

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

2 Existing GFA (6'8" headroom or greater)	3 Proposed GFA (6'8" headroom or greater)
1 st Floor Area: 1117	1 st Floor Area: 1299
2 nd Floor Area: 963	2 nd Floor Area: 1251
Attic Area: 190	Attic Area: 240
Enclosed Porch: 207	Enclosed Porch:
Attached Garage:	Attached Garage:
Detached Garage:	Detached Garage: 576
Other:	Other: (ADU) 513
Total Existing GFA: 2477	Total Proposed GFA: 3879

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 $1200 \div (\text{lot size}) 8750 = .137 + .24 = .377 \times (\text{lot size}) 8750 = 3300$ 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 2477 x .5 = 1238.5 Add these two numbers together = 3715.5
 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 \div (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)
 Proposed Addition GFA SF 1402 \div Existing GFA SF 2477 = 56.6% 50 = 6.6 % (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by: <u>Tim Dray</u>	Date: <u>7/11/2023</u>
Building Inspector Reviewed and Approved by:	Date: