

## Floor Area Ratio (FAR) Worksheet

- Applicants for new residential construction and additions in the R-1, R-2, R-3, R-4 and R-5 zone districts are required to complete and submit this worksheet with your building permit application.

Address: \_\_\_\_\_

Existing above-grade and walkout basement floor area: \_\_\_\_\_ sq. ft.

Proposed above-grade and walkout basement floor area: \_\_\_\_\_ sq. ft. +

Total Floor Area: = \_\_\_\_\_ sq. ft.

Net Lot Area (From Plat, Survey, etc.): \_\_\_\_\_ sq. ft.

Source: \_\_\_\_\_

Floor Area Ratio (FAR): 
$$\frac{\text{sq. ft.}}{\text{Total Floor Area}} \div \frac{\text{sq. ft.}}{\text{Net Lot Area}} = \text{FAR}$$

*I, the undersigned, take full responsibility for the accuracy and completeness of the above information. I understand that incomplete or inaccurate information may result in significant delays in the issuance of a building permit, or the possible revocation of a building permit.*

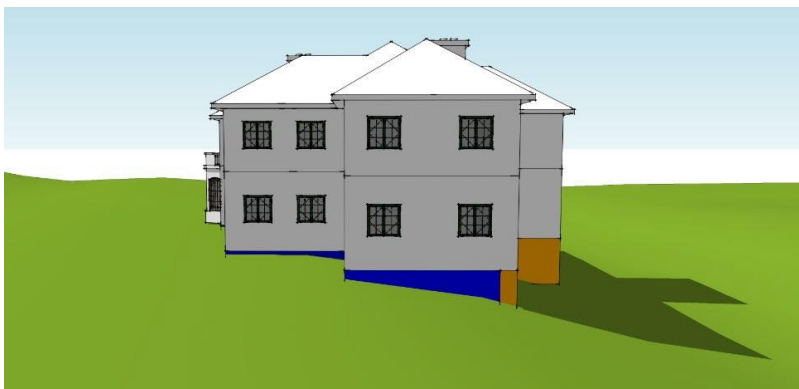
Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Title: (e.g. Owner, Architect, Contractor, etc.) \_\_\_\_\_ Date: \_\_\_\_\_

**Net Lot Area** (a) Generally, Lot area is the total area within the lot lines of a lot. (b) Addition to Lot Area. Areas outside of the lot lines of a lot may be counted towards lot area in certain zoning districts, as follows: (1) R-1, R-2, R-3, R-4, O-1, and C-1 Zoning Districts. In the R-1, R-2, R-3, R-4, O-1, and C-1 zoning districts, lot area may also include adjoining public street rights-of-way to the centerlines of the streets, or the area extending 30 feet into the right-of-way from the street lot lines, whichever results in less additional area. (2) R-3A Zoning District. In the R-3A zoning district, lots that are at least one-half acre in lot area may include (within the one-half acre or more) the area identified in subsection (b)(1), above, provided that such area does not exceed 20 percent of the total area of the lot.

**Above-Grade Floor Area** is calculated at 100% for rooms, mezzanine, loft and attic spaces where the distance between the floor and the ceiling or roof rafters directly above is greater than six (6) feet but not more than sixteen (16) feet; stairways with a maximum footprint of one hundred (100) square feet; utility areas; attached garages; roofed porches, balconies, loggias and breezeways that are enclosed on more than two sides; and walkout basements. Above-grade floor area is calculated at 200% for high volume spaces where the distance between the floor and the ceiling or roof rafters directly above is greater than sixteen (16) feet; and stairways with a footprint greater than one hundred (100) square feet.

**Walkout Basement** means any interior floor area on the same level as a basement, having a ceiling height of at least six (6) feet and bounded by an exterior wall that is exposed to a height of more than four (4) feet above the adjacent finished grade or by the interior perimeter of a standard basement.



Exposed areas 4 ft. or less (standard basement) shown in blue;

More than 4ft. (walkout basement) shown in orange