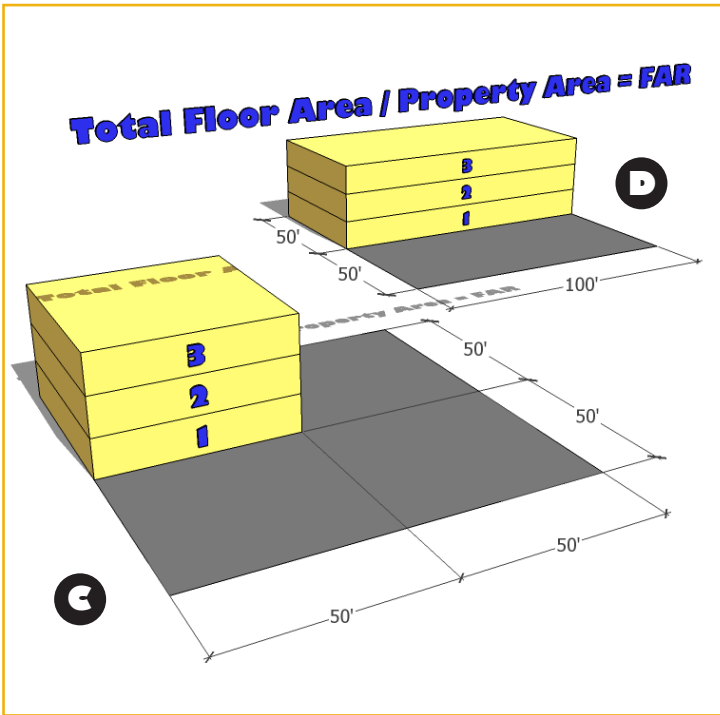
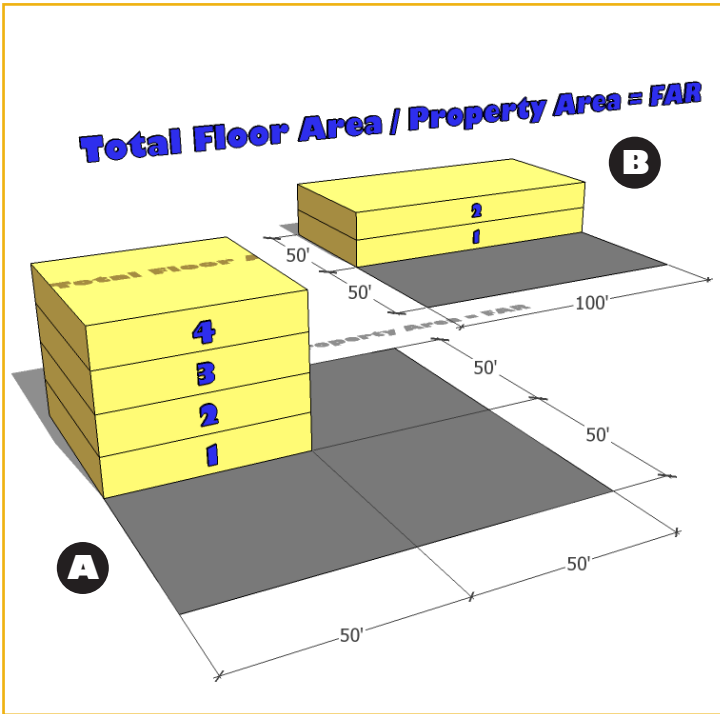


FAR – FLOOR AREA RATIO

TEN MILE SPECIFIC PLAN LAND USE MAP DESIGNATIONS

Principles of FAR



How it Works

$$\text{FAR} = \text{Total Floor Area} / \text{Property Area}$$

- » FAR is the ratio of a buildings total floor area to its total property area.
- » When used in conjunction with other tools, FAR can help to encourage desired development patterns through additional incentives and restrictions
- » FAR is often used to help calculate and predict development impact scenarios, and when combined with land use types and other data, can be used to generate significant amounts of useful numbers

Examples

(A) 4 stories

- » FAR = $(4 \times (50' \times 50')) / (100' \times 100')$
- » FAR = $(4 \times (2,500 \text{ sf.})) / 10,000 \text{ sf.}$
- » FAR = 10,000 sf. / 10,000 sf.
- » FAR = 1.00

(B) 2 stories

- » FAR = $(2 \times (50' \times 100')) / (100' \times 100')$
- » FAR = $(2 \times (5,000 \text{ sf.})) / 10,000 \text{ sf.}$
- » FAR = 10,000 sf. / 10,000 sf.
- » FAR = 1.00

(C) 3 stories

- » FAR = $(3 \times (50' \times 50')) / (100' \times 100')$
- » FAR = $(3 \times (2,500 \text{ sf.})) / 10,000 \text{ sf.}$
- » FAR = 7,500 sf. / 10,000 sf.
- » FAR = 0.75

(D) 3 stories

- » FAR = $(3 \times (50' \times 100')) / (100' \times 100')$
- » FAR = $(3 \times (5,000 \text{ sf.})) / 10,000 \text{ sf.}$
- » FAR = 15,000 sf. / 10,000 sf.
- » FAR = 1.50

Note: This information is a summary of the Ten Mile Interchange Specific Area Plan and City of Meridian Comprehensive Plan. Please see those documents for complete information.



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