The resulting acreage is multiplied by the density range allowed by the code. Example:

Lot size: $20,000 \text{ sq. ft.} / 43,560 = 0.46 \text{ acres}$

Density: Maximum of 60 units/acre and minimum of 24.1 units/acre

$60 \text{ units/acre} \times .46 \text{ acres} = 27.6 \text{ units}$ or rounded to 27 units max

$24.1 \text{ units/acre} \times .46 \text{ acres} = 11.1 \text{ units}$ or rounded to 12 units minimum



Floor Area Ratios (FARs) Calculation. To calculate the maximum floor area ratio, multiply the allowed FAR by the lot square footage. The total gross floor area (square feet) of all floors of the building shall not exceed this amount. For Example:

FAR limit = 1.0

Lot size: 20,000 square feet

$1.0 \times 20,000 = 20,000 \text{ square feet}$ maximum building size

See below for 3 examples of a building with a FAR of 1.0

