



D. Warren
Mayor

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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 15 Ricker Road (Existing)

**FAR Calculations for
Regulations Effective As Of October 15, 2011
Inputs (square feet)**

1. First story	1,500.16
2. Attached garage	n/a
3. Second story	1,500.16
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	n/a
5. Certain floor area above the second story ^{1b}	557.68
6. Enclosed porches ^{2b}	n/a
7. Mass below first story ^{3b}	726.93
8. Detached garage	n/a
9. Area above detached garages with a ceiling height of 7' or greater	n/a
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	n/a

FAR of Proposed Structure(s)

A. Total gross floor area (sum of rows 1-10 above)	4,284.93
B. Lot size	4,776.00
C. FAR = A/B	0.90

Allowed FAR

Allowable FAR	0.58
Bonus of .02 if eligible ^{4b}	n/a
TOTAL Allowed FAR	0.58

Calculation Instructions

- **General:** Calculations should be made within the perimeter of outside walls of a building without deduction for hallways, stairs, closets, thickness of walls, columns, atria, open wells and other vertical open spaces or other features.
- **First/second story:** Exclude from the calculation bays or bay windows that are cantilevered, do not have foundations, and that occupy 10 percent or less of the wall area on which they are mounted.
- **Atria:** Atria, open wells, and other vertical open spaces are calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by 10.

Notes:

1b: Area above the second story: Include in the calculation for FAR any area that meets the following criteria:

- Lies below the area of a horizontal plane that is 5' above it and which touches the side walls and/or the underside of the roof rafters;
- Is at least 7' in any horizontal dimension as measured within the area having a wall height of at least 5' or more;
- Has a minimum ceiling height of 7' on at least 50 percent of its required floor area; AND
- Has a floor area of not less than 70 sq. ft. as measured within the floor area having a wall height of 5' or more.

2b: Porch: A porch is considered enclosed if it is enclosed for any portion of the year by impermeable materials such as glass. Porches are roofed structures with sides not more than 60% enclosed by impermeable walls and railings or solid walls no higher than 36" high from the finished floor; are attached to and accessible from the primary structure; and are not heated or air conditioned.

3b: Mass below first story: Mass below first story includes any cellar, crawl space, basement, or other area lying directly below a first story. The portion that is included in FAR is the LESSER OF:

- 50% of the floor area of mass below first story OR
- X/Y x floor area of mass below first story,

Where:

X= Sum of the width of those sections of exposed walls below the first story having an exterior height equal to or greater than 4' as measured from existing or proposed grade, whichever is lower, to the top of the subfloor of the first story

Y= Perimeter of exterior walls below first story

4b: Bonus: An FAR bonus of .02 is available for those seeking to build on old lots (lots created before December 7, 1953) if new construction is built to comply with "new lot" setback standards and that nonconformities with respect to open space or lot coverage are not created or increased.



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2.	Attached garage	n/a
3.	Second story	1,500.16
4.	Atria, open wells, and other vertical spaces (if not counted in first/second story)	n/a
5.	Certain floor area above the second story ^{1b}	725.03
6.	Enclosed porches ^{2b}	n/a
7.	Mass below first story ^{3b}	726.93
8.	Detached garage	n/a
9.	Area above detached garages with a ceiling height of 7' or greater	n/a
10.	Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	n/a

FAR of Proposed Structure(s)

A.	Total gross floor area (sum of rows 1-10 above)	4,452.28
B.	Lot size	4,776.00
C.	FAR = A/B	0.93

Allowed FAR

Allowable FAR	0.58
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TOTAL Allowed FAR	0.58

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