

Appendix G: FAR Options

Related Section:
Land Use and Zoning

Floor Area Ratio (FAR) is the ratio of gross floor area of all buildings on a lot to the total lot area. If a one-story building covers 100% of a lot, the FAR is one. If a two-story building covers 100% of the lot, the FAR is 2, and so on. FARs are commonly used in ordinances to limit the size and volume of development. For example: if a city wishes to ensure large houses do not get built on small lots, the city can limit the floor area ratio of that building. FARs can also be used in creative ways to incentivize developers for amenities the city wants.

Floor Area Bonus for Pedestrian Amenities: CG, CL

In the districts indicated, for each square foot of “pedestrian amenities developed” in accordance with Article X, Chapter Y, the total “floor area” permitted on that “zoning lot” under the provisions of Section Z (Maximum Floor Area Ratio) for a “building” used for “commercial” may be increased by six square feet.

Floor Area Bonus for Additional Street Tree: CG, CL

In the districts indicated, for “commercial buildings”, for each additional “street tree planted” in accordance with Section X (Requirements for Street Trees), the total “floor area” permitted on that “zoning lot” under the provisions of Section Z (Maximum Floor Area Ratio) for a “commercial building” may be increased as set forth in the following table:

Districts Permitted Additional	Square Feet of “Floor Area” per “street tree planted”
CG	10 ft
CL	6 ft

Floor Area Bonus for Pedestrian Pathways : CG, CL

In the districts indicated, for “commercial buildings”, for each additional 100 feet of “pedestrian pathways” in accordance, the total “floor area” permitted on that “zoning lot” under the provisions of Section Z (Maximum Floor Area Ratio) for a “commercial building” may be increased as set forth in the following table:

Districts Permitted Additional	Square Feet of “Floor Area” per 100 feet of “pedestrian pathways”
CG	10 ft
CL	6 ft

