

Maximum Floor Area Ratio

Floor Area Ratio (FAR) is the ratio of eligible building area to lot size. FAR is calculated by dividing the total square footage of conditioned and unconditioned space in eligible buildings by the square footage of the lot, with the result expressed as a two-digit decimal (such as 0.44). FAR applies to both new infill construction and additions to existing buildings (contributing and noncontributing).

Include these in FAR calculations:

- Primary structures (such as houses or other main buildings)
- Sunrooms or enclosed porches with walls and windows
- Attached garages and storage space
- Detached garages (area over 528 square feet)*
- Detached garage apartments (area over 400 square feet)**
- Attics with dormers in new additions, new construction, and noncontributing houses

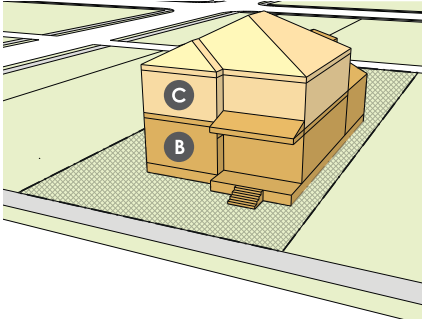
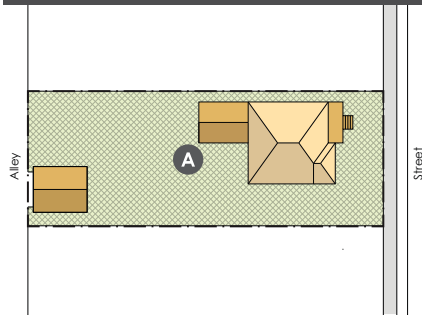
Exclude these from FAR calculations:

- Detached garages (area up to 528 square feet)*
- Detached garage apartments (area up to 528 square feet)**
- One-story garages attached to one-story structures (up to 264 square feet)
- All attics, with or without dormers, provided that the roof pitch on the second-story is within one degree of typical pitches in the context area
- Roof overhangs
- Open or screened-in porches; uncovered decks or patios
- Detached accessory structures, other than garages and garage apartments
- Carports
- Pavement and driveways

* When calculating FAR, you may exclude that portion of a detached garage which measures 528 square feet or less. For example, if the area of detached garage is 316 square feet, you may exclude the entire 316 square feet from the FAR calculation. If the area of the detached garage measures 600 square feet, you may exclude 528 square feet, leaving 72 square feet to be included.

** Additionally, you may exclude that portion of a detached garage apartment which measures 528 square feet or less.

CALCULATING FLOOR AREA RATIO



A	Lot Area
B	1st Floor Area
C	2nd Floor Area

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

1. To calculate the maximum square footage allowed for your lot, multiply the area of the lot by the FAR number shown in the table (left).

For example:

$$6,600 \text{ sf lot} \times 0.44 = 2,904 \text{ sf}$$

2. Measure the square footage of existing buildings.

For example:

$$1\text{st Floor Area} = 1,307 \text{ sf}$$

$$2\text{nd Floor Area} = 1,280 \text{ sf}$$

$$\text{Detached Garage} = 480 \text{ sf}$$

3. Subtract the exemption for a detached garage or garage apartment, if applicable:

For example:

$$\text{Detached Garage} = (528 \text{ sf})$$

4. Calculate the total building area for the property.

For example:

$$1\text{st Floor Area} = 1,307 \text{ sf}$$

$$+ 2\text{nd Floor Area} = 1,280 \text{ sf}$$

$$+ \text{Detached Garage} = 600 \text{ sf}$$

$$- \text{Garage Exemption} = (528 \text{ sf})$$

$$\text{Total Building Area} = 2,659 \text{ sf}$$

5. Compare maximum allowed square footage vs. net square footage of existing buildings.

For example:

$$\text{Max. square footage} = 2,904 \text{ sf}$$

$$\text{Existing building area} = 2,659 \text{ sf}$$

Existing building area is lower than maximum square footage by 248 sf, so an additional 248 sf could be added to this property.

Note: All attic space is not included in FAR.