



THE TOWNSHIP OF BRIDGEWATER

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www.bridgewaternj.gov

OFFICE OF ENGINEERING & ZONING

Name _____ Address _____

Block _____ Lot: _____ Zone: _____

F.A.R. (Floor Area Ratio) CALCULATION WORKSHEET

FORMULA

Developable Area After Hillside
Development Ordinance Calculations/ Lot Area: _____ sf

TIMES-PERCENTAGE ALLOWED **X** _____ %

TOTAL F.A.R. ALLOWED: = _____ **sf**

EXISTING 1st FLOOR AREA + _____ sf

EXISTING 2nd FLOOR AREA + _____ sf

FINISHED BASEMENT WITH
7-FT CEILING - FLOOR AREA + _____ sf

ADDITION: 1st FLOOR AREA + _____ sf

ADDITION: 2nd FLOOR AREA + _____ sf

OTHER + _____ sf

TOTAL GROSS FLOOR AREA: = _____ **sf**

ATTACHED GARAGE
FLOOR AREA (minus) - _____ sf

MECHANICAL ROOM
FLOOR AREA (minus) - _____ sf

TOTAL NET FLOOR AREA = _____ **sf**

ACTUAL F.A.R. = **(Net Floor Area ÷ Lot Area)** _____ %

FLOOR AREA, NET -- The sum of the gross horizontal areas of the several floors of a building, measured from the exterior walls of the building. Floor area, net shall not include areas devoted to mechanical equipment serving nonresidential building areas. Floor area, net shall not include areas devoted exclusively to off-street parking, including garages, and loading spaces for motor vehicles and cellars. Floor area, net shall not include any finished space where the floor to ceiling height shall be less than seven feet. [Amended 5-1-2006 by Ord. No. 06-22]

FLOOR AREA RATIO (FAR) -- The aggregate of the net floor area, in square feet, of a building or group of buildings on a lot divided by the area, in square feet, of the lot. [Amended 5-1-2006 by Ord. No. 06-22]