

Floor Area Ratio Worksheet



Village of Hoffman Estates

Code Enforcement
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 781-2631
www.hoffmanestates.org/permits

Please complete the following worksheet to determine the Floor Area Ratio of a property. **These calculations are required for all new homes, home additions, accessory structures, screen rooms and sunrooms.** The calculations must be exact and complete. The accompanying plans or submittals must be sufficient to verify all calculations. If the information is not complete and accurate then the permit may be denied.

The FAR is the numerical value obtained through dividing the Gross Floor Area of a building by the total area of the lot or parcel of land on which such building is located. The Gross Floor Area is defined as the sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of exterior walls. Gross Floor Area does not include garage space but does specifically include:

- a. Basement space, if at least one-half of the basement story height is above the established curb level or where the curb level has not been established, above the average level of the finished grade.
- b. Stairwells at each floor.
- c. Attic floor space where the structural headroom exceeds seven and one-half feet.
- d. Enclosed porches, but not terraces and breezeways.

1. Gross Floor area (square footage) of existing home based upon definitions above: _____
2. Total proposed square footage of addition(s): _____
3. New total square footage of home (add steps 1 and 2): _____
4. Total area of lot or parcel on which dwelling is located: _____
5. Divide Step 3 by Step 4 to find Floor Area Ratio (Example: .25): _____

Owner (please print)

Address

Signature

Date