

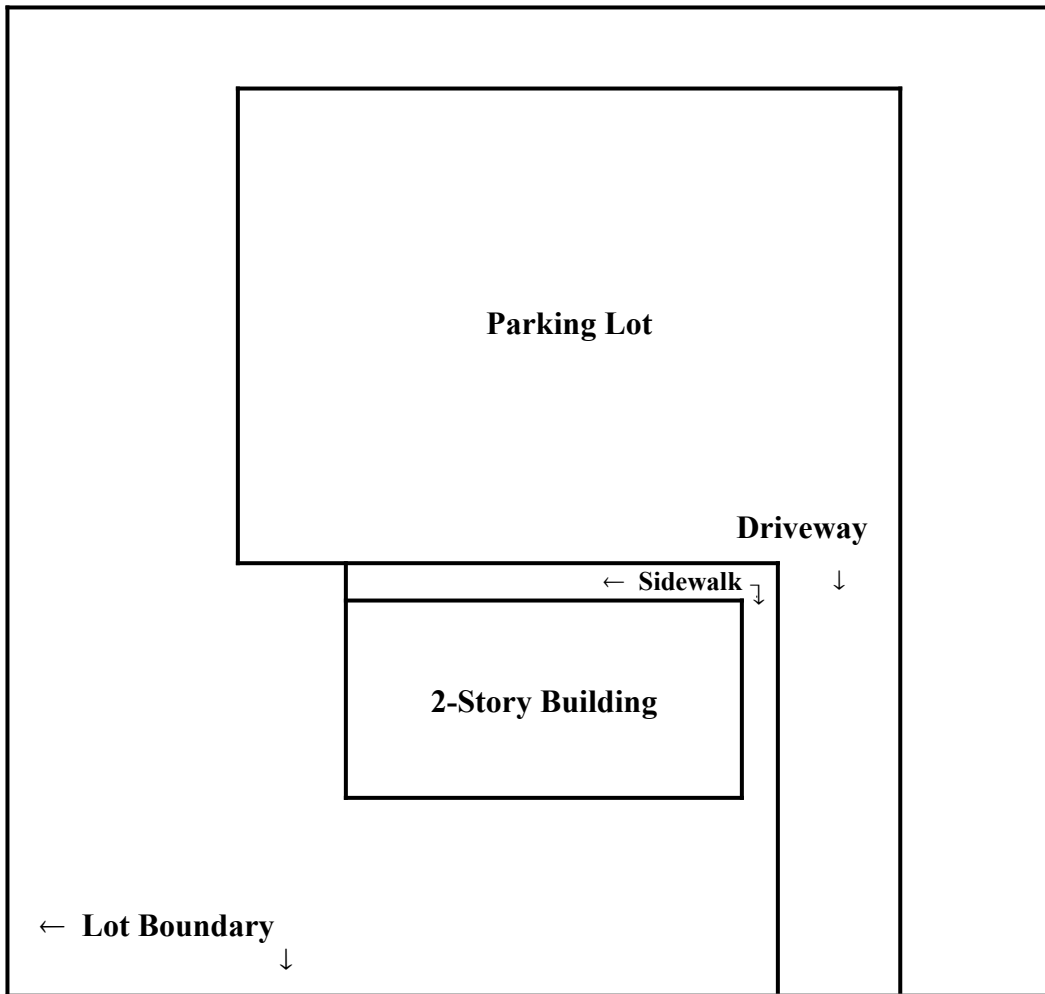
ZONING

Township of Cedar Grove

Floor Area Ratio (F.A.R.)

“The sum of the area of all floors of buildings or structures compared to the total area of the site.”

