



PLANNING DATA

PROJECT ADDRESS: 399 SELBY LANE
ATHERTON CA

APN: 070-050-190

ZONING DISTRICT: R-1A

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

MAXIMUM FLOOR AREA (MFA): 7,788.81 SF

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

ACCESSORY DWELLING UNIT:
ATTACHED & DETACHED ALLOWED

800 SF / 1,200 SF
800 SF / 1,200 SF

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

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

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

PRIMARY DWELLING

HEIGHT LIMIT: 30 FEET

SIDEWALL HEIGHT: 22 FEET

SETBACKS: FRONT / REAR
SIDES 60 FEET
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 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

