

Definitions

Building Height is the vertical distance from the average contact ground level at the front wall of the building to the highest point of the structure, excluding vents and fireplaces.

Lot Coverage is the percentage of the total lot area that is covered by the structure as herein defined. Structures are anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground. For the purpose of lot coverage, structures include: buildings; accessory buildings; storage sheds; patio covers and gazebos with solid roofs; and decks which are 30" or more above grade (as defined in the building code). For the purpose of lot coverage, structures shall not include: architectural features (including cornices, canopies, eaves) supported from the structure; trellis and arbors which do not have solid roofs and/or solid sides ("solid" is defined as 50% or more enclosed and "not solid" is defined as less than 50% open or unenclosed); and decks which are less than 30" above grade.

Floor Area Ratio is the size of a building divided by the size of its parcel, expressed as a decimal number. For example, a 50,000 square foot building on a 50,000 square foot lot has a floor area ratio of 1.00 (or 100%) while the same building on a 100,000 square foot parcel would have a floor area ratio of .50 (or 50%). The FAR is used in calculating the building intensity of a development project according to the following (per Planning Commission Resolution #10-001).

1. The following areas are included in gross floor area for the purpose of computing floor area ratio:
 - Exterior walls (that is, the thickness is included).
 - Laundry rooms, mechanical rooms, closets, storage rooms, built-in cabinets and media niches.
 - Mezzanines and lofts.
 - Floor areas used by interior and exterior stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once (not twice by counting on two floor levels). Usable spaces (generally defined as having a 5' minimum height) such as rooms, closets and cabinets under a run of stairs shall also be counted.
 - First-story porches, patios, and breezeways with a "solid" cover and enclosed by "solid" walls on more than two sides.
 - In single family and duplex residential uses, attached or detached garages and carports (**portion exceeding 500 sq. ft.**).
 - Accessory buildings that are deemed habitable space, including, but not limited to guest houses and second units.
 - All balconies, decks, and verandas above the first story.
 - Areas enclosed by courtyard or atrium walls exceeding seven feet in height
2. The following areas are excluded from gross floor area for the purpose of computing floor area ratio:
 - Basement, underground parking, and attic spaces.
 - First-story porches, balconies, patios, breezeways, and decks (as well as overhangs, eaves, cantilevers, awnings and similar features) with a "solid" cover but not enclosed by "solid" walls on more than two sides.
 - First-story porches, balconies, patios, breezeways, decks which do not have a "solid" cover.
 - Air spaces within buildings such as vaulted ceilings (the floor area shall be counted at the actual floor area only and not in the air spaces above).
 - Garages and carports (that portion up to 500 square feet).

Usable Open Space is outdoor area on the ground which is designated and used for outdoor living and recreation including swimming, utility space, pedestrian access or landscaping. Such areas shall be readily accessible to building occupants and shall be effectively separated from automobile circulation and parking. Such areas **shall not include the required front yard, off street parking space or driveways, nor shall any such area have a dimension of less than twelve feet.** Balconies may be credited as open space providing they have a minimum dimension of five feet.

Bedroom. Any room in a dwelling unit used or intended or designed to be used for sleeping purposes with no less than seventy square feet of floor area and no dimension less than seven feet other than bathroom(s), kitchen, living, dining, family or any other room that meets the definition of a den.

Den (or family room, sewing room, study, loft studio or similar rooms). A room which is open (has no door and has one wall that is at least fifty percent open to the interior portion of the dwelling) on at least one side, does not contain a wardrobe, closet or similar facility, and which is not design or used for sleeping purposes.