DIAGRAM 1
GRADE PLANE

CROSS SECTION VIEW

PLAN VIEW OF LIMITS OF AREA FOR CALCULATING GRADE PLANE

Ten (10’) feet from building wall or property line, whichever is less.
ATTIC AREA INCLUDED IN GROSS FLOOR AREA (GFA)

Diagram 2

2nd Floor

1st Floor

Basement

Attic

Roof Rafters

Plane

Finished Attic Floor

Dormer Area in GFA

Area in GFA

7'-0"

5'-0"

Grade Plane
BASEMENT AREAS INCLUDED AND EXCLUDED FROM GROSS FLOOR AREA (GFA)

1st Floor Above

Attic

Basement

Grade Plane

Crawl Space

None of basement or crawl space area included in GFA

More than 5’-0”

Less than 3’-0” above

More than 4’-0” below

Finished surface of floor

50% of basement area* included in GFA

Less than 3’-0” above

More than 4’-0” below

More than 5’-0”

Finished surface of floor

All basement area included in GFA

*Excluding crawl spaces and basement areas for parking, laundry equipment and mechanical equipment.
**HALF AND FULL STORY CALCULATIONS FOR ATTIC AREA**

When Area in GFA, is **less** than 40% of Area B Attic Counts as ½ story.

When Area in GFA is **more** than 40% of Area B Attic Counts as full story.
BASEMENT AREA COUNTED AS A STORY ABOVE GRADE UNDER THE FOLLOWING CONDITIONS

1. **1st Floor Above**
   - **Basement**
   - **Attic**
   - More than 5’-0” above Grade Plane
   - More than 12’-0” above Finished Grade at any point
   - More than 5’-0” above Finished Grade for more than 30% of perimeter

Diagrams – Page 5
Where the front lot line is along the terminus of a cul-de-sac, the distance may be measured at the required front yard depth setback along an arc concentric with the street line.

Required (minimum) Yard
See Sec. 6-205
ILLUSTRATION DISTINGUISHING YARDS FROM REQUIRED YARDS

Required (minimum) Yard
See Sec. 6-205
DIAGRAM 7.1

ILLUSTRATION OF YARDS FOR TYPICAL LOTS AND REAR LOTS

The area of accessway is excluded from lot area calculation for lot size and FAR per Sec 6-131 (b) (6).

*For Rear Lots property owner selects which lot line will be front lot line per Sec. 6-131.
Minimum Frontage must extend 200% of minimum front yard depth. See Sec. 6-205.
ILLUSTRATION OF YARDS FOR IRREGULAR SHAPED LOT

Required (minimum) Yard
See Sec. 6-205
DIAGRAM 10
CORNER, REAR,
AND THROUGH LOTS

STREET

THROUGH LOT

REAR LOT

STANDARD LOT

STANDARD LOT

THROUGH LOT

CORNER LOT

STREET

CORNER LOT

STANDARD LOT