

### What is Floor Area Ratio?

Floor Area Ratio, or FAR, is a measure of development intensity expressed as the ratio of gross floor area to site area. For example, if a 10,000-square-foot building occupies a 20,000-square-foot site, its FAR would be expressed as 0.50, indicating that there is 1 square foot of building area for each 2 square feet of land area. If that same site contained a 2,000-square-foot building, the FAR would be 0.10 because the building area is equal to 10% of the land area. Gross floor area includes the floor area of the ground floor and any additional stories of all buildings on the lot, including accessory structures.

### What is the purpose of the Single-Family FAR threshold?

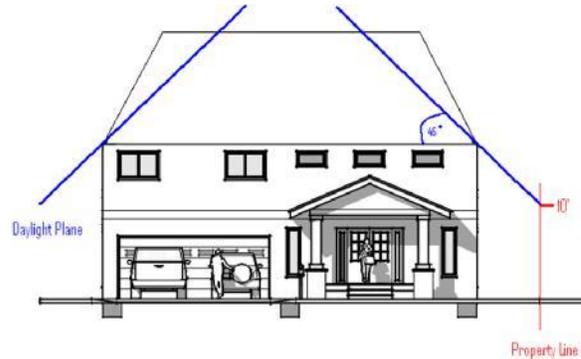
The single-family FAR threshold is intended to promote a graceful transition within neighborhoods that are experiencing redevelopment. The FAR threshold supports infill development that is compatible and complimentary to existing neighborhoods by establishing special development standards for homes exceeding a FAR threshold of 0.50.

### What are Bellevue's special development standards for single-family lots exceeding 0.50 FAR?

For structures exceeding the FAR threshold of 0.50, Bellevue has established the following additional development standards:

Establish minimum setbacks of 7.5 feet on both sides, **AND**

Incorporate **EITHER** daylight plane standards (roof pitch of 45 degrees beginning 10 feet above grade at the property line) (figure 1) **OR** establish a minimum five-foot second-story setback.



(figure 1)

### Do these rules apply to me?

The single-family FAR threshold is applicable to all new single-family homes in existing neighborhoods (teardowns and vacant lots), new short plats, and existing single-family homes adding more than 20 percent of gross floor area.

### Is anything exempt from the gross floor area calculation?

Attic areas which are unfinished and non-habitable are not included in the calculation of gross floor area. Carports, porches, and decks that are open on at least two sides are also exempt from the gross floor area calculation.

### What about daylight basements and high ceiling rooms?

Those portions of partially exposed lower levels that are less than five feet above finished grade are exempt from gross floor area. High-volume spaces that are 16 feet or more in height are counted twice because that additional volume contributes to the bulk of the building.

**The lots adjacent to me are already developed with very large homes. Do I still have to meet FAR threshold development standards if my proposed home is over 0.50 FAR?**

The director may modify the FAR threshold requirements on either side of the structure where it can be demonstrated that the adjacent structure has been constructed in a manner that exceeds FAR threshold development standards.

**What about new subdivisions?**

New single-family homes constructed as part of a new subdivision pursuant to Land Use Code (LUC) 20.45A or planned unit development pursuant to 20.30D are not subject to FAR threshold requirements.

**Where can I get additional information?**

LUC 20.20.010, Dimensional Chart, Note 43

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This document is intended to provide guidance in applying certain *Land Use Code* regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for any other city codes, such as the *Construction Codes*. Additional information is available from Development Services at Bellevue City Hall or on the city website at [www.bellevuewa.gov](http://www.bellevuewa.gov).

For land use regulations that may apply to your project, contact the Land Use Information Desk in the Development Services Center. Phone: 425-452-4188. [E-mail: landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: dial 711.

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