

## Chapter 30.72

### BULK FLOOR AREA LIMITATIONS

30.72.010 Purpose. It is the purpose of this Chapter to regulate the bulk of buildings by limiting the amount of bulk floor area that can be constructed upon a lot.

#### 30.72.020 Bulk Floor Area Computation.

A. For purposes of determining compliance with the bulk floor area limitations contained in this Chapter, "bulk floor area" is the total horizontal area, expressed in square feet, of all floors below a roof.

B. To measure the bulk floor area of a particular project:

1. If there are walls around the bulk floor area, then the area is measured from the outside face of those walls.

2. If there are no walls around the bulk floor area, then the area under the roof is measured.

3. If there are walls partially around the bulk floor area, then the partially enclosed area under the roof is measured. The partially enclosed area shall be measured from the outside face of any wall or support and around the extension of an imaginary stringline(s) extending from the outside extent of each wall or support to the next wall or support closest to it.

#### C. Bulk Floor Area Excludes:

1. Floor area covered by open construction, such as trellis, sunscreen or lattice work, where the total square footage of the open spaces of the covering is 60% or more of the total square footage of the floor area below.

2. Floor area whose walls are of open construction, such as a trellis, sunscreen, lattice work, or partial wall where 45% or more of the total square footage of the vertical planes on all sides bounding the bulk floor area is open.

3. Floor area which has less than six feet of vertical dimension between the floor and the level of the finished floor above, or where there is no floor above, between the floor and the level of the finished roof above.

4. The floor area of the basement portions of residential buildings to be calculated as follows:

a. Floor area on a level where the finished ceiling over the floor area at any point is no more than two feet above the adjacent natural or finished grade, whichever is lower. Such floor area may abut lightwells which measure not more than four feet in width (perpendicular to the building wall) nor more than 20 feet in length (parallel to the building wall) and are no deeper than 28 inches above the finished floor. Such lightwells may occupy no more than 40% of the lineal perimeter of that level of the building.

b. A fraction of the floor area of the entire level having an exposed side or sides where any portion of the finished floor over the floor area of that level is more than three feet above the lower of the adjacent natural or finished grade. Such exposure shall be continuous, and limited to not more than two sides and not more than 40% of the perimeter of that level. For each linear foot of the perimeter of a level that is exposed more than three feet between the lower of the natural or finished grade and the level of the finished floor above, two (2) percent of the interior floor area of that level shall contribute to bulk floor area.

Lightwells which measure not more than four feet in width (perpendicular to the building wall) nor more than 20 feet in length (parallel) to the building wall and are no deeper than 28 inches above the finished floor shall be calculated as exposed perimeter but need not be continuous with the "exposed" side or sides.

For purposes of this Section, "side" shall mean the exterior wall or walls of a structure as viewed from any single point and which could be depicted as an elevation on an architectural rendering.

5. Floor area of an underground parking structure in commercial zones. (Ord. 541)

30.72.030 Bulk Floor Area Ratio. "Bulk Floor Area Ratio" is the numerical value, expressed as a percent-age, obtained by dividing the total bulk floor area contained on a lot by the total area of the lot.

30.72.040 Calculations, Special Instructions. In the R1-5B and RM-West zones, properties under common ownership and separated by a street or alley, when one or more such properties are of substandard lot size, shall jointly be considered as one lot for purposes of determining allowable floor area ratio.

30.72.050 Limitations on Bulk Floor Area. The development of bulk floor area shall be limited as follows:

<u>ON A LOT</u>	<u>BULK FLOOR AREA SHALL NOT EXCEED A RATIO</u>
<u>ZONED</u>	<u>OF</u>
A. R1-40	12.5% or 2,000 sq. ft., whichever is greater B.
R1-14	25% or 2,000 sq. ft., whichever is greater
C. R1-10	25% or 2,000 sq. ft., whichever is greater
D. R1-10B	30% or 2,000 sq. ft., whichever is greater
E. R1-5	30% or 2,000 sq. ft., whichever is greater
F. R1-5B	55%
G. RM-East	40%
H. RM-West	45%
I. RM-Central	30%
J. RM-South	35%
K. R2	35%
L. RC	30%
M. CC	45% or 2,000 sq. ft., whichever is greater
N. BC	10% or by approved Conditional Use Permit, not to exceed 20%
O. PC	60%
P. NC	30%
Q. VC	40%