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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 117 Cypress Street

Zoning District: SR-3

Lot Size: 14,383.0 sq./ft.

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,330.0
2. Attached garage	none
3. Second story	1,475.5
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 3rd Floor	1,330.0
5. Certain floor area above the second story ^{1b} (third floor)	311.0
6. Enclosed porches ^{2b}	none
7. Mass below first story ^{3b}	651.7
8. Detached garage (total of 3 levels)	1,283.6
9. Area above detached garages with a ceiling height of 7' or greater	0.00
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	none
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	6,381.8
B. Lot size	14,383.0
C. FAR = A/B	.44
Allowed FAR	
Allowable FAR	.37
Bonus of .02 if eligible ^{4b}	.39
TOTAL Allowed FAR	.39=5,609.4



T. Andrew Hatcher