

How to calculate LANDSCAPE/OPEN SPACE RATIO and FLOOR AREA RATIO

FLOOR AREA (**FA**): The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

Note: the sum is the area of the floors (1st, 2nd, 3rd, etc.) which may be more than the footprint.

FLOOR AREA RATIO (**FAR**): The maximum amount of total floor area **within a building** in proportion to the amount of lot area. A floor area ratio of 1.0 allows for one square foot of floor area for each square foot of lot area.

LANDSCAPE/OPEN SPACE RATIO (**LOR**): See "floor area ratio," but this applies as a minimum requirement.

LOT AREA (**LA**): The total horizontal area within the lot lines.

To determine if your project will meet landscape/open space ratio (LOR) and floor area ratio (FAR), insert the zoning table value for FAR and LOR.

Landscape/Open Space Ratio Check: **LA - FA ≥ LA x LOR**

Floor Area Ratio Check: **FA ≤ LA x FAR**