

ZONING WORKSHEET

Calculating permitted Floor Area

Recommended: A licensed architect and/or land surveyor should assist in the calculation of this number for a Development Permit Application, if possible.

FAR (floor area ratio) is the ratio of “total floor area” to the total area of the lot, in square feet.

“**Total floor area**” is the area of all floors in all buildings measured to the outside of the exterior walls, excluding attics, basements and open porches (measured in square feet). (Note: An “open porch” has a roof, but is not enclosed with screens or windows. Porches enclosed with screens or windows must be counted toward Floor Area.)

CALCULATING MAXIMUM PERMITTED FLOOR AREA

Square feet in an acre 4 3, 5 6 0

Lot size (in acres) X _____

= Total lot area in square feet _____ **s.f.** (enter on Line 1, below)



Find lot area in range, on table below.

Calculate “Allowed Floor Area”: (Note : For lots under 7,500 square feet, simply multiply by 0.40)

Line 1 – Total lot area in square feet _____ (calculated above)

Line 2 - Subtract lowest area # from “range” - _____ (see table below)

Line 3 - = Excess area _____ X _____ % (from table) = _____ s.f.*

Calculation:

Base square footage (from table below) _____

Add s.f.* excess (from Line 3 above) + _____

TOTAL PERMITTED FLOOR AREA _____ square feet

LOT AREA lowest - highest (range)	ALLOWED FLOOR AREA Base square footage plus % of excess over lowest # in range
Less than 7,500 SF	40% of the lot area
7,500 to 9,999 SF	3,000 SF plus 12% of the lot area in excess of 7,500 SF
10,000 to 19,999 SF	3,300 SF plus 9% of the lot area in excess of 10,000 SF
20,000 to 43,559 SF	4,200 SF plus 7% of the lot area in excess of 20,000 SF
43,560 to 87,119 SF	5,850 SF plus 6% of the lot area in excess of 43,560 SF
87,120 to 130,679 SF	8,464 SF plus 6% of the lot area in excess of 87,120 SF
130,680 SF or more	11,077 SF plus 6% of the lot area in excess of 130,680 SF

“FLOOR AREA” RELATED TERMS

Floor area - The horizontal area of a floor in a building, measured to the outside of the exterior walls.

Floor area, gross – The horizontal area of all the floors in a building, measured to the outside of the exterior walls.

Floor area, FAR calculation - The floor area of all floors of the buildings on a lot:

- including garages and accessory buildings,
- excluding attics, basements, and open porches, and
- in a business zone, excluding a parking structure approved by the Commission and supporting a business use.

Any horizontal area of a residential building with an interior height from floor to ceiling exceeding sixteen (16) feet shall be considered to have one floor per multiple of eight (8) feet of interior height and the gross floor area shall be calculated as such.

Floor area ratio (FAR) - A numeric value expressing the ratio of the gross floor area of all buildings on the parcel or lot to the total area of the parcel or lot.

Building area - The maximum horizontal cross section area of a building on a lot, measured to the outside of the exterior walls, except that up to eighteen (18) inches of projections for cornices, eaves, gutters, chimneys, or similar appurtenances shall be excluded. (See illustration under “Coverage,” related terms in Sec. 2 of the zoning regulations.)