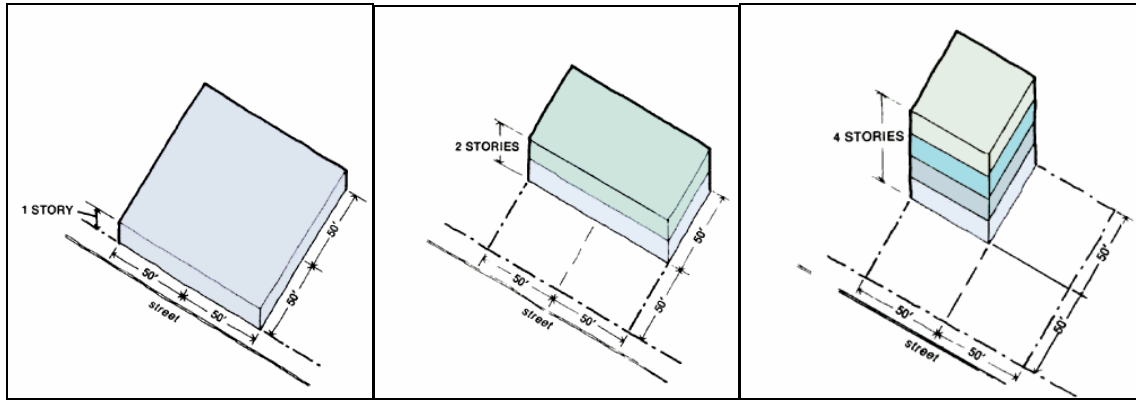


Floor Area

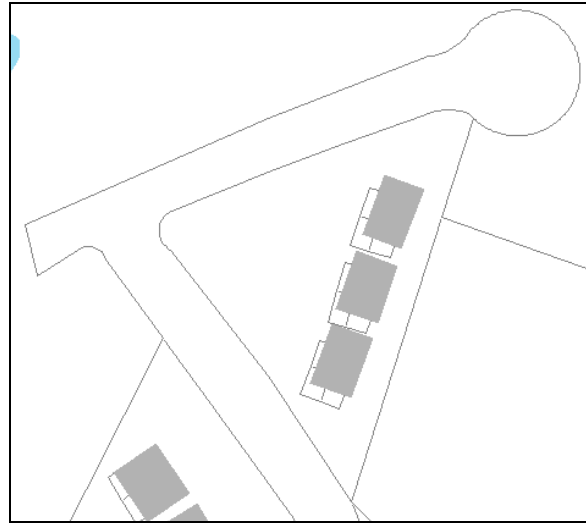
FAR is the ratio of the floor area of a building to the area of the lot on which the building is located. The diagram below illustrates three simple ways that a 1:1 FAR might be reached: one story covering the entire lot, 2 stories covering half of the lot, or 4 stories covering a quarter of the lot all result in the same FAR.



Neighborhood Commercial

Hornsby Office Buildings

FAR .11:1



Site Information:

Existing Zoning: LB, Limited Business

Gross Site Area: 1.369 acres (59,634 sq. ft.)

Impervious Cover: 36.5%

Building Square Footage: 6,720 sq. ft.

FAR: .11:1

Neighborhood Commercial

La Petite Academy

FAR .137:1



Site Information:

Existing Zoning: LB, Limited Business

Gross Site Area: .903 acres (39,335 sq. ft.)

