



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

MAXIMUM ALLOWABLE SQUARE FOOTAGE TOTAL DEVELOPMENT SQUARE FOOTAGE (TDSF) FOR A RESIDENTIAL PARCEL

Pursuant to Malibu Municipal Code Section 17.40.040(13) and Local Implementation Plan Section 3.6 (K) the following calculation should be used when determining the maximum amount of allowable square footage for residential properties in the City of Malibu. Following the formula and instructions, an example is given:

Step 1 – Determine the total square footage of the net lot area (gross lot area minus all public, and private and future public street, easements and all slopes greater or equal to 1:1),

Step 2 – Break up the square footage into ½ acre increments (½ acre is equal to 21,780 square feet).

Step 3 – Place the ½ increments into the formula.

Percentages:

Up to ½ acre: $21,780 \times .177 = 3,855 + 1,000 =$
½ acre to 1 acre: $43,560 - 21,780 = 21,780 \times .10 =$
1 acre to 1 ½ acres: $65,340 - 43,560 = 21,780 \times .05 =$
1 ½ acres or more: remaining acres – 65,340 = (square footage) $\times .02 =$

Example:

A parcel to be developed has a total net area of 2.76 acres (or 120,226 square feet). To determine the maximum allowable square footage for the parcel, use the formula above.

Up to ½ acre: $21,780 \times .177 = 3,855 + 1,000 =$ 4,855
½ acre to 1 acre: $43,560 - 21,780 = 21,780 \times .10 =$ 2,178
1 acre to 1 ½ acres: $65,340 - 43,560 = 21,780 \times .05 =$ 1,089
1 ½ acres or more: $120,226 - 65,340 = 54,886 \times .02 =$ 1,098

Therefore, the total maximum allowable square footage for the above example is 9,220.

Reference:

10,890 = ¼ acre
21,780 = ½ acre
32,670 = ¾ acre
43,560 = 1 acre

To calculate the square footage of a parcel: Multiply the # of acres by the square footage of 1 acre.

Example:

1.45 acres = $1.45 \times 43,560 = 63,162$

- * Beachfront lots are exempt from the TDSF provision.
- * A legal lot equal to or greater than 5 acres shall not exceed a total of 11,172 square feet.
- * There are potential TDSF limits in Environmentally Sensitive Habitat Area (ESHA).



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MAXIMUM AMOUNT OF IMPERMEABLE COVERAGE FOR A RESIDENTIAL PARCEL

The following calculation should be used when determining the maximum amount of impermeable coverage allowed for residential properties in the City of Malibu. Impermeable coverage is anything that water cannot “permeate” through. This includes, but is not limited to, building footprints, driveways, walkways, tennis courts, patios, decks surrounding pools, etc. Swimming pools and spas are NOT counted in impermeable coverage calculations. Following the formula and instructions, an example is given:

Step 1 – Determine the total square footage of the net lot area (gross lot area minus all public, and private and future public street, easements and all slopes greater or equal to 1:1),

Step 2 – Multiply the size of the lot by the appropriate percentage listed below based on the size of the lot.

Percentages:

Up to ¼ acre:	45% of the net area
¼ acre to ½ acre:	35% of the net area
½ acre or more:	30% of the net area

UP TO A MAXIMUM OF 25,000 SQUARE FEET PER PARCEL

Example:

A parcel to be developed has a total lot area of 1.45 acres (or 63,162 square feet). To determine the maximum allowable impermeable coverage for the parcel, use the formula above.

½ acre or more: $63,162 \times 30\% = 18,950$

Therefore, the total maximum allowable impermeable coverage for the above example is 18,950.

Reference:

10,890 = ¼ acre
21,780 = ½ acre
32,670 = ¾ acre
43,560 = 1 acre

To calculate the square footage of a parcel: Multiply the # of acres by the square footage of 1 acre.

Example:

$1.45 \text{ acres} = 1.45 \times 43,560 = 63,162$