

# How to Measure Floor Area

 Floor area

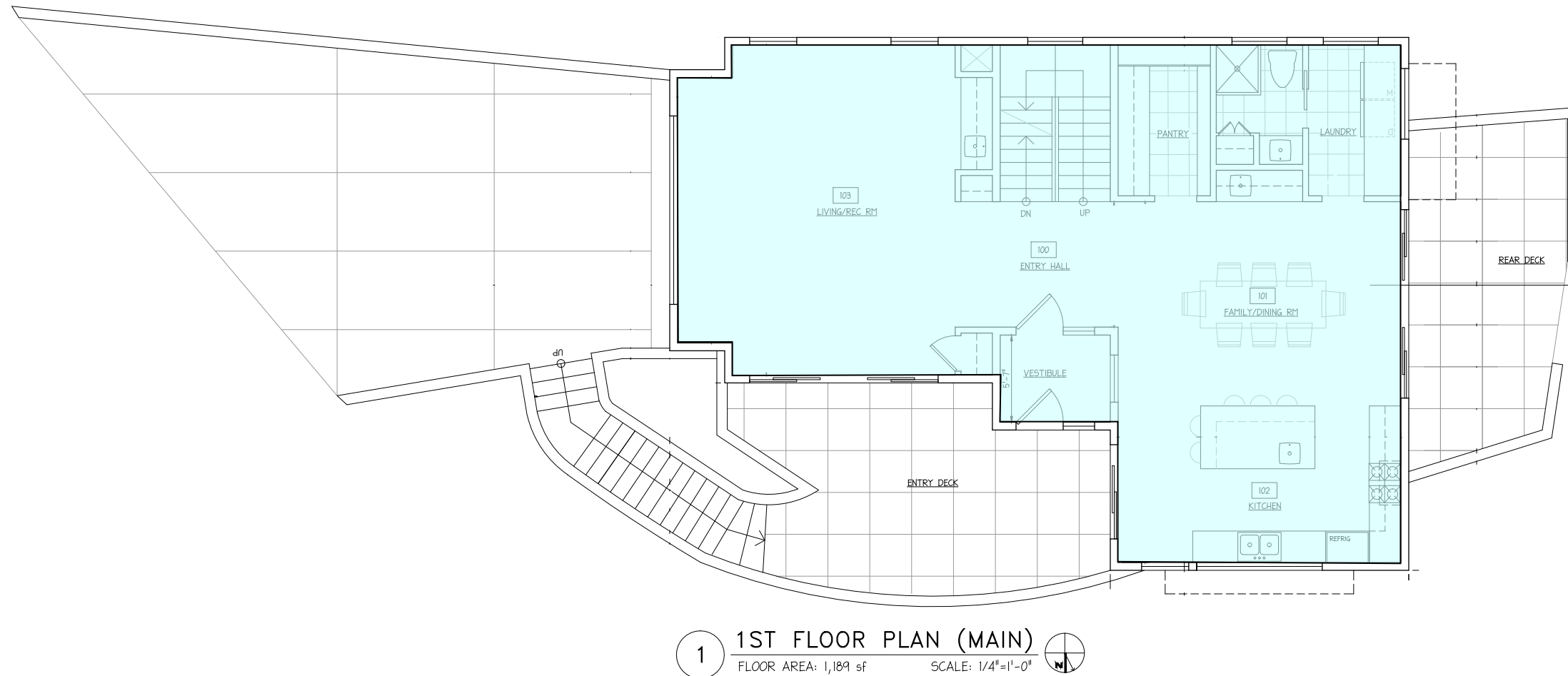
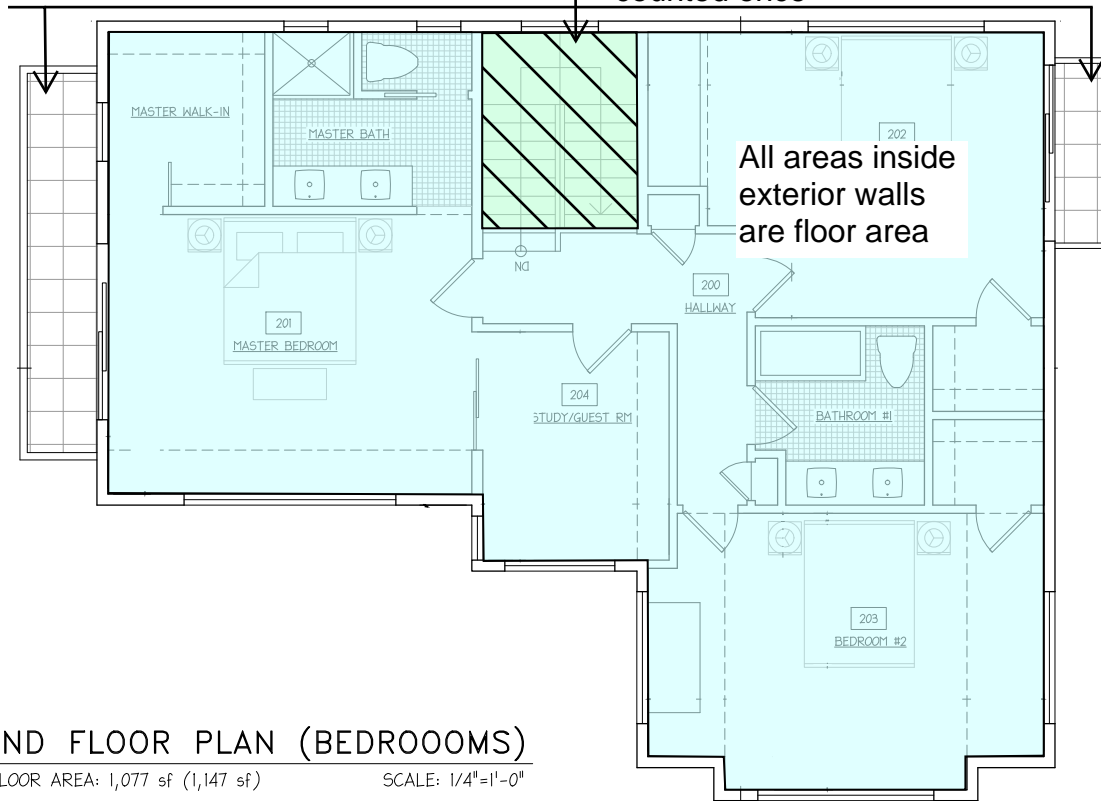
17.02.315 - Floor area—Floor area ratio.

