

## ZONING ADMINISTRATOR INTERPRETATION

**DATE:** January 25, 2005, updated March 27, 2007

**CODE SECTION:** Section 17.80.020 - Definition of Floor Area Ratio (FAR) - FAR Calculation  
Applicability to a site

**QUESTION NEEDING INTERPRETATION:** When a series of lots are all under a single ownership does the Floor Area Ratio (FAR) calculation include the entire site (all of the lots together) or is it calculated separately for each lot?

---

### INTERPRETATION:

Under the revised Zoning Code, FARs are imposed within the Central District, other Specific Plan areas as well as the CO, CL, CG and IG districts. The Zoning Code states that FAR is:

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Gross Building Area (All Floors)}}{\text{Lot Area}}$$

The definition of "lot" is, "A legally established lot of land under one ownership, with frontage upon a street." Thus a series of lots would have to be considered a single lot in order for the FAR to apply singly. In order to do this, the properties would have to be consolidated into a single lot either through a lot line adjustment or a parcel map.

However, this does not prevent a lot from having air parcels or being subdivided through condominium purposes as long as the land parcel continues to be under single ownership.

  
Denver E. Miller  
Zoning Administrator