

FLOOR AREA RATIO

The following detailed Floor Area Ratio (FAR) information (in the format detailed below) must be shown on the Site Plan or Architectural Plans, which are submitted with the building permit application for any new single-family construction or addition project.

Lot Area: _____		
	EXISTING	PROPOSED
<i>1st Floor Area:</i>	_____	_____
<i>2nd Floor Area:</i>	_____	_____
<u>The following four items should be provided, if applicable:</u>		
<i>English Basement Area:</i>	_____	_____
<i>Finished Attic Area (height of 5' or more):</i>	_____	_____
<i>Unfinished Garage Attic Area (height of 5' or more):</i>	_____	_____
<i>Open 2-Story Element Area (height of 16' or more x 2):</i>	_____	_____
Total Floor Area minus 400 SF Garage Area Bonus:	_____	_____
Floor Area Ratio*:		
_____	÷ _____	= _____ %
Floor Area	Lot Area	Floor Area Ratio
*NOTE: The maximum FAR in all single-family residential zoning districts is 0.25 (25%) of the lot area.		

Village Code Definitions:

Floor Area is defined as “the sum of the gross horizontal areas of the several floors of a building, including the English Basement floor, but not including a basement floor, measured from the exterior faces of the exterior walls. The "floor area" of a building shall also include elevator shafts and stairwells at each floor; floor space used for mechanical equipment, except equipment, open or enclosed, located on the roof; penthouses; finished attic space having headroom of five feet (5') or more; unfinished garage attic space, with or without flooring, having headroom of five feet (5') or more from the top of the lowest garage ceiling rafters; provided however that porches and any space devoted to accessory uses off-street parking or loading shall not be included in "floor area, and, in residential zoning districts, the area of a garage shall be included, with the exception that the first 400 square feet of the total garage area shall be excluded. Further, that portion of any open two-story element, which consists of an interior space which has a clear height of sixteen feet (16') or more from the floor elevation, that floor area shall be counted twice in calculating the floor area ratio.”

English Basement is defined as “the portion of a building located partly underground, but having less than half its clear floor-to-ceiling height below the average grade of the adjoining ground and which is finished for living space.”

