

BURBANK FLOOR AREA CHECK WORKSHEET

How much house the lot still allows, under Burbank Municipal Code 10-1-603(D). Print it. Fill it in.

1 THE LOT

Address _____
Legal lot size from the recorded map or deed _____ sq ft <- use this one
Assessor lot square footage _____ sq ft
Assessor usable lot square footage _____ sq ft two fields, often different

2 THE CEILING (tiered, not flat)

First 7,500 sq ft of lot x 0.40 = _____ sq ft
Lot area 7,500 to 15,000 x 0.30 = _____ sq ft
Lot area above 15,000 x 0.20 = _____ sq ft
MAXIMUM GROSS FLOOR AREA _____ sq ft
Check: 6,000 sq ft lot = 2,400 | 10,000 = 3,750 | 15,000 = 5,250 | 19,500 = 6,150

3 WHAT IS ALREADY COUNTED (measure each story inside the exterior finish face)

☐ Main dwelling _____ sq ft
☐ Enclosed patios, even if open on a side _____ sq ft
☐ Sheds and enclosed accessory structures _____ sq ft
☐ Attic with a floor and 5 ft of headroom _____ sq ft
☐ Basement, unless BOTH exemption tests pass _____ sq ft
☐ Any space over 12 ft interior height, counted TWICE _____ sq ft

Accessory dwelling unit: the code contradicts itself. Ask Planning in writing before counting it.

TOTAL COUNTED _____ sq ft

4 WHAT DOES NOT COUNT (tick what the site plan shows)

☐ Garage or carport to 400 sq ft in front of the house or in the front half of the lot
☐ Garage or carport to 500 sq ft in the rear half, attached or detached
☐ Garage or carport to 600 sq ft taking access from an alley
☐ Front covered porch to 250 sq ft, open on two sides, ground floor
☐ Attached covered patios, balcony understory, overhangs not supported by posts
☐ Detached accessory structures open on all sides | Stables, corrals, attached tack rooms
☐ Two non-habitable accessory structures under 120 sq ft each. A third one counts
☐ Trellis roofs at least 50 percent open to the sky, openings uniformly distributed
☐ Parking inside an exempt basement, and floor area for required underground parking

More than one garage: only the smaller is exempt, and the exemption stops at 600 sq ft.

5 WHAT IS LEFT

MAXIMUM minus TOTAL COUNTED = _____ sq ft you may still add

6 FLAGS BEFORE YOU REMOVE A CONTINGENCY

- Hillside lot? 0.40 drops to 0.35 at 15 to 29.99 percent slope, and to 0.30 at 30 percent or more.
- Over 3,400 sq ft of main dwelling? Three off-street spaces, and the first two may not be tandem.
- A basement exempt from floor area still counts toward that parking figure.
- Want more than the table? Planning Commission exception, up to 10 percent. Non-hillside lots of 7,000 sq ft or smaller only, first-story addition, house already at .399, public hearing, notice to owners within 300 feet. Fee \$3,987.68 on the fee table effective 1 July 2026, FY 2026-2027.

NOTES

Full explainer: alla-novytska.com/journal/burbank-floor-area-ratio-maximum-house-size/

Buying: alla-novytska.com/buy/ Selling: alla-novytska.com/sell/

Sources: Burbank Municipal Code 10-1-603 and 10-1-606, current through Ordinance 26-4,038 (24 February 2026); City of Burbank Planning application fee table. General information, not legal or design advice. Confirm your own lot with the Burbank Planning Division, (818) 238-5250.

Alla Novytska · REALTOR® · CA DRE #02254775 · JohnHart Real Estate · (818) 699-5367 · Version 15 September 2026