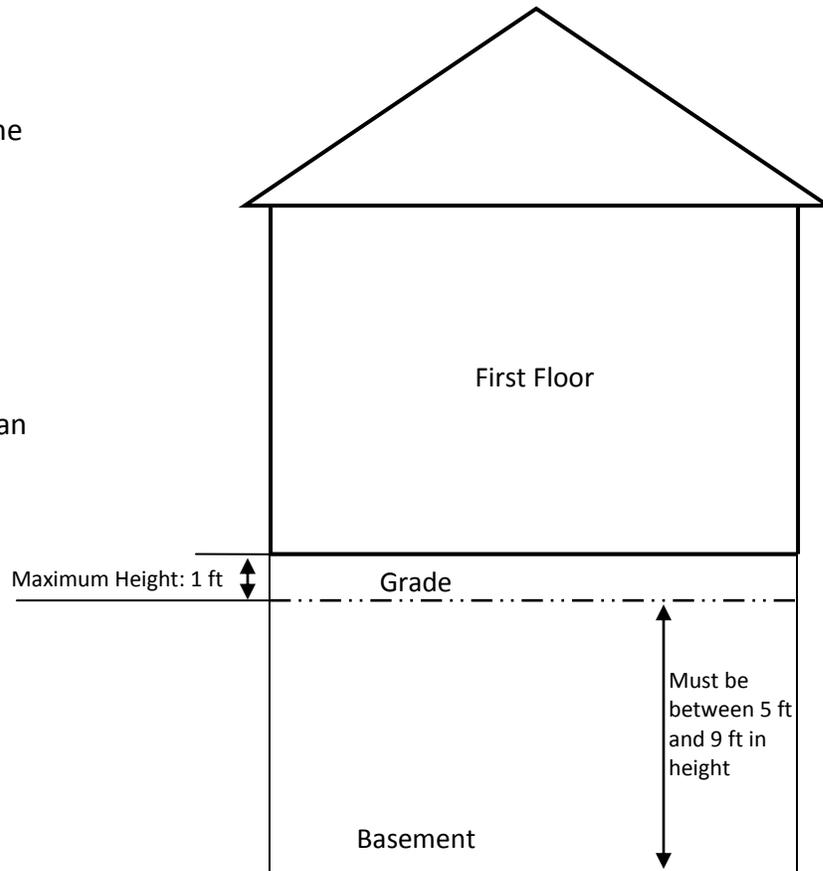




**City of Carmel-by-the-Sea
Community Planning and Building
Information Handout - Bonus Basement Floor Area**

Basement Definition: An underground room or excavated space that meets the following criteria:

- Between five and nine feet of interior height, finished or unfinished and,
- The finished floor level directly above the space is not more than one foot above the existing or final grade.



Bonus #1

Each site is allowed 100 square feet of floor area, located in a basement that is exempt from the floor area limits.

Bonus #2

Additionally, the City provides an incentive to use some of the base floor area in a basement because the above-ground floor area and exterior volume is reduced.

For each 1 square foot of floor area not built above average grade, one additional square foot of bonus floor area may be constructed in a basement.

Example of Bonus Floor Area Calculations for a 4,000 Square Foot Lot					
Floor Area Above Ground	Base Floor Area in Basement	Bonus #1 Basement Floor Area	Bonus #2 Basement Floor Area	Total Floor Area (Bonus #2)	Total Floor Area (Bonus #1 & #2)
1,800	0	-	0	1,800	1,900
1,600	200	100	200	2,000	2,100
1,400	400	100	400	2,200	2,300
1,200	600	100	600	2,400	2,500

Additional Notes:

Basement Measurements: The floor area of a basement space is measured at the interior of the enclosing walls. All basement spaces must have a minimum height of 5 feet and a maximum of 9 feet.

“**Maximum Total Floor Area**” equals the base floor area but the bonus floor area. The Maximum Total Floor Area is listed in Table 17.10-D of the Municipal Code. An abbreviated table is listed below. The Maximum Total Floor Area would require half of the total floor area to be located in a basement.

Base Floor Area and Bonus Floor Area Standards for Various Lots			
Site Area	Base Floor Area	Maximum Bonus Floor Area	Maximum Total Floor Area*
4,000	1,800	600	2,400
6,000	2,460	820	3,280
8,000	2,960	987	3,947
10,000	3,300	1,100	4,400

On some sites, or areas within a site, excavation may be inappropriate due to tree roots or other constraints and the bonus floor area will not be achievable. Bonus floor area is not available to sites nonconforming with respect to any floor area or parking regulation.

See Chapter 17.10 of the Municipal Code for more information