

Worksheet – Floor Area Ratio

- I. The maximum FAR in the R1, R2, RAM, R3 and RM zones is .6.
The maximum FAR in the RVL zone is .5.
The maximum FAR in the RL zone for a lot 5,000 square feet or less is .6.
The maximum FAR in the RL zone for a lot 5,000 square feet or more is .5.

II. Calculation of FAR

A. Lot Size: _____ sq. ft. (A)

B. Gross Floor Area: (see definition below)

- | | |
|--|---------------|
| 1. Basement | _____ sq. ft. |
| 2. 1 st Story | _____ sq. ft. |
| 3. 2 nd Story | _____ sq. ft. |
| 4. Loft | _____ sq. ft. |
| 5. Garage or Carport | _____ sq. ft. |
| 6. Habitable Accessory Structures (e.g. accessory dwelling) | _____ sq. ft. |

|TOTAL _____ sq. ft. (B)

C. Divide Total (B) by (A) = _____ FAR

Definition of Gross Floor Area

Gross Floor Area is the sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls of a building, including supporting columns and unsupported wall projections (except eaves, uncovered balconies, fireplaces and similar architectural features), or if appropriate, from the center line of a dividing wall between buildings.

Gross floor area includes:

- ❖ Garages and carports
- ❖ Entirely enclosed porches
- ❖ Basement or attic areas determined to be habitable by the City's Building Official, based on the definitions in the building code.
- ❖ Uninhabitable basement areas where the finished floor level of the first floor above the basement is more than three feet above the average existing grade around the perimeter of the buildings foundation.
- ❖ All portions of the floor area of a story where the distance between the finished floor and the average of the top of the framed walls that support the roof system measures more than 15 feet shall be counted as 200% of that floor area.