



ADJUSTED FLOOR AREA WORKSHEET

Adjusted Floor Area Includes:

See Mill Valley Municipal Code (MVMC) Section 20.16.040(A) for details <http://qcode.us/codes/millvalley/>

- Enclosed habitable space. Floor area (measured from outside face of structural walls).
 - All enclosed structures on the site that require a building permit (i.e., any structure over 120 sq. ft.)
 - Porches, balconies, and patios enclosed on three or more sides.
 - All stair areas and elevator shafts are counted once regardless of number of floors served, but also subject to the 150% calculation described below.
 - All potentially developable space (understory and attic spaces) with minimum dimensions 8'x10' in plan and 7' in height without additional excavation, and all space horizontally continuous to that space that maintain at least 8' width and 7' height).
 - Mass/volume FAR calculation (ceiling and top floor calculations, see 20.16.040(A)(1)(c) for details)
 - Floor area less than 14 feet in height is counted at 100% of the actual floor area
 - Floor area greater than 14 feet in height is counted at 150% of the floor area. Note: for Top Floors, the measurement is from finished floor to top of roof structure.
- * conditioned areas on Top Floor less than 7' high are counted at 100% of the actual floor area

Adjusted Floor Area Does NOT Include:

- Any space open on at least two sides, such as porches and decks, carports, gazebos (sides with guardrails are considered open)
- Basements, see definition MVMC 20.08.038
- Garages, up to 500 square feet.
- Some Accessory Dwelling Units may exceed Lot Coverage and Floor Area, see [ADU Handout](#) and Mill Valley Municipal Code Section 20.90 for details.

Table 1 - Floor Area Multiplier Table

Formula	Examples at Various Lot Sizes (sq. ft.)	Maximum Adjusted Floor Area* (sq. ft.)	Multiplier Maximum Adjusted Floor Area Ratio
35% of Lot Size	4,000	1,400	.35
	6,000	2,100	.35
	8,000	2,800	.35
2,000 sq. ft. + 10% of Lot Size	10,000	3,000	.30
	12,000	3,200	.26
	15,000	3,500	.23
	20,000	4,000	.20
3,000 sq. ft. + 5% of Lot Size	25,000	4,250	.17
	30,000	4,500	.16
	40,000	5,000	.12
	70,000	6,500	.09
	80,000	7,000	.08
7,000 sq. ft. Maximum	87,120	7,000	.08
	217,800	7,000	.03

Adjusted Floor Area Worksheet

<u>Address</u>	<u>APN</u>	<u>Lot Area</u> sq. ft.	<u>Source of Lot Area</u> <input type="checkbox"/> Assessor Data <input type="checkbox"/> Survey (please attach survey) <input type="checkbox"/> Other: _____
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Part 1: Calculate Maximum Floor Area

(Note: "maximum" is the threshold identified for review purposes and may not always be the maximum square footage granted for a Design Review project)

$$\frac{\text{(Lot Area)}}{\text{(Trail/Driveway Easements}^1\text{)}} = \text{(Base Lot Area)}$$

$$\text{X } \frac{\text{(Multiplier, see Table 1 on reverse)}}{\text{Permitted Floor Area}}$$

Part 2: Calculate "Adjusted Floor Area"

Note: All measurements are from the outside of structural walls.

	Existing Area	Proposed Area	Total
Lowest Floor			
First Floor <i>(use "Top Floor" measurement if highest floor)</i>			+
Second Floor <i>(use top floor if highest floor)</i>			+
Third Floor <i>(use top floor if highest floor)</i>			+
Top Floor <i>(measured from finished floor to roof surface)</i>			+
Ceiling heights and Top Floors that are 14 feet or higher²		X 1.5	+
Potential Floor Area <i>(enclosed/undeveloped volumes with minimum 8'x10' area and 7' height)</i>			+
Accessory Structures <i>(Any enclosed structure over 120 sq. ft., do not include carports, gazebos)</i>			+
Garage Area			+
Garage Area Exemption <i>(subtract up to 500 sq. ft. of garage area)</i>			-
Accessory Dwelling Unit <i>(see ADU handout)</i>	Note: Those ADUs meeting State Standards may exceed Allowable Floor Area, but square footage can no longer be deducted to exceed Allowable Floor Area for a Single-Family Residence.		
Total Adjusted Floor Area			=

¹"Effective lot area" is the lot area minus any trail easements or recorded roadway or driveway easements.

² For measuring height for Floor Area, see "Height Measurement Examples" on next page. Note all Top Floor heights feet are calculated from finished floor to top of Roof structure (not ceiling).