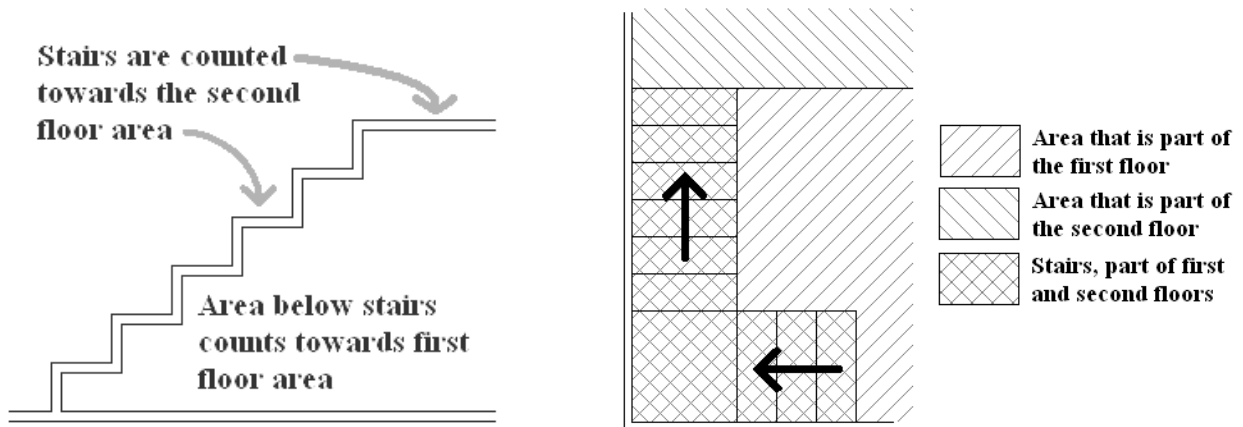


Floor Area Ratio Defined

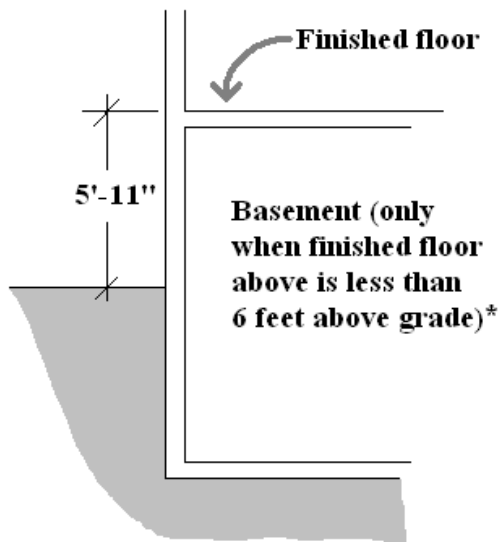
“Floor area ratio” (F.A.R.) means the gross floor area of the single family house divided by the total lot area. Garages, basements and accessory structures are not included in the floor area. The floor area includes the sum of all the floors in the main structure measured to the outside surface of the exterior walls. It includes the stairwells at all floors and all areas that are greater than fifty percent (50%) enclosed with walls and covered.

Determining F.A.R. trigger: Multiply lot size by 0.45.

How to count stairs:



Determining what is a basement:



*Basement, as defined for Planning purposes (may differ from Building Code definition)

Counting porches...or not:

