

Town of Concord
 Building Division
 and
 Zoning Enforcement
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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: 283 CENTRAL ST.

Parcel ID #:

Zoning District: C

Total Land Area: 11,048 S.F.

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

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

1st Floor Area: 987

2nd Floor Area: 689

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage: 441

Other

Total Existing GFA: 2217

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

1st Floor Area: 1725

2nd Floor Area: 1357

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage: 432

Other: ROOM OVER GARAGE 230

Total Proposed GFA: 3744

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

Calculate the following:

1.) Total Existing House GFA 2217 x .5 = 1108.5 Add these two numbers together = 3325.5

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 ÷ (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF 1527 ÷ Existing GFA SF 2217 = .69 - 50 = 19 %

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 11048 = .109 + .24 = .348 x (lot size) 11048 = 3852 MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by: [Signature]

Date: 9/5/23

Building Inspector Reviewed and Approved by: [Signature]

Date: 9/5/23