

Basic calculations in urban design – explanation of concepts

In case of one building plot

- lot coverage: built in area on the ground floor divided by the area of the plot
its unit is m^2/m^2
- floorspace ratio: the sum of the built in areas of all stories divided by the area of the plot
its unit is m^2/m^2

In case of a development area – related to plots

- lot coverage: the sum of built in areas on the ground floor divided by the sum of the areas of the plots
its unit is m^2/m^2
- floorspace ratio: the sum of the built in areas of all stories divided by the sum of the areas of the plots
its unit is m^2/m^2
- # of flats per hectare¹: the number of flats on the area divided by the total area of the plots in hectares
its unit is *piece/ha*

In case of a development area – related to the whole development area

- lot coverage: the sum of built in areas on the ground floor divided by the sum of the areas of the plots and all the public spaces
its unit is m^2/m^2
- floorspace ratio: the sum of the built in areas of all stories divided by the sum of the areas of the plots and all the public spaces
its unit is m^2/m^2
- # of flats per hectare: the number of flats on the area divided by the total area of the plots and the public spaces in hectares
its unit is *piece/ha*
- ratio of public and private areas:
the total area of public spaces divided by the by the sum of the areas of the plots
its unit is m^2/m^2

¹ hectare: 10 000 m²