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FLOOR AREA RATIO CALCULATION

The floor area ratio is the floor area of a building or buildings on any lot divided by the area of such lot, or in the case of planned developments by the net site area. The floor area ratio requirements as set forth under each zoning district, shall determine the maximum floor area allowable for a building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.

So to calculate the ratio we take the total floor area (the area inside the walls) and divide that by the gross area of the lot. This is different than the hard coverage measurement.