

§ 275-4 **Definitions.**

GROSS FLOOR AREA

The sum of the gross horizontal areas of the several floors in each story of a building measured from the exterior face of the exterior walls of a building and its accessory buildings, without any exclusion of any floors being measured whatsoever (i.e., including garages, enclosed porches, closets, bathrooms, stairwells, clerestories, and partitions), and any basement space that is finished, excluding cellar spaces. Open porches equal to or less than 10% of the total floor area shall not be included in floor area.

Horizontal areas of open porches greater than 10% of the total floor area shall be included in the floor area. For half stories, horizontal areas where the vertical distance between the floor joists and the ceiling of the roof structure above is less than 7 1/2 feet or which half story contains no habitable space shall be excluded. Further, for horizontal floor areas where the floor to ceiling height is 14 feet or greater, twice the horizontal areas shall be included on the floor area.

[Amended 12-14-2020 by L.L. No. 5-2020] [Amended 12-18-2021 by L.L. No. 7-2021]