



**SELBY LANE**  
(66'-0" RIGHT-OF-WAY)

## PLANNING DATA

**PROJECT ADDRESS:** 399 SELBY LANE  
ATHERTON CA

**APN:** 070-050-190

**ZONING DISTRICT:** R-1A

**LOT AREA:** \*TO BE VERIFIED W/ SURVEY  
43,330.14 SF  
(ACRES) 0.995 ACRES

**MAXIMUM FLOOR AREA (MFA):** 7,788.81 SF

**MAXIMUM FLOOR AREA - 2ND FLR:** 3,249.76 SF  
(7.5% LOT AREA)

**ACCESSORY DWELLING UNIT:** 800 SF / 1,200 SF  
*ATTACHED & DETACHED ALLOWED*

**TOTAL MAXIMUM FLOOR AREA (MFA):** 9,388.81 SF  
*INCLUDING (2) 800SF ADU*

**MAXIMUM ACCESSORY STRUCTURE:** 1,193.67 SF  
(1,200 SF PER ACRE EXCLUDES GARAGES)

**ROOFED AREA (OPEN < 2 SIDES):** 889.44 SF  
(5% MFA + 500 SF)

**PRIMARY DWELLING**

**HEIGHT LIMIT:** 30 FEET

**SIDEWALL HEIGHT:** 22 FEET

**SETBACKS:** FRONT / REAR 60 FEET  
SIDES 35 FEET

**BASEMENTS:** Limited to 120% of 1st Floor Area - does not count towards MFA

**ARCHITECTURAL PROJECTIONS:** 28'-0" SIDEWALL IF <= 400 SF

**ACCESSORY BUILDING**

**HEIGHT LIMIT:** 15 FEET

**HEIGHT LIMIT:** 16 FEET

**HEIGHT LIMIT ADU:** FRONT 30 FEET BEHIND MAIN RESIDENCE OR 120'-0" BACK

**SETBACKS:** REAR SIDES 10 FEET  
10 FEET

**BASEMENTS:** REQUIRES SPECIAL STRUCTURES PERMIT

### SUN PATH

