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 (minus)
FLOOR AREA - _____________________________ sf

MECHANICAL ROOM (minus)
FLOOR AREA - _____________________________ 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]