

FLOOR AREA RATIOS

DEFINITION - SECTION 91.2.82. FLOOR AREA RATIO.

(Amended by O-3291; O-3319)

In calculating the Floor Area Ratio (FAR), the measurements from outside wall to outside wall, using gross square footage shall be used. The gross square footage includes the area of all floors of the main structure, accessory structures and habitable attic area, but excluding basements, covered porches, patios and balconies enclosed on not more than two (2) sides, and chimneys.

Stairwells and floor area in portions of the structure where the distance between any floor and roof directly above it is seventeen (17) feet or more shall be counted twice. If the distance between any floor and roof directly above it is twenty-six (26) feet or more, the floor area shall be counted three (3) times.

For purposes of this section, basement shall mean any habitable area located below any story which has a finished floor level not more than three (3) feet above finished grade, excluding any berms or raised planters, and which does not have windows more than eighteen (18) inches above finished grade at any point along the perimeter of the building.

(R-1 ZONE) SINGLE FAMILY RESIDENTIAL DISTRICT

SECTION 91.4.11. FLOOR AREA RATIO.

(Added by O-3269; O-3283; O-3356)

- a) Except as provided in this section, no single-family dwelling shall be built, and no single-family dwelling shall be enlarged, modified or remodeled in any way which will result in the dwelling exceeding a floor area to lot area ratio (F.A.R.) of .6 to 1.
- b) In calculating the F.A.R., the methods provided in Section 91.2.82 shall be followed, and the area of any garage shall be included.
- c) In the case of a flag lot, the lot area to be used in the F.A.R. calculation shall include only the buildable lot area, but not including the access easement.

(R-2 ZONE) TWO-FAMILY RESIDENTIAL DISTRICT

SECTION 91.6.10. FLOOR AREA RATIO.

(Amended by O-3283)

- a) No two family dwelling, or two (2) single family dwellings on a single lot shall be built, enlarged, modified or remodeled in any way which will result in the dwellings and any accessory structures on the lot exceeding a floor area to lot area ratio (F.A.R.) of .65 to 1.0 except as provided for in Chapter 5 of this Division.
- b) In calculating the F.A.R., the methods provided in Section 91.2.82 shall be followed; provided, that any garage area shall not be included.

(R-3 ZONE) LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 91.7.9. LAND AREA PER DWELLING UNIT AND DENSITY.

(Added by O-1936; O-1937; O-1938; Amended by O-2111; O-2307; O-3191; O-3217; O-3283)

The number of dwelling units permitted on any lot, parcel of land or site shall be determined by applying the following factors:

- a) No flat building, apartment house or other residential dwelling shall occupy a site which provides less than sixteen hundred (1,600) square feet of land area per dwelling unit; and
- b) No flat building, apartment house or other residential dwelling shall be built, and no flat building, apartment house or other residential dwelling shall be enlarged, modified or remodeled in any way which will result in the flat building, apartment house or other residential dwellings and any accessory buildings on the lot exceeding a floor area to lot area ratio (F.A.R.) of .6 to 1.0 except as provided for in Chapter 5 of this Division.
- c) In calculating the F.A.R., the methods provided in Section 91.2.82 shall be followed; provided, that any garage area shall not be included.

(R-5 ZONE) HIGH RISE RESIDENTIAL DISTRICT

SECTION 91.11.10. FLOOR AREA RATIO.

a) Floor Area. The floor area of a building shall be the sum of the areas for residential use on the several floors of a building or buildings measured from the exterior faces of the exterior walls. This shall include basement or lowest story to the extent used for residential purposes. It does not include the following:

- 1) Halls, lobbies, stairways and elevator shafts;
- 2) Any uncovered terrace, patio, atrium, porch or balcony;
- 3) Any special purpose area for common use of all occupants such as recreation, library or infirmary;
- 4) Any garage or carport; and
- 5) Any area used for major mechanical equipment.

b) Site Area. The site area to be used in calculating the allowable floor area and counted in the open space requirements shall include the following:

- 1) Legally defined parcel; plus
- 2) One-half (1/2) of any abutting alley or street right-of-way; plus
- 3) One-half (1/2) of any abutting beneficial public open space with reasonable expectancy of perpetuating (such as a public green area or a park) as determined and approved by the Planning Commission. Except, provided, however that any abutting public open space included in the site shall not exceed a depth in linear feet of:
1 to 6 stories - 60 feet
6 to 12 stories - 70 feet
12 to 24 stories - 80 feet

c) Floor Area Ratio. The floor area ratio (F.A.R.) is the total floor area of a building or buildings on a building site, divided by the gross of the site area. (Floor Area)
(Site Area)

(R-3-3 ZONE) LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT

SECTION 91.13.9. LAND AREA PER DWELLING UNIT AND DENSITY.

(Amended by 3235; O-3283)

The number of dwelling units permitted on any lot, parcel of land or site shall be determined by applying the following factors:

- a) No flat building, apartment house or other residential dwelling shall occupy a site which provides less than one thousand six hundred (1,600) square feet of land area per dwelling unit; and
- b) No flat building, apartment house or other residential dwelling shall be built, and no flat building, apartment house or other residential dwelling shall be enlarged, modified or remodeled in any way which will result in the flat building, apartment house or other residential dwellings and any accessory buildings on the lot exceeding a floor area to lot area ratio (F.A.R.) of .6 to 1.0.
- c) In calculating the F.A.R., the methods provided in Section 91.2.82 shall be followed; provided, that any garage area shall not be included.
- d) The number of off-street parking spaces shall be provided in accordance with the provisions of Section 93.2.3; and
- e) No lot or parcel of land shall contain more than three (3) dwelling units.