



ALBANY CALIFORNIA

FLOOR AREA RATIO

Pursuant to Section 20.24.050 (A) of the Albany Municipal Code, for buildings other than single-family residences, the Floor Area Ratio (FAR) shall be calculated as the total gross square footage of the building divided by the total land area of site:

$$\frac{\text{Gross Square Footage of Building}}{\text{Total Square Footage of Site}}$$

The calculation of gross square footage shall include consideration of the following factors where applicable:

- o Gross square footage shall include all covered space located on the site.
- o Any covered parking areas which is enclosed by two (2) or more walls (attached or detached to main dwelling structure), shall be included in the calculation of gross square footage. As mandated in subsection 20.28.50. A. (1) (a) there is an exception that one (1) such enclosed parking space may be excluded with a maximum area of two hundred twenty (220) square feet.
- o Any covered area on or below the first or main floor, shall be considered a story and shall be calculated in the floor-area ratio if the average height of the perimeter is greater than five (5) feet, except a single parking area may be excluded as provided in paragraph B (1) (b) above.
- o Decks, patios, or other usable open areas shall be excluded from calculation of gross square footage, except where such element is enclosed on three (3) or more sides. Two (2) walls and a solid roof shall be counted as three (3) sides.
- o Any interior space with a ceiling height equaling two (2) stories shall be doubled for purposes of calculating square footage. Exceptions may be made for stairwells with no habitable space above or below the stairs, and for a maximum of sixty (60) square feet of additional space, such as in an entry foyer, an internal atrium, or study loft.
- o Any attic space having a floor area of at least one hundred fifty (150) square feet with a ceiling height of seven (7) feet six (6) inches or more shall be calculated as gross square footage.

The following exceptions apply to both new construction on single-family lots and additions to existing single-family units. All development shall be compatible with neighboring residential development. The Planning and Zoning Commission will employ the ratio of the gross square footage of structures as means of evaluating the bulk of any proposed residential building.

Please contact the Community Development Department if you have any additional questions Monday 8:30 AM to 7:00 PM, Tuesday through Thursday 8:30 AM to 5:00 PM, and Friday 8:30 AM to 12:30 PM (closed Noon – 1:15 PM, Mon. – Thurs.) at 1000 San Pablo Avenue, Albany, CA 94706 (510) 528-5760.