A. "Floor area" means the sum of the gross horizontal areas of all floors of a building measured from the interior face of the exterior walls or columns, but **excluding any area where the floor to ceiling height is less than six (6') feet.** The Planning Director shall have authority, on a case by case basis, to determine that a particular area, by reason of its location or features, should properly be excluded from the calculation of floor area for the purposes of this title.

*Floor area also includes garages and finished basements.*

Unenclosed balconies or patios are not floor area


Stairways are only counted once



# How to Measure Lot Coverage

This balcony is an overhang

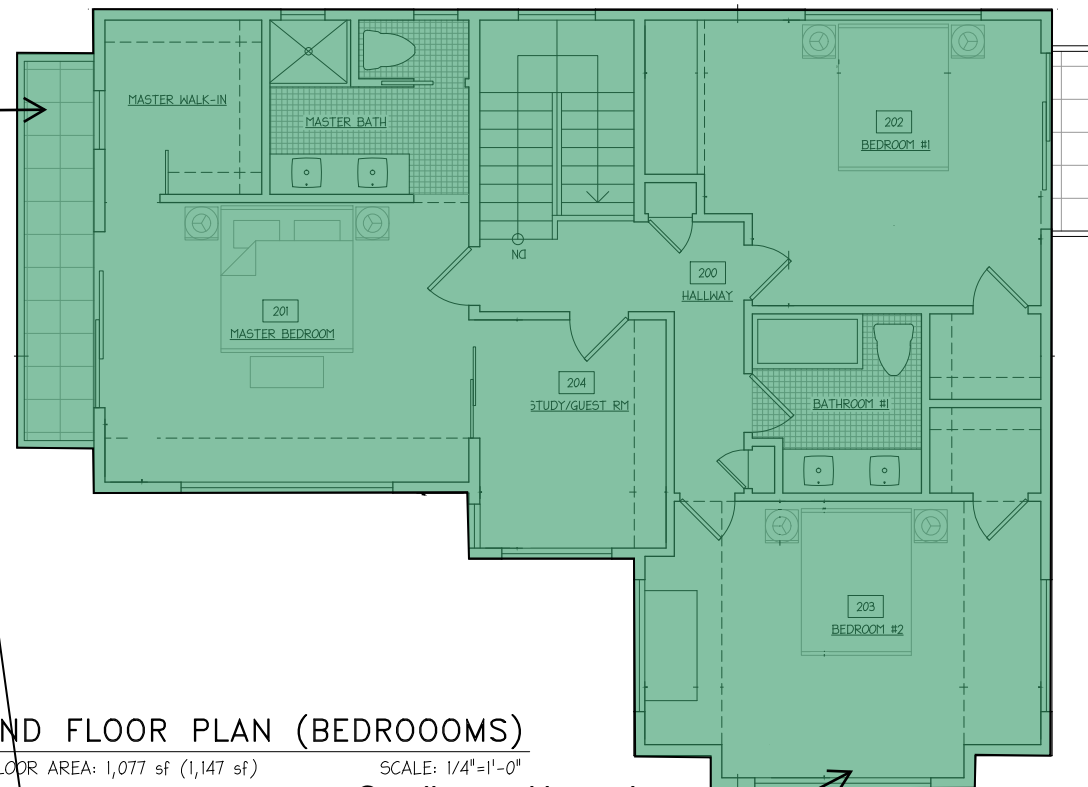
Uncovered balconies or patios are lot coverage if they cover floor area

 Lot Coverage

17.02.495 - Lot coverage.

