TOWN OF HILLSBOROUGH

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Lot Size and House Size

The Town does not have detailed information regarding the sizes of lots and houses within the Town, but we are happy to share with you what information is available.

Lot Size

The only accurate way to determine the exact size of a lot is to have the property surveyed. The Town has a copy of the San Mateo County Assessor's record of lot sizes which has not always proven to be accurate; but, it can provide an approximate lot size in most instances. You may also want to check the Town's microfiched plan records for the property, in case there might be a copy of a land survey among the house plans.

The minimum lot size in Hillsborough is one-half acre. That means that the smallest size lot that can be created (by subdivision) is one-half acre. If the site is sloped, there are additional size requirements; see the Hillside Lot Size Standards, located in Chapter 16.12 of the Subdivision Ordinance (Hillsborough Municipal Code). Any existing lot (including those under one-half acre in size) which was created legally, may be built with one home.

"Can this lot be subdivided?" To answer this question, specific information is required. As indicated above, the minimum lot size is one-half acre; sloped lots have additional size requirements (see the Hillside Lot Size Standards). In addition, standards for minimum lot frontages and lot widths are in Hillsborough Municipal Code Title 16, the Subdivision Ordinance. If the lot proposed for subdivision contains a house, zoning compliance (Floor Area Ratio, setbacks, etc.) for the house, if it is to remain, must be documented.

House Size

Unless the house is relatively new, the Town generally does not have an accurate record of the specific size of a house. You may research the building permits and the microfiche building plans (if any) to determine what the house size may be. This research and compilation is, however, not a service that the Town can provide.

To determine how much square footage, if any, can be added to a house, you will need to know the lot size and the size of the existing house (including garage and accessory buildings). Use the following formulas to determine the maximum amount of floor area (the total of all enclosed floor space, at all levels, including garage) and lot coverage (the actual footprint of the house) permitted:

(over)

Floor Area

The maximum permitted amount of floor area (FAR) is twenty-five percent (25%) of the net lot area for the first acre of lot size, plus fifteen percent (15%) of the net lot area over one acre. There are specific ways in which FAR is calculated; see Title 17, the Zoning Ordinance.

Example: If lot size is 23,856 sq. ft., the maximum amount of floor area permitted is:

23,856 x .25 = 5,964 sq. ft.

Lot Coverage

The maximum area of a lot which may be covered by structure (or building footprint) is as follows:

Lot Size	Max. Area
Up to 17,500 sq. ft.	22 sq. ft. for ea. 100 sq. ft. or portion thereof of lot area
17,500 sq. ft. to 21,780 sq. ft.	3,850 sq. ft. plus 15 sq. ft. for each 100 sq. ft. or portion thereof in excess of 17,500 sq. ft.
21, 780 sq. ft. to 32,670 sq. ft.	4,495 sq. ft. plus 10 sq. ft. for each 100 sq. ft. or portion thereof in excess of 21,780 sq. ft.
32,670 sq. ft. to 43,560 sq. ft.	5,585 sq. ft. plus 6 sq. ft. for each 100 sq. ft. or portion thereof in excess of 32,670 sq. ft.
Over 43,560 sq. ft.	6,239 sq. ft. plus 5 sq. ft. for each 100 sq. ft. or potion thereof in excess of 43,560 sq. ft.

Example:

For a lot size of 23,856 sq. ft., the maximum lot coverage is:
23,856 - 21,780 = 2,076;
2,076 divided by 100 = 20.76;
21 X 10 = 210

4,495 + 210 = 4,705 sq. ft.

4,705 sq. ft. is the maximum permitted structural coverage for this lot