

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.

- ❖ *Note: Only the floor area of buildings (not footprint) and lot area (not impervious area) are used in this calculation*

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

- ❖ *Note: As applied to the FAR definition, this would read: "The MINIMUM amount of total floor area within a building in proportion to the amount of lot area." Although both of these definitions have read as they are currently since adopted in the 3/8/1986 zoning ordinance, this definition runs counter to the FAR definition. Because this definition is dependent on the FAR definition and only one of the standards can functionally apply, this standard is found to have no meaning subject to the table of dimensional requirements (225 attachment 2)*

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

Floor Area Ratio Check:

$$\mathbf{BFA \leq LA \times FAR}$$

BFA = Building Floor Area (maximum allowed)

LA = Lot Area

FAR = Floor Area Ratio