

Calculation for Floor Area Ratios (GFA)

Address: _____ **Lot Size:** _____

Maximum Allowed GFA:

Lot Area (in square feet)	Maximum GFA (in square feet)
0 to 5,000	$0.8 * \text{Lot Area}$
5,000 to 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 to 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 to 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 to 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$
Maximum Allowed GFA:	

Existing and Proposed GFA:

Area	Existing Square Feet	Proposed Square Feet*
Basement: ceiling height of at least 6'8"		
Garage		
First Floor		
Second Floor		
Half Story (Max.40% of Second floor)		
Porch(s)		
Any Other Structures on Property (Sheds, etc.)		
Total GFA		

*Square footages must have documented areas on a floor plan showing how square footage was calculated. Confirm Building Plans delineate Gross Floor Areas.

Architect Name

Architect Signature

Date

GROSS FLOOR AREA

The sum, in square feet, of the horizontal areas of a building (or several buildings on the same lot) *measured from the exterior face of the exterior walls*, or from the center line of a party wall separating two buildings, including garages, basements, porches, and half stories. In half stories, all floor area where the headroom is greater than five feet, measured from the top of the floor joists of the top story to the bottom of the roof rafters, which is included in the measurement of gross floor area unless the term net floor area is used.

HALF STORY (An Attic with Stairway Access)

A story under a sloping roof accessed by a stairway compliant with the building code. The gross floor area with head room of five feet or more may not exceed 40% of the total floor area of the second story. Dormers may be constructed on those exterior walls provided the length of the dormers measured between the lowest bearing points of the dormers on the rafters of the sloping roof does not exceed 50% of the length of the sloping roof to which it is attached.

See Bylaw Table 4.4.2