Impervious Cover: 49.3%

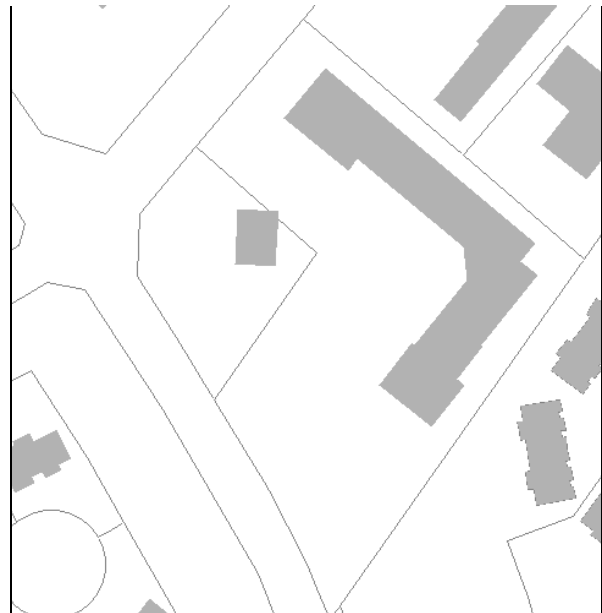
Building Square Footage: 5,400 sq. ft.

FAR: .137:1

Neighborhood Commercial

Old Towne Square Shopping Center

FAR .16:1



Site Information:

Existing Zoning: LB, Limited Business

Gross Site Area: 3.247 acres (141,134 sq. ft.)

Impervious Cover: 52.3%

Building Square Footage: 23,683 sq. ft.

FAR: .16:1

Neighborhood Commercial

Campus Development (Jamestown Road)

FAR .17:1



Site Information:

Existing Zoning: LB, Limited Business

Building Square Footage: 3,440 sq. ft.

Gross Site Area: .459 acres (19,994 sq. ft.)

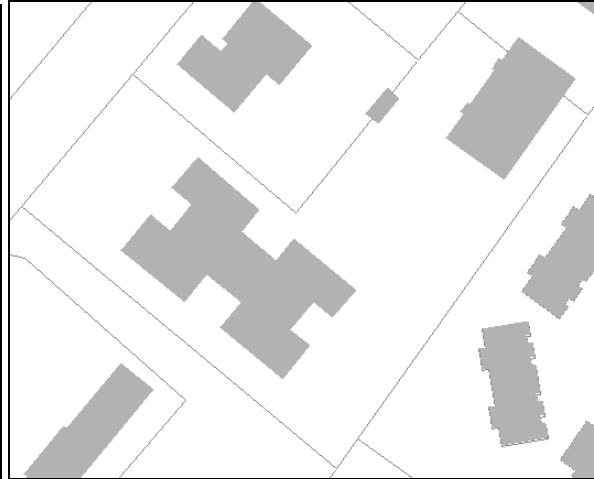
FAR: .17:1

Impervious Cover: Not available

Neighborhood Commercial

AES Building

FAR .19:1



Site Information:

Existing Zoning: LB, Limited Business

Building Square Footage: 21,020 sq. ft.

Gross Site Area: 2.56 acres (115,513 sq. ft.)

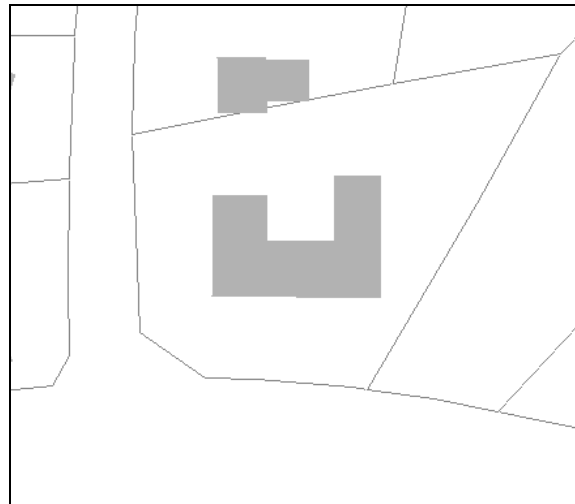
FAR: .19:1

Impervious Cover: 41.4%

Neighborhood Commercial

Jamestown Center

FAR .20:1



Site Information:

Existing Zoning: LB, Limited Business

Building Square Footage: 11,552 sq. ft.

Gross Site Area: 1.294 acres (56,367 sq. ft.)

