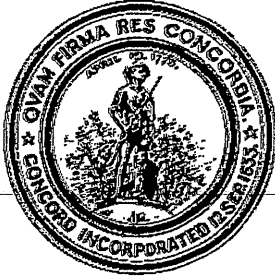


Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3280
 www.concordma.gov



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

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

1 st Floor Area:	882	⊘
2 nd Floor Area:	612	⊘
Attic Area:	-	
Enclosed Porch:	-	
Attached Garage:	-	
Detached Garage:	-	
Other:	-	
Total Existing GFA:	1494	⊘

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

1 st Floor Area:	1192
2 nd Floor Area:	960
Attic Area:	-
Enclosed Porch:	-
Attached Garage:	540
Detached Garage:	-
Other:	-
Total Proposed GFA:	2692

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

Calculate the following:

1.) Total Existing House GFA 1494 x .5 = 747 Add these two numbers together = 2241
 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 2692 ÷ Existing GFA SF 1494 = - 50 = 48 %

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 10,074 = .119119 + .24 = .359 x (lot size) 10,074 = 3,618 MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by:	Date:
Building Inspector Reviewed and Approved by:	Date: