

# Maximum Floor Area Ratio (FAR) and Building Coverage Worksheet

Applicants for new residential construction and additions in the **RR-1, RR-2, RE, and RL-1** zoning districts, and applicants for new residential construction and additions for single family dwellings in the **RL-2 and RMX-1** zoning districts, including both principal and accessory buildings, are required to complete and submit this worksheet with your building permit application.

**Calculate the Maximum Floor Area and Building Coverage for your lot:**

<u>Zoning District</u>	<u>Lot Area</u>	<u>Maximum Floor Area (sf)</u>	<u>Maximum Building Coverage (sf)</u>

**Calculate the total Floor Area for your project:**

<i>Floor Area as Defined in 9-16-1, B.R.C. 1981</i>			<i>Amount of Floor Area that contributes to max FAR</i>									
	Existing (sf)	Proposed (sf)	Total (sf)									
Level 1				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"><u>Perimeter above 36"</u></td> <td></td> </tr> <tr> <td><u>High Volume Space (sf)</u></td> <td></td> </tr> <tr> <td><u>High Volume Space (sf)</u></td> <td></td> </tr> <tr> <td><u>High Volume Space (sf)</u></td> <td></td> </tr> </table>	<u>Perimeter above 36"</u>		<u>High Volume Space (sf)</u>		<u>High Volume Space (sf)</u>		<u>High Volume Space (sf)</u>	
<u>Perimeter above 36"</u>												
<u>High Volume Space (sf)</u>												
<u>High Volume Space (sf)</u>												
<u>High Volume Space (sf)</u>												
Level 2												
Level 3												
Level 4												
Accessory 1				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"><b>FAR</b></td> <td style="width: 30%;"><b>:1</b></td> </tr> </table>	<b>FAR</b>	<b>:1</b>						
<b>FAR</b>	<b>:1</b>											
Accessory 2												
Accessory 3												
<b>TOTAL</b>												

**Calculate the total Building Coverage for your project:**

<i>Building Coverage as Defined in 9-16-1, BRC 1981</i>								
	Existing (sf)	Proposed (sf)	Total (sf)					
Principal				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;"><u>Front porch total area</u></td> <td></td> </tr> <tr> <td><u>Additional porch total area</u></td> <td></td> </tr> </table>	<u>Front porch total area</u>		<u>Additional porch total area</u>	
<u>Front porch total area</u>								
<u>Additional porch total area</u>								
Accessory 1								
Accessory 2								
Accessory 3								
<b>TOTAL</b>								

In general, projects with contributing floor area or building coverage that is greater than 80% of the allowed maximum will require detailed and dimensioned building plans showing floor area and building coverage calculations for each building on the lot, including accessory buildings, and will be required to use an Improvement Survey Plat (I.S.P.) or Land Survey Plat (L.S.P.) to determine lot area. Projects that are permitted to use an Improvement Location Certificate (I.L.C.) will be required to submit a supplemental Lot Area Declaration Form, signed by a licensed surveyor, architect, or engineer.

**Building Area Declaration:**

*I, the undersigned, take full responsibility for the accuracy and completeness of the above information. I understand that incomplete or inaccurate information may result in significant delays in the issuance of a building permit, or the possible revocation of a building permit.*

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Title: (e.g. Owner, Architect, Contractor, etc.) \_\_\_\_\_ Date: \_\_\_\_\_

***Excerpt from 9-16-1, "Definitions", B.R.C. 1981:***

**"Floor area"** means the total square footage of all levels measured to the outside surface of the exterior framing, or to the outside surface of the exterior walls if there is no exterior framing, of a building or portion thereof, which includes stairways, elevators, the portions of all exterior elevated above grade corridors, balconies, and walkways that are required for primary or secondary egress by chapter 10-5, "Building Code," B.R.C. 1981, storage and mechanical rooms, whether internal or external to the structure, but excluding an atrium on the interior of a building where no floor exists, a courtyard, the stairway opening at the uppermost floor of a building, and floor area that meets the definition of uninhabitable space.

**"Uninhabitable space"** means a room or portion thereof that is six feet or less in floor to ceiling height, or a room solely used to house mechanical or electrical equipment that serves the building, including, without limitation, heating, cooling, electrical, ventilation and filtration systems, or any parking facility located completely below grade on all sides of the structure regardless of the topography of the site.

**"Building coverage"** means the maximum horizontal area within the outer perimeter of the building walls, dividers, or columns at ground level or above, whichever is the greater area, including, without limitation, courts and exterior stairways, but excluding:

- (1) Uncovered decks, stoops, patios, terraces, and stairways all less than thirty inches high;
- (2) The outer four feet of completely open, uncovered, cantilevered balconies that have a minimum of eight feet vertical clearance below;
- (3) Up to three hundred square feet of a single-family detached residence front porch that is adjacent to a street; and
- (4) Up to one hundred fifty square feet of additional porch area not located in the front yard for single-family detached residence.
- (5) One accessory building, no larger than eighty square feet size and no taller than ten feet in height, associated with a single-family detached residence.