Town of Concord
Building Division
and
Zoning Enforcement
141 Keyes Road
Concord, MA 01742
Tel: (978) 318-3280
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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: 206 THOREAU ST		Parcel ID #: 4095	
Zoning District:		Total Land Area: 5,445 Square Feet or .125 Acres	

Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

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2	Existing GFA (6'8" headroom or greater)	3	Proposed GFA (6'8" headroom or greater)
1st Floor Area:	1140.76	1st Floor Area:	1544.76
2nd Floor Area:	875.76	2nd Floor Area:	875.16
Attic Area:	161.00	Attic Area:	161.00
Enclosed Porch:	–	Enclosed Porch:	–
Attached Garage:	–	Attached Garage:	–
Detached Garage:	275.72	Detached Garage:	275.72
Other	–	Other:	–
Total Existing GFA:	2453.24	Total Proposed GFA: 2857.24	

4	ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 5445 = .22 +.24 = .46 x (lot size) 5445 = 2506.79 MAX FAR Allowed

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

Calculate the following:

1.) Total Existing House GFA _____ x .5 = _____ Add these two numbers together = _____
     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:		Date:	
Building Inspector Reviewed and Approved by:		Date:	