

# FLOOR AREA RATIO (R1, R2, R3 Zones)

City of Burlington Zoning By-law 2020

## Definitions

**Floor Area Ratio (Low Density Residential):** The mathematical relationship between the floor area of a dwelling and its lot area determined by dividing the floor area of a building (including attached garage and staircase) by the net area of that lot.

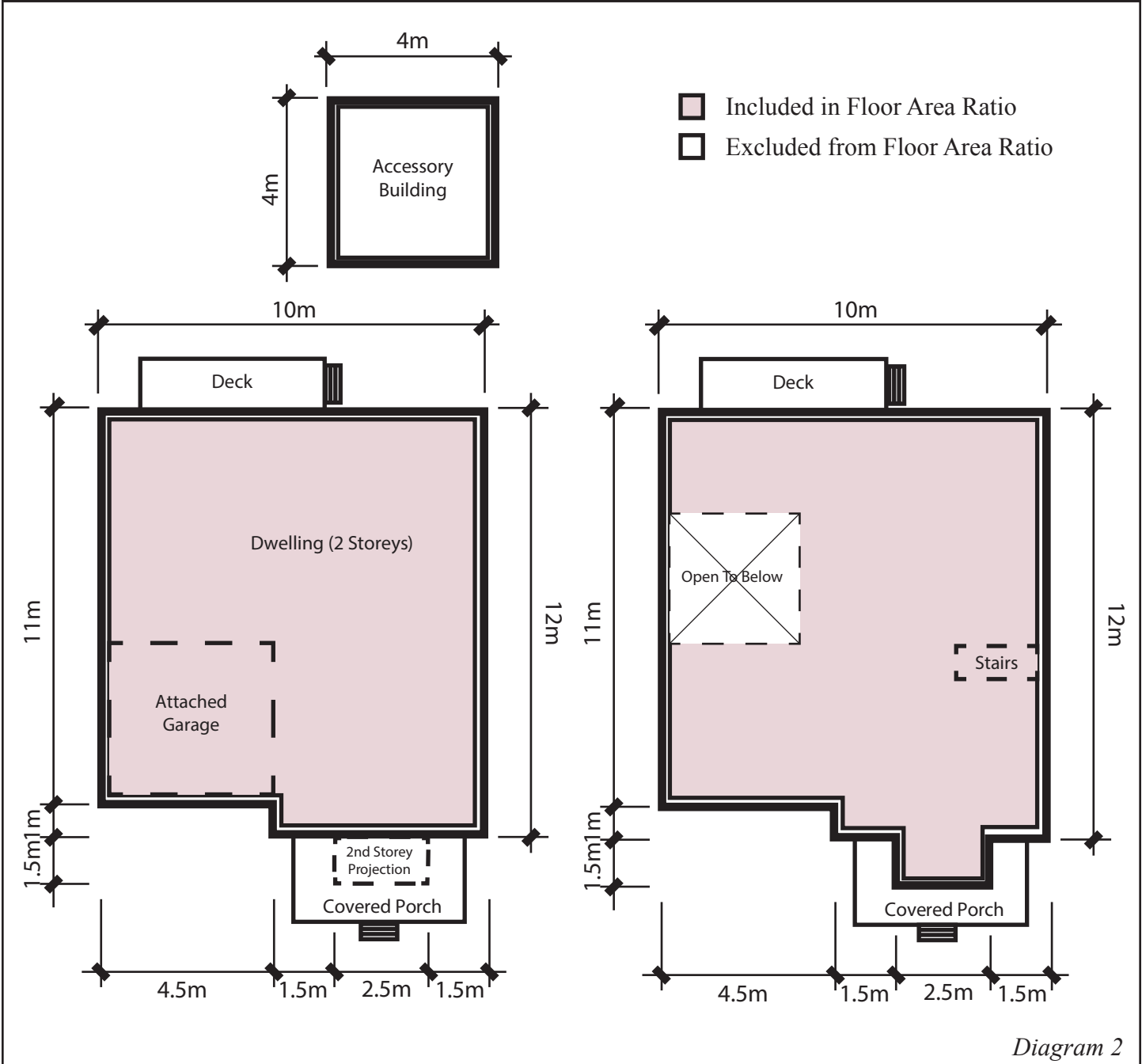


Diagram 2

### What is included in Floor Area Ratio?

- Total area of each floor, excluding basement
- Internal stairs
- Attached garage

### What is not included in Floor Area Ratio?

- Porch
- Deck (covered or uncovered)
- Carport
- Areas open to below
- Accessory structure & building (gazebo, pergola, shed)
- Basement floor area

### Floor Area Ratio calculation example: (Refer to “Diagram 2”)

Lot area: 600 m<sup>2</sup>

Floor area 1st floor: 115.50 m<sup>2</sup>

Floor area second floor: 119.25 m<sup>2</sup>

Total: 234.75 m<sup>2</sup>

Lot coverage:  $234.75 \text{ m}^2 / 600 \text{ m}^2 = 39.12\%$

### Notes:

1. Illustrations are for clarification use only and do not form part of Zoning by-law 2020.