

C. Building Area (add under 2.10.10. Massing)

Building Area is the total floor area of all buildings on a lot.

1. Intent

To promote the development of house-sized buildings in accordance with the goal of the adopted Comprehensive Plan.

2. Applicability

Maximum building area limitations apply to all lots in Residential A (R-A) and Residential Core Neighborhood A (RN-A) zoning districts.

3. Standards

The total floor area of all buildings and enclosed structures on a lot cannot exceed the maximum building area allowed by the zoning district.

4. Measurement

- a. Building area is measured cumulatively for a lot by adding together the total floor area for all buildings and enclosed structures.
- b. Floor area includes all enclosed spaces (including garages, basements, attics, storage sheds, and other similar areas) but does not include covered but unenclosed spaces such as porches or other similar areas.
- c. Floor area is calculated as a square footage for each story (including basements and attics) using the following method:
 - i. For each story of a building or basements:

The floor area is measured from the perimeter of the exterior face of the exterior wall enclosing the story and includes all spaces within the exterior walls. Areas such as double-height spaces, stairs, elevators, and other similar spaces are not excluded from the calculation and are considered as floor area for that story.
 - ii. For attics that are considered a ½ story based on the measurements of Height in Stories in 2.10.9. Height:

The floor area is calculated as 50% of the floor area of the story immediately below the attic.
 - iii. The total floor area of the building is the sum of the floor area for each story, including basements and attics.