



CHARLOTTE

Zoning Interpretation

Floor Area

The sum of the gross horizontal areas of each floor of the principal building, and any accessory building or structures measured from outside of the exterior walls or from the center line of party walls. The term does not include any area used exclusively for the surface parking of motor vehicles or for building or equipment access, such as stairs, elevator shafts, and maintenance crawlspace.

The term surface parking typically is used when discussing a parking lot that is not enclosed within a building. Parking within a building is typically referred to as structured parking or a parking deck. However, since the term “floor area” is discussing which areas in a building are included in calculating the building’s size it seems that, in this case, the term is referring to parking within a building rather than an unenclosed parking lot.

ISSUE

What does the term “surface parking” refer to?

POLICY

The ground floor of a parking deck or a private garage located at ground level shall not be included in the calculation of floor area. As such, the calculation of a building’s Floor Area Ratio will not include surface level garages or the ground floor of a parking deck.

Date Agreed: July 5, 2006

Approved By: Rodger Lentz

Code Sections: 2.102

SUPERSEDES :