

HOW TO CALCULATE FLOOR AREA RATIO

F • A • R

When computing for a land parcel in any zone, see examples below to assist in the arithmetic. All calculations begin with 43,560, the square footage of an acre.

	<u>Example</u>	<u>Example</u>	<u>Example</u>	<u>Example</u>
	R-20	R-2	R-2 (Non-conforming parcel)	R-4
Start calculation w/ sq ft per acre	43,560	43,560	43,560	43,560
	x	x	x	x
Multiply by size of property (Locate in tax book or on parcel survey)	.84	2.3	1.6	4.72
Total sq ft of this property	36,590	100,188	69,696	205,603.2
	x	x	x	x
Multiply by the F A R for zone	.225	.09	.09	.0625
Allowable sq ft for improvements on this property totals *	8,233	9,016.92	6,272.64	12,850.2

* However, this could be subject to special conditions in the building code.

See preceding 2 pages for Greenwich Municipal Code for all the floor-area-ratio zones and if computing for conservation zone see special numerics at the base of page 1 of Code.