

Gross Floor Area Certification

Note: Must be prepared (signed and sealed) by a Md. Licensed land surveyor, civil engineer, or architect.

Proposed Gross Floor Area (measured from exterior faces of exterior walls)

1. Square footage of main level (including enclosed porches):	+	
2. Square footage of second level (if applicable):	+	
3. Square footage of new attic space: (including replacement of demolished attic space)	+	
4. Square footage in excess of 240 s.f. of any accessory building:	+	
5. Area with ceiling height greater than 14 feet (already counted once above):	=	
Proposed Gross Floor Area:		

Allowed Gross Floor Area Calculation

The Town's building regulations define three categories of lots: lots less than 6,000 s.f., lots between 6,000 and 12,000 s.f., and lots greater than 12,000 s.f.

- If your lot is less than 6,000 s.f., the ordinance allows a maximum of 3,000 s.f. of gross floor area.
- If your lot is between 6,000 s.f. and 12,000 s.f., the maximum Floor Area Ratio (FAR) allowed is 0.5. To calculate the maximum amount of gross floor area allowed, multiply the square footage of your lot by 0.5. For example, if your lot area is 8,000 s.f., the maximum floor area allowed would be 4,000 s.f. (8,000 s.f. * 0.5 FAR = 4,000 s.f.)
- If your lot is greater than 12,000 s.f., the ordinance allows 6,000 s.f. of gross floor area, plus a FAR of 0.25 for any square footage in excess of 12,000 s.f. For example, if your lot area is 15,000 s.f., the maximum floor area would be 6,750 s.f. (15,000 - 12,000 = 3,000; 3,000 * 0.25 = 750; 750 + 6,000 = 6,750 s.f.) In these cases, the FAR will be less than 0.5.

Allowed Gross Floor Area: _____

If allowed gross floor area is greater than proposed gross floor area, your project complies with the Town's building regulations. If not, your permit will not be approved. You may choose to apply for a Town Variance.

Certified by: Land Surveyor Civil Engineer Architect

Name

Phone

Address

E-Mail

City

State

Zip

MD License Number

Signature