

Building Coverage

Provide Building Coverage calculations for all areas.

Building coverage calculations are now required to include the following –

BUILDING COVERAGE - That percentage of the lot area covered by the combined area of all buildings, accessory buildings, structures or accessory structures on the lot.

BUILDING - Any structure specifically having a roof supported by walls, columns, piers, and any structural type of frame, and intended for the shelter, housing, or enclosure of persons, animals, chattel, or space; the term " Building" shall include the term " Building, Accessory".

BUILDING, ACCESSORY - A building whose use is related, but incidental and subordinate, to that of the primary building on the lot. Accessory buildings include but are not limited to: garden house; tool house; storage shed; child' s playhouse; greenhouse; or private garage or carport for off-street parking of passenger automobiles for residents living on the premises.

STRUCTURE - An assembly of materials forming any construction, framed of component structural parts for occupancy or use. The term " structure" shall include the term " building", " accessory building", and " accessory structure".

STRUCTURE, ACCESSORY - A structure subordinate to the principal building on a lot used for purposes

customarily incidental to those of the principal building, and including, but not limited to, the following accessory structures:

- A. Signs;
- B. Walls;
- C. Wireless telecommunications services facilities;
- D. Detached pergolas, porches, patios, terraces, stairs, sheds, and other similar structures;
- E. Swimming pools;
- F. Attached and detached wooden decks; and
- G. Generators, HVAC condensing units, and solar voltaic panels.

Open Space

Provide a color keyed plan showing sf area of all items not included in open space

Open space is to include the following –

Included in Open Space - Land area open to the air not occupied by any structures and landscaped or left in its natural state.

NOT CONSIDERED AS PART OF OPEN SPACE

- 1) swimming pools
- 2) tennis courts
- 3) decks
- 4) patios
- 5) walkways
- 6) driveways

7) carports, parking lots

8) Walls and fences

9) areas dedicated to the use of permanently installed equipment (such as air conditioning or pool equipment).

FLOOR AREA CALCULATIONS

Definitions

BASEMENT - That space of a building, which is partly below grade, which has more than half of its height, measured from floor to ceiling, above the average finished grade of the ground adjoining the building. A basement shall be considered a story if the finished surface of the floor above the basement is:

A. More than six feet above the average finished grade;

B. More than six feet above the finished ground level adjoining the building for more than 50% of the total building perimeter;

C. More than 12 feet above the finished ground level adjoining the building at any point; or

D. More than six feet above the finished ground level adjoining the building at any point along any side of a building that faces a front yard.

FLOOR AREA RATIO - The gross aggregate floor area, in square feet, of all buildings on a lot, divided by the gross lot area of such lot, in square feet. See § 310-22.E of Article V, Supplementary Regulations and Nonconforming Buildings and Uses.

FLOOR AREA - The sum of the gross horizontal areas of the several floors of the building or buildings on a lot measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings, excluding:

A. Roof areas;

B. Cellar and basement areas used only for storage or for the operating and maintenance of the building;

C. Any areas devoted only to accessory off-street parking or loading; and

D. Open porches, crawl spaces, unenclosed attached decks, and unconditioned enclosed porches or breezeways.

GRADE PLANE - A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the structure and a point 6 feet from the building.

GROSS FLOOR AREA - The gross square feet of space measured from the outside of any exterior wall and the middle of any interior wall separating the space to be measured from an adjoining space owned, leased, or occupied by another and including that portion of the public areas of the building that are included in the leased space and any equipment such as air conditioning, ventilating, elevator shafts, and the like which are within or appurtenant to the space as so defined.

STORY - That part of any building, inclusive of basements and cellars where basements and cellars are defined as a story, and vehicular parking levels, comprised between the level of one finished floor and the level of the next higher finished floor, or if there be no higher finished floor, then that part of the building comprised between the level of the highest finished floor and the top of the roof. Screened rooftop parking will not be considered as a story.

Floor Area Ratio (FAR) Controls

1) Definition of "floor area ratio" (for a lot whose principal use is a one- or two-family dwelling): the ratio of the gross floor area of all buildings on a lot to the area of the lot on which the buildings are located. For the purpose of determining the floor area ratio (FAR), all floor areas of each floor of all principal and all accessory structures on the lot shall be included. Any interior space with a floor-to-ceiling height in excess of 14 feet shall be counted twice. Notwithstanding the preceding, the following shall be excluded from the calculation of floor area:

- a) The aggregate area of all unroofed structures such as decks and patios and all spaces in unenclosed porches and porticos, except that existing unenclosed porches may be enclosed and the enclosed area excluded from the FAR calculation, provided that the exterior walls of the unenclosed porch and the walls of the dwelling to which the porch is attached are not relocated closer to the lot lines of the subject property than the existing unenclosed porch.
- b) The aggregate area of any cellar regardless of its use unless it is defined as a story or of any basement unless it is defined as a story. See "basement" definition.
- c) The aggregate area, up to a maximum of 400 square feet, of grade-level garage parking (whether attached or detached) or basement-level parking. In those instances where an additional story is provided above an attached garage, (i) 100% of such floor area shall be included in the FAR if such floor area would not be excluded by applying the attic and sloping roof limitations in Subsection E(1)(d) below, and (ii) the first 400 square feet only of such floor area immediately below the roof shall be excluded from the FAR, if the entire floor area would otherwise be excluded pursuant to the attic and sloping roof limitations in Subsection E(1)(d) below. In those instances where an additional story is provided above a detached garage, (i) 100% of such floor area shall be included in the FAR if such floor area would not be excluded by applying the attic and sloping roof limitations in Subsection E(1)(d) below, and (ii) the first 400 square feet only of such floor area immediately below the roof shall be excluded from the FAR, provided that (i) the entire floor area would otherwise be excluded pursuant to the attic and sloping roof limitations in Subsection

E(1)(d) below and (II) the 400 square foot exclusion referenced at (ii) above shall be reduced (but not below zero) by the amount (measured in square feet), if any, by which the total square footage of the floor area immediately below the roof exceeds 400 square feet.

d) Except as provided above, the aggregate area of all unfinished or finished space in an attic or under a sloping roof, provided that the total exterior width of all dormers does not exceed 30% of the exterior linear width of the portion of the roof upon which they are situated. The exterior linear width of the roof shall be measured from end to end at the widest point of the roof. Where the linear width of the dormers exceeds the limitation above, the total area in the attic or under the sloping roof shall be included in the calculation of FAR, except for that floor area where the vertical distance between the top of the floor beams and the structural ceiling level is five feet or less.