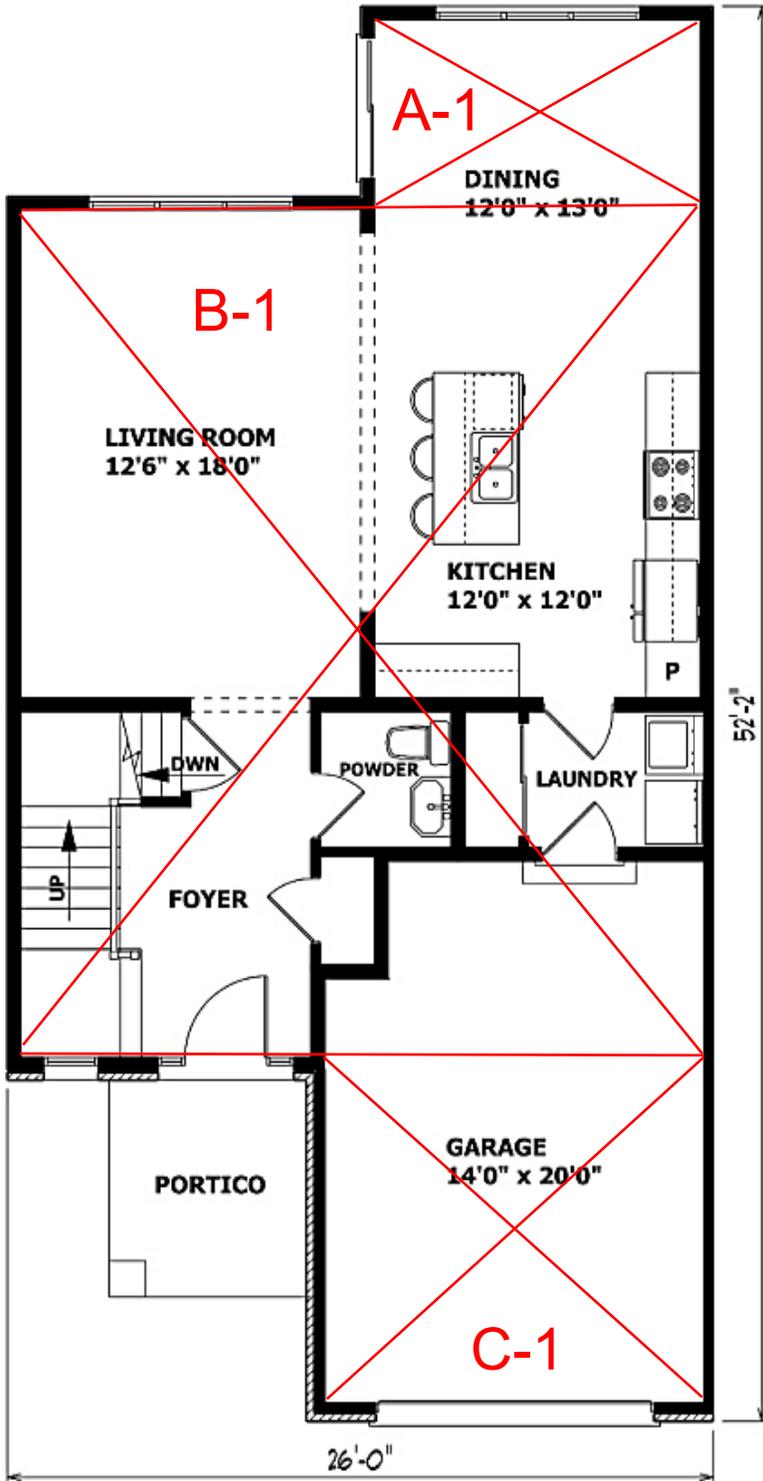




## ZONING COMPLIANCE FLOOR AREA RATIO WORKSHEET STANDARD FORMAT

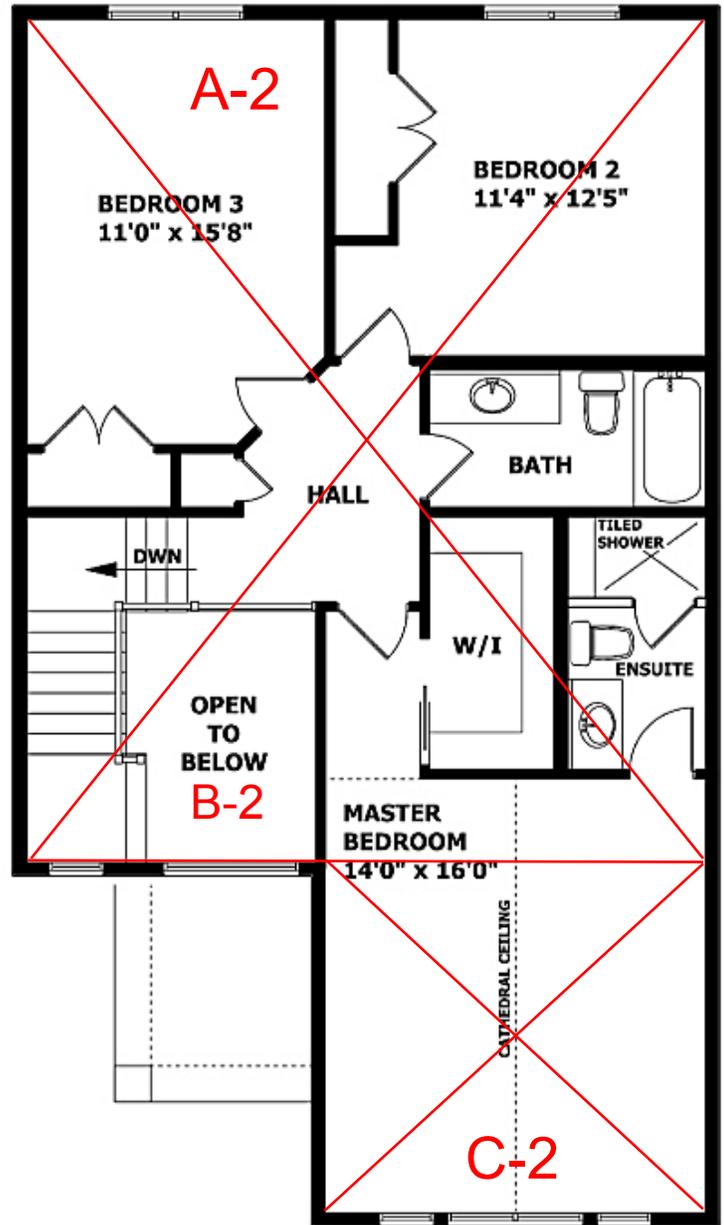
1. The following format is to be used with *all* permit application submittals to the Zoning Enforcement when calculating the floor area ratio, /F.A.R. whose proposed F.A.R. is within, 10% of the maximum F.A.R. permitted.
2. F.A.R. calculations must be performed on 1\4" scale drawings, which reflect the actual and/or proposed building plan dimensions of each floor including basement and attics and all other buildings on the property.
3. Boxes *do not* have to be drawn around *each* room or living area, but the floor area of each floor can be divided into simple Polygons {rectangles, squares, etc.) or circles depending upon the individual plan. {See reverse side) This approach allows for the inclusion of all interior walls. As defined by Section 6-5 {22.1) "*No deductions shall be made for anything between the interior surfaces of the perimeter walls including, but not limited to, interior walls staircases chimneys, mechanical spaces, structural elements and closets. In the event there is an open atrium space, the open area in the upper level or levels is not counted when calculating Gross Floor Area (GFA).*"
4. The area of each polygon or circle is to be shown by providing the two dimensions in the case of a polygon and the diameter for a circle. The resulting square foot areas should be listed in a summary table and added, resulting in the gross floor area for the entire floor. {See schematic on reverse side.)- See page 2 of 2.
5. Attic areas to be calculated in F.A.R. are only those areas that are seven {7) feet or more in height from the attic floor to the underside of the rafters. Dormers that are five {5) feet or more in height must also be calculated in F.A.R. **Building sections must be provided.**
6. Basement inclusion or exclusion will be determined by the Building Zone Regulation Section 6-134.
7. Any exception of floor area from gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.

Floor area 1st floor = 1,047.5 sf  
 Floor area for 2nd floor = 906 sf  
 Gross floor area = 1953.5 sf



## 1ST FLOOR PLAN

A-1 12' x 6.5' = 78 sf  
 B-1 25' x 31.5' = 787.5 sf  
 C-1 14' x 13' = 182 sf  
 FLOOR AREA 1st Floor = 1,047.5 sf



## 2ND FLOOR PLAN

A-2 25' x 31.5' = 787.5 sf  
 (B-2 = 63 sf, ) Open to below  
 C-2 14' x 13' = 182 sf  
 FLOOR AREA 2nd Floor = 906 sf