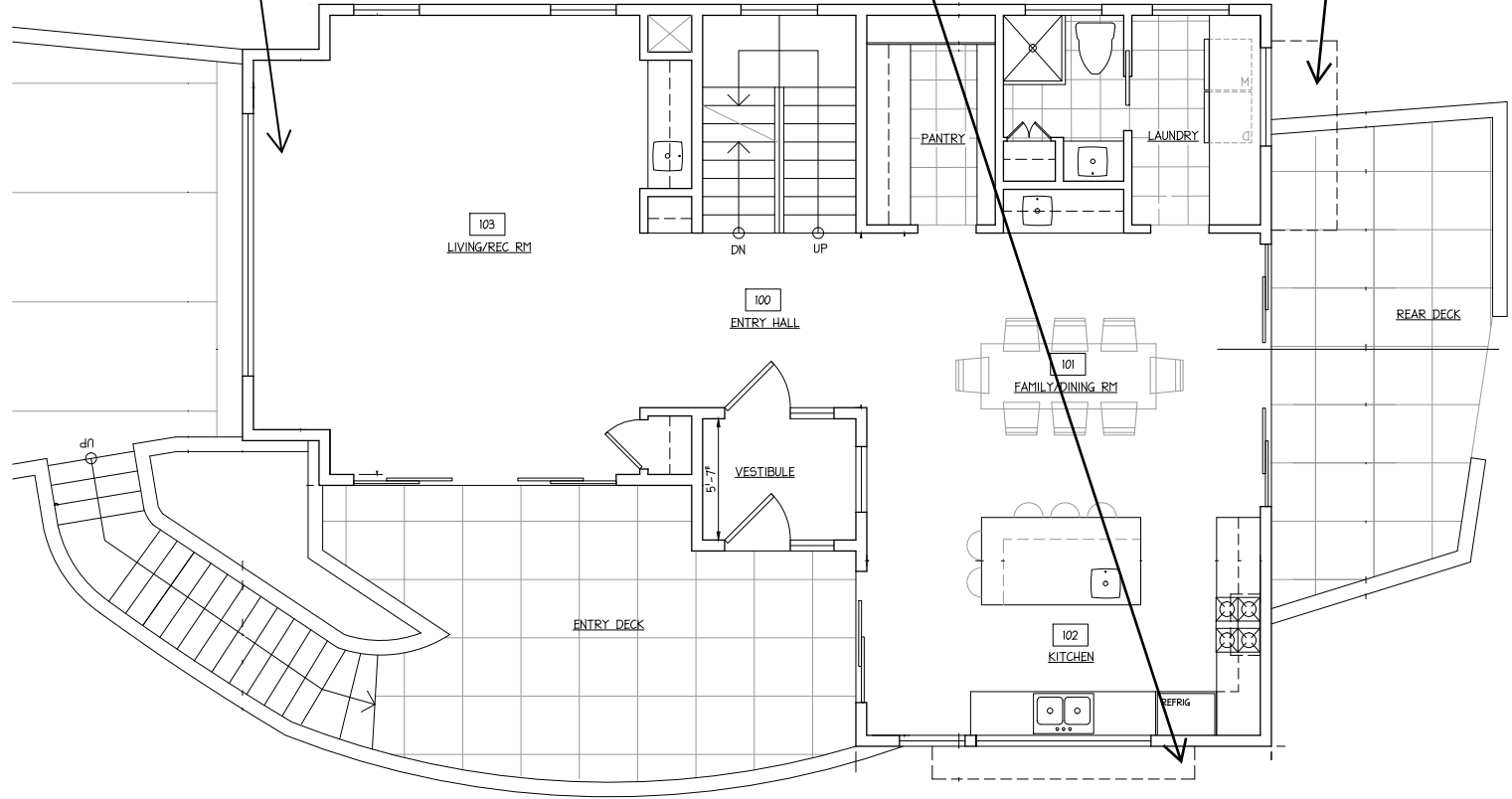
"Lot coverage" means that percentage of a lot that is covered or occupied by structures. Lot coverage includes any finished surface, such as a slab or deck, which is covered by a roof or other solid covering with at least seven (7) feet of clearance, other than an eave or overhang, and includes also cantilevered bays and other enclosed architectural projections which contain floor or seating area.

Lot coverage includes the entire footprint of the structure as measured from the exterior walls.



2 2ND FLOOR PLAN (BEDROOMS)  
FLOOR AREA: 1,077 sf (1,147 sf) SCALE: 1/4"=1'-0"

Cantilevered bays that contain floor area count as lot coverage



1 1ST FLOOR PLAN (MAIN)  
FLOOR AREA: 1,189 sf SCALE: 1/4"=1'-0"