

Village of Scarsdale

November 4, 2014

Residential Floor Area Ratio (Far) Worksheet

For more FAR information click [here](#) (Word .doc).
 For non-automated FAR worksheet click [here](#) (Excel .xls).

Update: 10/9/02 Error corrected for lots 15,000 to 30,000 square feet (was computing a gross residential floor area 1.9% too high).

Notes: This online worksheet will do all FAR calculations automatically, please enter all the required measurements and information. All measurements are in feet or square feet. All measurements must be represented in decimal form. For example, 2 feet and 6 inches should be represented as "2.5". Users may only enter information into the user input column, all other fields will be automatically calculated. Users may only type numbers and decimal points into input fields. For example, "12,000" would not be accepted because it has a comma in it. The calculations column should be ignored by the user. A message of "N/A for this property" means that this field is irrelevant to the calculation of FAR. Fields with the value "N/A for this property" should be ignored by the user. No fields in the user input column should be left blank. After all user input fields have been completed, the worksheet should be printed and signed.

[FrontPage Save Results Component]

Enter Full Name:

Enter Property Address:

Enter Zoning District:

User Input	Results	Calculations (ignore)
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Part A: Maximum FAR and Floor Area

Enter total lot area:

Base Maximum Floor Area ----->

Enter the required right side yard setback:*

Enter the proposed right side yard setback:*

Enter the required left side yard setback:*

Enter the proposed left side yard setback:*

Floor Area Bonus for Greater Setbacks* ----->

Maximum Floor Area ----->

* "Right" and "Left" side yards are as seen from the front property line.

**In the case of an addition to an existing home, the Floor Area Bonus for Greater Setbacks must be added to the rear of the existing house.

Part B: Gross Floor Area of the main floors of the main house

Calculate the total area of all those interior parts of the house with a floor-to-ceiling height greater than 14.0 ft:

Calculate the total area of the first floor:*

Calculate the total area of the second floor:*

Calculate the total area of any additional floor(s), but not including basement, cellar, or attic space:*

* Measure to the exterior of the outside walls. Exclude all those interior parts of the house with a floor-to-ceiling height greater than 14.0 ft. Also exclude basements, cellars, attic space, garage space, decks, patios, balconies, or unenclosed porches/porticoes. Include all existing and proposed space, all enclosed porches/porticoes, any non-attic floor space above a garage.

Floor area of the main floors of the main house ----->

Part C: Gross Floor Area of the basement or cellar

Measure the height of the tallest exposed basement or cellar wall: (If this number is less than 3.0, this section will not be included in the calculations) *

Measure the width of those sections of the exposed wall that have a height equal to or greater than 3.0 ft.:

Measure the distance between the front wall and the rear wall for those sections of the exposed wall that have a height equal to or greater than 3.0 ft.:**

* Measure from the finished grade to the point where the basement or cellar ceiling joins the wall on the inside of the house.

** If the depth varies, measure the depth at the widest point.

Floor area of the basement or cellar ----->

Part D: Gross Floor Area of the

attic

Does any part of the attic have a floor-to-ceiling height equal to or greater than 4.0 ft.?

Yes ▾

Is there one or more dormer on the roof?

Yes ▾

If there is one or more dormer on the roof, facing the front yard, measure the length of the roof, from one side to the other, at its widest point*, otherwise type "0"

Measure the total exterior width of all dormers facing the front yard:

If there is one or more dormer on the roof, facing the right side yard, measure the length of the roof, from one side to the other, at its widest point*: otherwise type "0"

Measure the total exterior width of all dormers facing the right side yard:

If there is one or more dormer on the roof, facing the left side yard, measure the length of the roof, from one side to the other, at its widest point, otherwise type "0"

Measure the total exterior width of all dormers facing the left side yard:

If there is one or more dormer on the roof, facing the rear yard, measure the distance between the left side wall of the main house and the exterior left side wall of the leftmost dormer, otherwise type "0"

Measure the distance between the left side wall of the main house and the exterior left side wall of the leftmost dormer facing the rear yard:

Calculate the total area of the attic*:

Calculate the area of that part of the attic* where the distance between the floor and ceiling is less than 4 feet in height:

** Measure to the exterior of the outside walls. Exclude roof decks, balconies, or unenclosed porches/porticoes. Include enclosed porches/porticoes and all attic space above an attached garage.*

Floor Area of the attic: ----->

Part E. Gross Floor Area of all accessory structures except detached garages

(including cabanas, guest houses, caretaker's cottages, pool houses, sheds, barns, or other structures except a detached garage)

Calculate the total area of all floors of all structures on the property except for the main house and, if applicable, the detached garage*:

** Measure to the exterior of the outside walls. Exclude basements, cellars, attic space, garage space, decks, patios, balconies, or unenclosed porches/porticoes. Include all enclosed porches/porticoes.*

Floor Area of all accessory structures except detached garages: ----->

Part F. Gross Floor Area of the garage

(not including basement garages)

Do you have a detached garage?

Yes ▾

Do you have an attached garage?

No ▾

For the attached garage, calculate the total area of the attached garage:*

For the detached garage, calculate total area of the first floor:*

For the detached garage, calculate total area of the second floor:*

For the detached garage, calculate the total area of any additional floor(s), but not including basement, cellar, or attic space:*

For the detached garage, does any part of the garage attic have a floor-to-ceiling height equal to or greater than 4.0 ft.?

Yes ▾

For the detached garage, is there one or more dormer on the garage roof?

Yes ▾

If there is one or more dormer on the detached garage roof, facing the front yard, measure the length of the roof, from one side to the other, at its widest point, otherwise type "0"

Measure the total exterior width of all detached garage roof dormers facing the front yard:

If there is one or more dormer on the detached garage roof, facing the right side yard, measure the length of the roof, from one side to the other, at its widest point**: otherwise type "0"

Measure the total exterior width of all detached garage roof dormers facing the right side yard:

If there is one or more dormer on the detached garage roof, facing the left side yard, measure the length of the roof, from one side to the other, at its widest point**, otherwise type "0"

Measure the total exterior width of all detached garage roof dormers facing the left side yard:

If there is one or more dormer on the detached garage roof, facing the rear yard, measure the distance between the left side wall of the main house and the exterior left side wall of the leftmost dormer, otherwise type "0"

Measure the distance between the left side wall of the detached garage and the exterior left side wall of the leftmost dormer facing the rear yard:

Calculate the total area of the detached garage attic*:

Calculate the area of that part of the detached garage attic** where the distance between the floor and ceiling is less than 4 feet in height:

* Measure to the exterior of the outside walls. Exclude any floor space above the garage, as this floor area has already been counted elsewhere on this worksheet.

** Measure to the exterior of the outside walls. Exclude roof decks, balconies, or unenclosed porches/porticoes. Include enclosed porches/porticoes and all attic space above an attached garage.

Floor Area of the detached garage attic ----->

Total Floor Area of the garage(s) ----->

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Part G: Total Floor Area

Total Floor Area ----->

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Maximum Floor Area ----->

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Exceeded Maximum Floor Area? ----->

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Amount Exceeded ----->

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Signature of Owner and/or Signature of Licensed Architect, Engineer or Surveyor

Date