

FAR & Related Changes
Draft Legislation

This draft legislation addresses the following Infill Task Force recommendation:

- Clarify Floor Area definition to reduce excess deductions (C.1.)
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2-119 Average finished grade. The elevation obtained by averaging the ground surface elevation at intervals of 20 feet at the perimeter of a building.

2-120 Basement. A story partly or wholly underground. For the purpose of floor area measurement, a basement shall be counted as ~~a-story~~floor area where the average ~~surrounding~~ finished grade is four feet or more below the bottom of first floor construction.

2-145 Floor area.

- A. For residential dwellings in the R-20, R-12, R-8, R-5, R-2.5, RA and RB zones, floor area is the sum of all gross horizontal areas under roof on a lot. These areas shall be measured from exterior faces of walls or any extended area under roof. Floor area with a ceiling height 15 feet or greater shall be counted twice. Floor area with a ceiling height 25 feet or greater shall be counted three times. Excluded from floor area shall be:
- (1) Stairs and elevators.
 - (2) Floor space used for heating and air conditioning equipment (but not including ductwork or heating pipes).
 - (3) Basements.
 - (4) Attic floor area with less than 5 feet of ceiling height as measured from the attic floor, or floor joists if there is no floor, to the bottom of the roof rafter or truss member supporting the outer roof structure.
 - (5) Open front porches and porticos in accordance with Section 7-2304.
 - (6) Detached garages to the rear of the main building in accordance with Section 7-2305.
- B. Other than for residential dwellings in the R-20, R-12, R-8, R-5, R-2.5, RA and RB zones, ~~The~~ the floor area of the building or buildings on a lot or tract or tract of land (whether "main" or "accessory") is the sum of all gross horizontal areas under a roof or roofs. These areas shall be measured from

*City of Alexandria
Infill Task Force*

the exterior faces of walls and from the eaves of all roofs where they extend beyond the wall line or from the center line of party walls and shall include all space with a headroom of seven feet six inches or more, whether or not provided with a finished floor or ceiling. Excluded shall be elevator and stair bulkheads, accessory water tanks, cooling towers and similar construction not susceptible to storage or occupancy. Basements and subbasements shall be excluded from the floor area ratio computations, but for the purpose of computing off street parking requirements that portion of such areas as are occupied by permitted uses shall be subject to the provisions of Article VIII.

2-146 Floor area ratio. The floor area ratio of the building or buildings on any lot or tract or tract of land is the total aggregate floor area of such building or buildings divided by the area of that lot or tract or tract of land.

2-150.2 Grade, Average Finished. See Average Finished Grade.