

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3280
 www.concordma.gov



Gross Floor Area and Floor Area Ratio

Calculations Worksheet

Reference Zoning Bylaw Section 6.2.13 Maximum Floor Area Ratio &
 7.1.5 Non-conforming Structures

Existing house measurement includes all areas with 6'8" headroom or greater
 excluding basements, open or screened porches, and decks.

Extension of a structure by more than fifty percent (50%) is based on the aggregate of all
 expansions undertaken within a consecutive five(5) year period.

All measurements are taken from the outside corners of exterior walls

A Special Permit is required if your allowed GFA allowed exceeds your allowable FAR

PROPOSED WORK MUST MEET ALL DIMENSIONAL REGULATIONS
 SPECIFIED BY THE TOWN OF CONCORD ZONING BYLAWS

1 Property Information

Address: 131 Hubbard St Parcel ID #:
 Zoning District: C Total Land Area:
 Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

2 Existing GFA (6'8" headroom or greater)

1st Floor Area: 1484
 2nd Floor Area: 1484
 Attic Area: 1208
 Enclosed Porch: 296
 Attached Garage:
 Detached Garage: 1516
 Other:
 Total Existing GFA: 5988 ϕ

3 Proposed GFA (6'8" headroom or greater)

1st Floor Area: 1484
 2nd Floor Area: 1484
 Attic Area: 1208
 Enclosed Porch: 296
 Attached Garage:
 Detached Garage: + Apt. - 1516
 Other:
 Total Proposed GFA: 5988 ϕ

4 ZBL Section 7.1.5 (Non-Conforming Structure - Gross Floor Area 50% greater than existing)

Calculate the following:

1.) Total Existing House GFA 5988 x .5 = 2994 Add these two numbers together = 8982
 This is your maximum gross floor area allowed by right without a Special Permit.

2.) Does your proposed project exceed the 50% allowed by right? Yes or No
 If yes, a Special Permit is required.

3.) To determine what the percentage of the proposed addition that is over the 50% allowed by right, divide the sq. ft. of
 the proposed addition by the sq. ft. of the existing home.

EXAMPLE: (proposed sf) 1400 ÷ (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF _____ ÷ Existing GFA SF _____ = _____ - 50 = _____ %

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 26,223 = .0458 + .24 = .2858 x (lot size) 26,223 = 7493.52 MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by:

Date:

Building Inspector Reviewed and Approved by:

Date: