



ALEXANDRIA DEPARTMENT OF PLANNING AND ZONING

FLOOR AREA AND OPEN SPACE COMPUTATIONS

A. Property Information

A1. Street _____

A2. Zone _____ Total Lot _____

B. FAR Information

B1. Floor Area Ratio (F.A.R.) allowed by the Zone _____

B2. _____ x _____ = _____
Lot Area F.A.R. Maximum Allowable Net Floor

C. Existing Gross Area Computations

EXISTING GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		Total Deductions	
Porches/ Other			
Total Gross			

C1. Existing Gross Floor Area * _____ Square Feet

C2. Allowable Floor Deductions ** _____ Square Feet

C3. Existing Net Floor Area (subtract C2 from C1) _____ Square Feet

D. New Gross Area Computations

NEW GROSS AREA		DEDUCTIONS	
Basement		Basement	
First Floor		Stairways	
Second Floor		Mechanical/Elevator	
Third Floor		Total Deductions	
Porches/ Other			
Total Gross			

D1. New Gross Floor Area * _____ Square Feet

D2. Allowable Deductions ** _____ Square Feet

D3. New Net Floor Area (subtract D2 from D1) _____ Square Feet

E. Existing + New Area

E1. Total Net Floor Area (add C3 and D3) _____ Square Feet

E2. Total Net Floor Area Allowed (B2) _____ Square Feet

F. F1. Existing Open Space _____ Square Feet

F2. Required Open Space _____ Square Feet

F3. Proposed Open Space _____ Square Feet

*Gross floor area is measured from the face of exterior walls and includes basements, outside garages, sheds, gazebos, guest buildings and other accessory buildings.

** Allowable deductions from gross floor area: Stairways, elevators, mechanical and electrical rooms; basements (if the basement is less than four feet out of the ground as measured from the average finished grade at the perimeter of the bottom of the first floor).

NOTE: Open space calculations are required for all residential zones (except in the R-20, R-12, R-8, R-5, R-2-5 and RT zones) and in commercial, office and mixed-use zones where residential uses are proposed. Refer to specific provisions in the zoning ordinance.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: _____ Date: _____