

BASEMENT

A story partly underground, but having less than 1/2 its height below the average level of the adjoining ground.

CELLAR

A story partly underground and having more than 1/2 its height below the average level of the adjoining ground.

FLOOR AREA; GROSS HABITABLE OR GROSS LEASABLE; FLOOR AREA RATIO

In any and all buildings, the total gross area of all floors shall be calculated as follows for the corresponding types of buildings:

[Amended 9-13-2005 by Ord. No. O-05-30; 4-28-2009 by Ord. No. O-09-10]

(1) FLOOR AREA, GROSS HABITABLE

The sum of the areas of the floor or floors of a building which are enclosed and suitable for human occupancy and have a clear ceiling height of at least seven feet, six inches, including closet space, attached garages and hallways, and excluding cellars, attics, dead air space, open porches, breezeways, and all accessory buildings. Such area shall be measured from outside to outside of exterior walls or from the center line of the wall separating two dwelling structures.

(2) FLOOR AREA, GROSS LEASABLE

The sum of the areas of the floor or floors of a building or buildings which are enclosed and suitable for leasing to and utilized exclusively by commercial, office or service businesses. Covered sidewalks and enclosed mall open space areas, hallways, equipment rooms and entranceways, loading areas and similar space used in common or for the benefit of the shopping center or other areas not leased to tenants are excluded. Such area shall be measured from inside to inside of exterior walls or from a center line of the wall separating two commercial/industrial structures.

(3) FLOOR AREA RATIO (FAR)

The sum of the floor area of all floors of buildings or structures, as calculated using the definitions set forth in "floor area," compared to the developable total area of the site.