

LAND DEVELOPMENT AND PROCEDURES

163 Attachment 3

**Borough of Chester  
Schedule 1 - Part 3  
Sliding Scale Floor Area Limit Table  
[Added 4-17-2007 by Ord. No. 2007-7]**

The maximum allowable floor area limit of new buildings constructed in the B-1 and B-1A Zones following 4-17-2007 shall be calculated in accordance with the following schedule.		
Lot Area	Permitted Floor Area based on Total Lot Area	Calculated Floor Area Limit
First 1/4 acre	1 square foot per 4.5 square foot lot area	1/4-acre (10,890 square feet) = 2,420 square feet floor area limit
Additional lot area up to and including 1/3 acre	1 square foot per 8 square foot lot area	1/3-acre (14,250 square feet) = 2,874 square feet floor area limit
Additional lot area up to and including 1/2 acre	1 square foot per 16 square foot lot area	1/2-acre (21,780 square feet) = 3,328 square feet floor area limit
Additional lot area up to 1 acre	1 square foot per 50 square foot lot area	1 acre (43,560 square feet) = 3,764 square feet floor area limit
Additional lot area over 1 acre	1 square foot per 60 square foot lot area	Sum of 3,764 square feet and (square feet of lot area greater than 43,560 square feet/60)

**Maximum allowable floor area limit** is calculated additively using the factors for each size range listed in the table above as shown in the following examples:

Example 1. For a lot that is less than 1/4 acre (10,890 square feet) in area, divide the square footage of the lot by the factor indicated above (4.5 square feet):

Lot of 10,000 square feet lot:  $10,000 \text{ square feet} / 4.5 \text{ square feet} = 2,222.22 \text{ square feet}$  maximum allowable floor area limit

Example 2. For a lot that is 22,000 square feet in area (greater than 1/2 acre; but less than 1 acre):

Step 1. Identify the calculated floor area limit in the third column of the table for the largest size lot less than the size of the lot for which the maximum allowable floor area limit is to be determined. In this case that would be for a 1/2 acre lot (21,780 square feet is less than the twenty-two-thousand-square-foot. Example 2 lot).

Floor area for a 1/2-acre lot (third column) - 3,328 square feet

Step 2a. Calculate the number of square feet of lot area in excess of 1/2 acre:

$22,000 \text{ square feet} - 21,780 \text{ square feet} = 220 \text{ square feet}$

Step 2b. Divide the difference (220 square feet) by the "permitted floor area based on total lot area" in Column 2 for lots greater than 1/2 acre, but less than 1 acre:

$220 \text{ square feet} / 50 = 4.4 \text{ square feet}$

Step 2 c. Add the allowable floor area identified in Steps 1 and 2b to determine the maximum allowable floor area limit for a twenty-two-thousand-square-foot lot.

$3,328 \text{ square feet (Step 1)} + 4.4 \text{ square feet (Step 2c)} = 3,332.4 \text{ square feet}$