Q: how to calculate the Gloss floor area?

Floor Area Ratio (FAR) is defined as:

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\frac{\text{Gross Square Footage of all structures on a site}}{\text{Gross Square Footage of the lot}}
\]

This handout will help you understand and compute the Floor Area Ratio of your proposed project for your Community Development Applications:

Gross square footage shall include all covered space located on your lot with the following exceptions or changes:

1. Include any covered parking area which is enclosed by two (2) or more walls, whether attached to or detached from the main dwelling structure. However, you may exclude one enclosed parking space, with a maximum area of one hundred eighty (180) square feet.
2. Include any covered area on or below the first or main floor, for which the average height of the four corners is greater than six (6) feet above the natural grade at the exterior.
3. Include decks, patios or other usable open areas that are enclosed on three or more sides. Note that two (2) walls and a solid roof shall be counted as three (3) sides.
4. Double the square footage of any interior space with a ceiling height equaling fifteen (15) feet or more. Exclude stairwells with no habitable space above or below the stairs, and a maximum of sixty (60) square feet of additional space, such as in an entry foyer, an internal atrium, or a study loft.
5. Include any attic space having a floor area of at least one hundred fifty (150) square feet with a ceiling height of 7.5 feet or more.