

## **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 (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 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 (OR): See "floor area ratio," but this applies as a minimum requirement.

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

### **Landscape/Open Space Ratio Check:**

$$L \leq LA \times OR$$

L = Landscape (minimum required)

LA = Lot Area

OR = Open Space Ratio

### **Floor Area Ratio Check:**

$$BFA \leq LA \times FAR$$

BFA = Building Floor Area (maximum allowed)

LA = Lot Area

FAR = Floor Area Ratio