

DEVELOPMENT REGULATIONS

22 Attachment 6

**SCHEDULE 5-3A
PERMITTED MAXIMUM FLOOR AREA RATIO**

Applies in the R-1, R-2, R-3, R-4, R-5 and R-6 Zone Districts and for single-family uses in the POB, GB and NB Zone Districts.

If the lot does not contain unusable areas (see usable lot area definition), usable lot area will be the same as lot area.

(Ord. No. 08-001D, § 1)

| Factor | Usable Lot Area | F.A.R. Permitted | Maximum Permitted Floor Area |
|---|------------------------|-------------------------|-------------------------------------|
| Usable Lot Area of lot if less than or equal to 5,000 s.f. – use 5,000 s.f. if usable lot area is over 5,000 s.f. | | (X) 0.4 | |
| Usable Lot Area lot over 5,000 s.f. – use 5,000 s.f. if usable lot area is 10,000 s.f. or more | | (X) 0.3 | |
| Usable Lot Area of lot over 10,000 s.f. – use 60,000 s.f. if usable lot area is 70,000 s.f. or more | | (X) 0.1 | |
| Usable Lot Area of lot over 70,000 s.f. – use 80,000 s.f. if usable lot area is 150,000 s.f. or more | | (X) 0.075 | |
| Usable Lot Area of lot greater than 150,000 square feet | | (X) 0.0667 | |
| Add maximum permitted floor area columns | | | * |
| Maximum Permitted Floor Area Ratio (Divide maximum permitted floor area by lot area – not usable lot area) | | | |

*Note: Maximum 3,500 square foot permitted floor area for single-family dwellings in the R-4, R-5, R-6, POB, GB and NB Zone Districts.

Note: For development sites consisting of more than one (1) lot, the maximum floor area ratio shall apply to the entire tract or site as a single parcel or lot.