(N.J.S.A. 40:55D-4)



Floor Area Ratio Calculation – Example

Lot 175 x 250 = 43,750 SF
Building 80 x 50 = 4,000 SF
Floor Area 2 x 4,000 = 8,000 SF

Other Parking Lot 14,400 SF
Structures: Driveway 2,100 SF
 Sidewalk 1,400 SF
 Total 17,900 SF

$$\text{FAR} = \frac{8,000 + 17,900}{43,750} = 0.59$$

$$\text{Lot Coverage} = \frac{4,000 + 17,900}{43,750} = 0.50$$

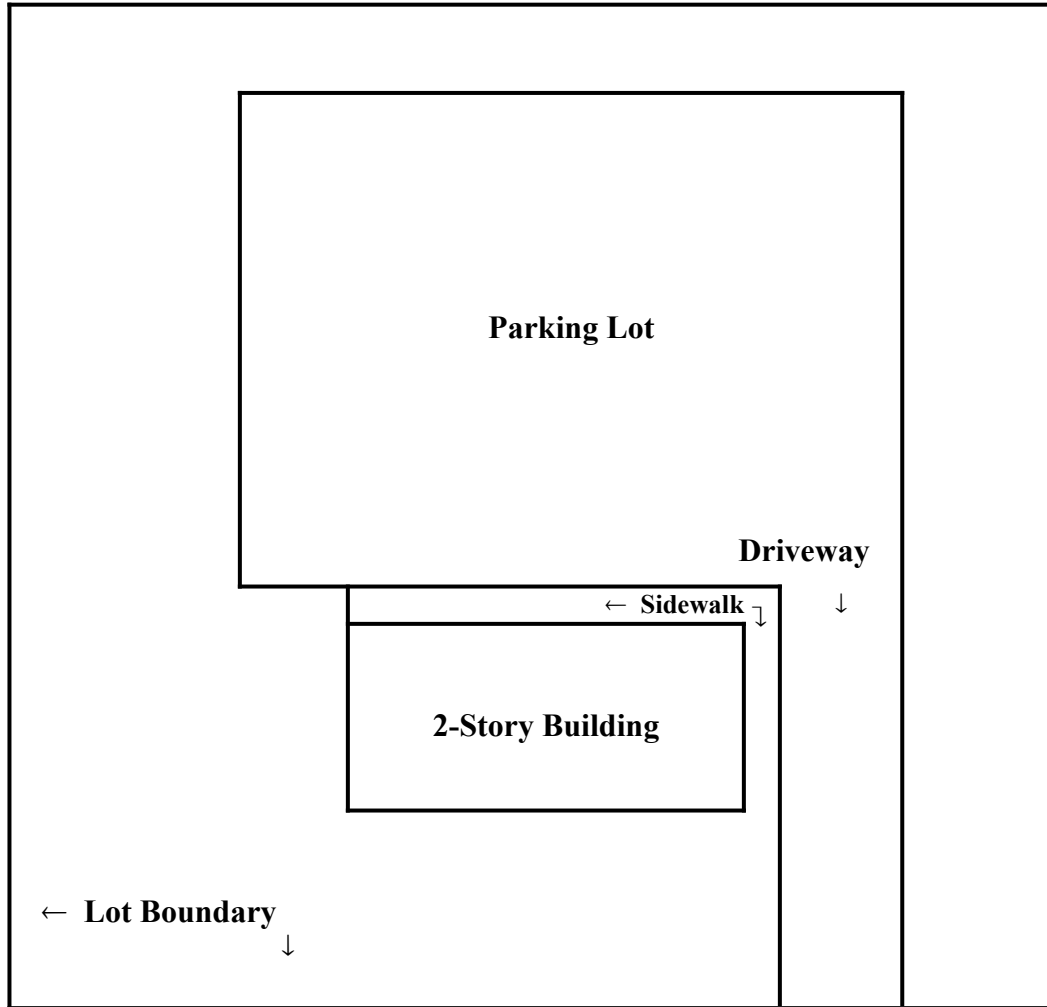
CEDAR GROVE CODE

Township of Cedar Grove

Floor/Lot Ratio

The sum of the gross floor area of all buildings and structures compared to the total area of the lot.

(Cedar Grove Township Zoning Ordinance)



Floor/Lot Ratio Calculation – Example

Lot	175 x 250 =	43,750 SF
Building	80 x 50 =	4,000 SF
Floor Area	2 x 4,000 =	8,000 SF

Other Structures:	Parking Lot	14,400 SF
	Driveway	2,100 SF
	Sidewalk	1,400 SF
	<u>Total</u>	<u>17,900 SF</u>

$$FLR = \frac{8,000}{43,750} = 0.18$$

$$Lot\ Coverage = \frac{4,000 + 17,900}{43,750} = 0.50$$