

MEASURING LIVABLE AREA BASED ON ASSESSOR'S METHODOLOGY

MEASUREMENTS

Measurements are taken to the exterior surface of the exterior walls. Measurements are rounded to the nearest foot.

FRACTIONAL STORIES

Fractional stories are calculated as a percent of the first floor area. For example - A $\frac{1}{2}$ story height would be 50% of the area. A $\frac{3}{4}$ story height would be 75% of the area.

ATTIC SPACE

Finished attic is calculated at 25% of the base area*. An unfinished attic such as an unheated attic or an attic with a pull down stair is not counted as living area.

MULTI STORY INTERIOR SPACE

Features such as 2-story foyer, balconies, vaulted ceiling, and cathedral ceiling are counted as floor space. Loft or ladder accessed space is not counted as living area.

BAY WINDOWS BOW WINDOWS

Bay Windows (with foundation) are counted as living area. Bow Windows (no foundation) are not counted as living area.

BASEMENT / CELLAR AREA

Basement/Cellar area is calculated differently from Assessor's Methodology. Follow language of the zoning article for determination of how to include Basement/Cellar area.

CHIMNEY

The exterior area occupied by a chimney is not counted as living area.

PORCHES

Patios whether or not covered, canopies, porches including three-season porches are not counted as living space.

* footprint of main house.