FAR: .20:1

Impervious Cover: 39.31%

Community Commercial

Colony Square Shopping Center

FAR .17:1



Site Information:

Existing Zoning: B-1, General Business

Gross Site Area: 9.203 acres (400,883 sq. ft.)

Impervious Cover: Not available

Building Square Footage: 67,167 sq. ft.

FAR: .17:1

Community Commercial

Norge Crossing Shopping Center (Farm Fresh)

FAR .21:1



Site Information:

Existing Zoning: B-1, General Business

Building Square Footage: 52,915 sq. ft.

Gross Site Area: 5.88 acres (255,261 sq. ft.)

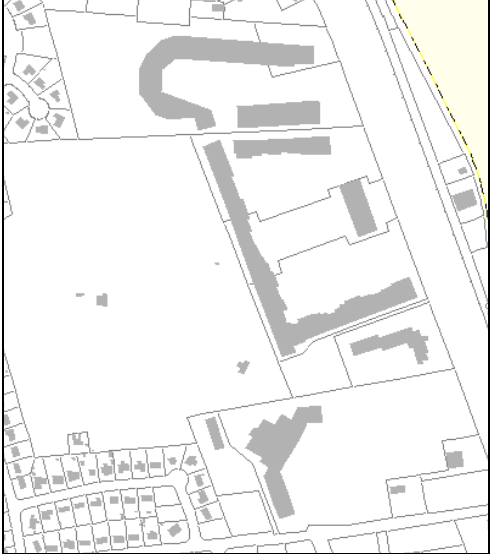
FAR: .21:1

Impervious Cover: Not available

Community Commercial

Prime Outlets

FAR .24:1



Site Information:

Existing Zoning: B-1, General Business

Building Square Footage: 567,570 sq. ft.

Gross Site Area: 54.12 acres (2,357,467 sq. ft.)

FAR: .24:1

Impervious Cover: 72.7%

Industrial

Avid Medical (existing)

FAR .20:1



Site Information:

Existing Zoning: PUD-C

Building Square Footage: 203,846 sq. ft.

Gross Site Area: 23.185 acres (1,009,938 sq. ft.)

FAR: .20:1

Impervious Cover: Not available

Industrial

Avid Medical (proposed)

FAR .29:1



Site Information:

Existing Zoning: PUD-C

Building Square Footage: 299,446 sq. ft.

Gross Site Area: 23.185 acres (1,009,938 sq. ft.)

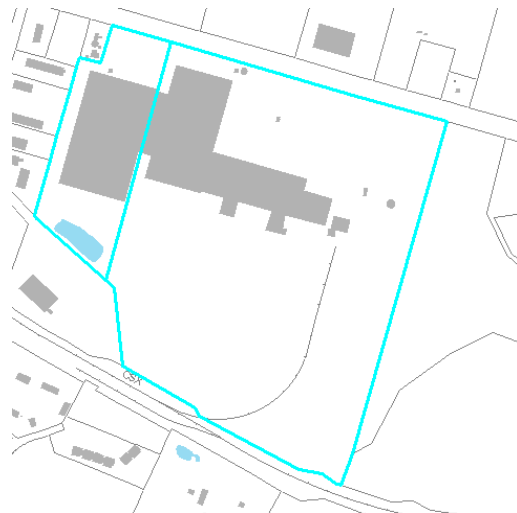
FAR: .29:1

Impervious Cover: Not available

Industrial

Owens-Illinois

FAR-N/A



Site Information:

Existing Zoning: M-2

Gross Site Area: 70.58 acres (1,009,938 sq. ft.)

Site Information: The Owens-Illinois site has intense development (and FAR) on the developed area, but also has almost 30 acres of open space. In this instance there have been multiple site plan expansions for warehousing needs. This is an example of an industrial use that would not meet the .20:1 FAR recommendations, but would obviously meet the criteria given for lower FAR as shown in the development standards.