



## FLOOR AREA RATIO (FAR) AND LOT COVERAGE

Zoning	Lot Size	FAR	Lot Coverage	Setback	Offsets	
					Side	Rear
RS-1	20,000 s.f.	28%	25%	25'	15'	25'
RS-2	15,000 s.f.	36%	25%	30'	15'	30'
RS-3	12,000 s.f.	36%	30%	25'	8'	25'
RS-4	10,000 s.f.	36%	30%	25'	8'	25'
RS-5	8,400 s.f.	36%	30%	25'	4'	25'
RS-6	8,400 s.f.	36%	30%	25'	4'	25'
RS-7	20,000 s.f.	28%	25%	25'	10'	25'
RS-8	40,000 s.f.	20%	15%	75'	25'	25'

**Floor Area Ratio (FAR):** The mathematical expression determined by dividing the Gross Floor Area\* of a building including the garage and all accessory buildings (excluding decks, open porches, child play structures, open gazebos) by the area of the lot on which they are located as:

$$\frac{\text{Gross Floor Area} + \text{Garage Area} + \text{Accessory Structure Area}}{\text{Lot Area}} = \text{Floor Area Ratio}$$

For example, a 2-story dwelling with 1,200 square feet on the first floor, 1,000 square feet on the second floor, a 600 square foot garage, and a 450 square foot accessory structure on a 15,000 square foot lot has a floor area ratio of 0.217--also expressed as 21.7%.

\*Floor Area – Gross. The sum of the gross horizontal areas of all floors measured in square feet, not including basement floor, measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings. The floor area of a building includes elevator shafts and stairwells at each floor, floor space used for mechanical equipment (except equipment--open or closed--located on a roof or in a basement), penthouses, attic space having headroom of seven (7) feet and ten (10) inches or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses.

**Lot Coverage:** The measurement of land use intensity that represents the portion of the site occupied by the principal building including the garage and all accessory buildings, but excluding all other impervious improvements such as sidewalks, driveways, patios, decks and open porches, recreational courts, child play structures, swimming pools, open gazebos, etc.

$$\frac{\text{First Floor Area} + \text{Garage Area} + \text{Accessory Structure Area}}{\text{Lot Area}} = \text{Lot Coverage}$$

For example, a 2-story dwelling with 1,200 square feet on the first floor, a 600 square foot garage, and a 450 square foot accessory structure on a 15,000 square foot lot has a coverage percentage of 15.0%.

**NOTE: THE BUILDING PERMIT APPLICATION SIGNATORY IS RESPONSIBLE FOR SUBMITTING CODE-COMPLIANT PLANS BEFORE A BUILDING PERMIT WILL BE ISSUED.**