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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: _____

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1394 sf	1742 sf
2. Attached garage	none	none
3. Second story	1367 sf	1803 sf
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	none	none
5. Certain floor area above the second story ^{1b} refer to attic section sheet A-5	none	none
6. Enclosed porches ^{2b}	none	none
7. Mass below first story ^{3b} 1947 sf / 2 = 973 Sf	699 sf	973 sf
8. Detached garage	493 sf	493
9. Area above detached garages with a ceiling height of 7' or greater	none	sf none
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	none	none
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	3953 sf	5011 sf
B Lot size	12,437 sf	12,437 sf
C FAR = A/B	.31	.40
Allowed FAR		
Allowable FAR	.40	4974 sf
Bonus of .02 if eligible ^{4b}	.02	248 sf
TOTAL Allowed FAR	5223 sf	5223 sf