

FLOOR AREA RATIO **INFORMATION AND WORKSHEET**

(APPLIES TO RSL AND RSM ZONING DISTRICTS)

FLOOR AREA RATIO (FAR)

The City of North Oaks requires that for all lots where the combined square footage of all buildings exceeds 4,000 square feet, then the combined total Floor Area Ratio of all buildings must not exceed twelve percent (12%) of the gross lot area (see definitions). To assure compliance with this requirement, the FLOOR AREA RATIO (FAR) worksheet on the reverse side must be completed. For an addition to an existing building, the existing floor area and the floor area of the addition must be included in the calculations.

DEFINITIONS

FLOOR AREA RATIO: The ratio of TOTAL FLOOR AREA to GROSS LOT AREA, excluding two-thirds (2/3) of any DNR-Designated Wetland areas.

TOTAL LOT AREA: Total area of platted lot.

GROSS LOT AREA: Total area of platted lot excluding road easement(s).

TOTAL FLOOR AREA: All building area above or accessible to grade and that part of the basement area determined by the percentage of the basement walls that are exposed. Garages are included.

WETLAND: A pond, marsh, bog, swamp, or any land where water stands at or above the soil surface or which supports a predominantly aquatic form of vegetation.

City of North Oaks 100 Village Center Drive Suite 230 North Oaks, MN 55127
Phone: 651-792-7750 Fax: 651-792-7751

- 1) Total Lot Area _____ Sq. Ft.
- 2) Total Area of Road Easement(s) _____ Sq. Ft.
- 3) **Adjusted Total Lot Area** _____ Sq. Ft.
(Subtract Line 2 from Line 1)
- 4) DNR-Designated Wetland _____ Sq. Ft. X .66 = _____ Sq. Ft.
- 5) **Gross Lot Area** _____ Sq. Ft.
(Subtract Line 4 from Line 3)
- 6) Floor Area of Existing or Proposed House
- A) First Floor _____ Sq. Ft.
- B) Second Floor _____ Sq. Ft.
- C) Basement _____ Sq. Ft.
Exposed Basement Walls _____ %
1) Adjusted Basement Area _____ Sq. Ft.
(Multiply Line 6C by 6C1)
- D) Garage _____ Sq. Ft.
- E) Add Lines A, B, C2, D Sub-Total: _____ Sq. Ft.
- 7) Additional Floor Area
- A) Additions _____ Sq. Ft.
- B) Detached Accessory Buildings _____ Sq. Ft.
- C) Add Lines A and B Sub-Total: _____ Sq. Ft.
- 8) **Total Floor Area TOTAL:** _____ Sq. Ft.
(Add Lines 6E and 7C)
- 9) **FLOOR AREA RATIO** _____
(Divide Line 8 by Line 5)

Note: For Lots where the combined square footage of all Buildings thereon exceeds 4,000 square feet, then the combined total Floor Area Ratio (FAR) of all Buildings on such Lots shall not exceed 0.12

Date: _____ Phone: _____ Signature: _____

Print Name: _____

12/10