Floor Area Ratio (FAR) Summary Table

An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

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Floor Area Ratio Example

0.1 FAR
An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with 0.1 FAR generally might have a one-story building covering 10% of the site. The graphic below shows a possible development arrangement using this FAR.

Site Coverage

Building Height

10%

1-story
Floor Area Ratio Example

0.2 FAR
An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 0.2 FAR generally might have a one-story building covering 20% of the site or a two-story building with 10% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

**Site Coverage**

[Diagram showing site coverage: 20% and 10%]

**Building Height**

[Diagram showing building height: 1-story and 2-story]
Floor Area Ratio Example

0.3 FAR
An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 0.3 FAR generally might have a range between a one-story building with 30% coverage to a three-story building with 10% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

Site Coverage

![Site Coverage Diagram]

Building Height

![Building Height Diagram]
Floor Area Ratio Example

0.4 FAR
An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 0.4 FAR generally might have a range between a one-story building with 40% coverage to a four-story building with 10% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

**Site Coverage**

![Site Coverage Diagram]

**Building Height**

![Building Height Diagram]
Floor Area Ratio Example

0.5 FAR
An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 0.5 FAR generally might have a range between a one-story building with 50% coverage to a five-story building with 10% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

Site Coverage

![Site Coverage Diagram]

Building Height

![Building Height Diagram]
Floor Area Ratio Example

0.6 FAR
An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 0.6 FAR generally might have a range between a one-story building with 60% coverage to a six-story building with 10% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

**Site Coverage**

![Site Coverage Diagram]

**Building Height**

![Building Height Diagram]
Floor Area Ratio Example

0.75 FAR

An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 0.75 FAR generally might have a range between a one-story building with 75% coverage to a six-story building with 12.5% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

Site Coverage

![Site Coverage Diagram]

Building Height

![Building Height Diagram]
Floor Area Ratio Example

1.0 FAR

An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 1.0 FAR generally might have a range between a one-story building with 100% coverage to an eight-story building with 12.5% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

**Site Coverage**

100%  50%  25%  12.5%

**Building Height**

1-story  2-story  4-story  8-story
Floor Area Ratio Example

2.0 FAR

An FAR is the ratio of total net floor area of a building to the total lot area. An FAR describes the intensity of the use on a site and not the building height or site coverage; however, building height and site coverage standards are critical in determining the arrangement and from of the buildings at the intensity permitted by the FAR. FAR includes all habitable structures on a lot but does not include the area within parking lots or parking structures.

A site with a 2.0 FAR generally might have a range between a two-story building with 100% coverage to a ten-story building with 20% coverage of the site. The graphic below shows possible development arrangements using the same FAR.

**Site Coverage**

![Site Coverage Diagram]

**Building Height**

![Building Height Diagram]