

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
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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: 314 ELM STREET Parcel ID #: 1780
 Zoning District: A Total Land Area: 1.77 / 77972.4 sq. ft.
 Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

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

1st Floor Area: 2776
 2nd Floor Area: 3622
 Attic Area: 0
 Enclosed Porch: 0
 Attached Garage: 750
 Detached Garage: 800
 Other ADU (ADU DETACHED GARAGE) 922
 Total Existing GFA: 8870

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

1st Floor Area:
 2nd Floor Area:
 Attic Area:
 Enclosed Porch:
 Attached Garage:
 Detached Garage:
 Other:
 Total Proposed GFA:

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 $1200 \div (\text{lot size}) \frac{77972.4}{1000000} = .015 + .24 = .255 \times (\text{lot size}) \frac{77972.4}{1000000} = 19913.35$ MAX FAR Allowed

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

Calculate the following:
 1.) Total Existing House GFA 8870 x .5 = 4435 Add these two numbers together = 13305.
 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 = _____ % (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by: G. Smith (Assessor's Records) Date: 5.16.22
 Building Inspector Reviewed and Approved by: _____ Date: _____