

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:	97 & 99 HIGHLAND	Parcel ID #:	102062
Zoning District:	C	Total Land Area:	8673 SF
Property is Non-conforming by (circle all that apply): Frontage (Area) Setbacks			

2 Existing GFA (6'8" headroom or greater)		3 Proposed GFA (6'8" headroom or greater)	
1 st Floor Area:	1709	1 st Floor Area:	1822
2 nd Floor Area:	1648	2 nd Floor Area:	1648
Attic Area:	816	Attic Area:	816
Enclosed Porch:	NA	Enclosed Porch:	NA
Attached Garage:	NA	Attached Garage:	NA
Detached Garage:	NA	Detached Garage:	NA
Other:	-	Other:	
Total Existing GFA:	4173	Total Proposed GFA:	4286

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 $1200 \div (\text{lot size}) 8673 = .138 + .24 = .378 \times (\text{lot size}) 8673 = 3278$ MAX FAR Allowed

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

Calculate the following:

- Total Existing House GFA 4173 $\times .5 = 2086$ Add these two numbers together = 6259
 This is your maximum gross floor area allowed by right without a Special Permit.
- Does your proposed project exceed the 50% allowed by right? Yes or NO
 If yes, a Special Permit is required.
- 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 \div (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)
 Proposed Addition GFA SF _____ \div Existing GFA SF _____ = _____ - 50 = _____ % (Cannot exceed FAR above)

6 Building Inspections Division Review

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