

Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3280  
 www.concordma.gov



# 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: 18 Windmill Hill Road

Parcel ID #: 1225

Zoning District: B

Total Land Area: 1.1 Acres

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

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

1<sup>st</sup> Floor Area:

2<sup>nd</sup> Floor Area:

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage:

Other

Total Existing GFA: 3675 per R. Matte

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

1<sup>st</sup> Floor Area:

2<sup>nd</sup> Floor Area:

Attic Area: See Attached

Enclosed Porch: Calculation Sheet

Attached Garage:

Detached Garage:

Other:

Total Proposed GFA: 6286

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

Calculate the following:

1.) Total Existing House GFA 3675 x .5 = 1837.5 Add these two numbers together = 5512.5

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 2611 ÷ Existing GFA SF 3675 = .7105 or 71.05% - 50 = 21.05%

### 5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 47480 = .025 + .24 = .265 x (lot size) 47480 = 12582 MAX FAR Allowed

### 6 Building Inspections Division Review

Measurements and Calculations Prepared by: Owner and Attorney

Date: 9/3/20

Building Inspector Reviewed and Approved by:

Date:

YSC, Inc.

240 Littleton County Road

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September 2, 2020

Town of Concord, Massachusetts  
Board of Selectmen

RE: Floor area tabulations

To Whom it may concern:

The following is a tabulation of the existing floor areas and the proposed floor areas.

The Concord Building Department measured the existing structure  
and determined that the square feet of floor area is 3684

The existing structure will be reduced in size to 1701

The new structure including the garage and unfinished attic space above is 4585

The total proposed floor area at the end of the project will be 6286

The floor area ratio calculated using the formula found in the Concord Zoning – Table III –  
Dimensional Regulations is:  $.24 + (1200 / 47480.4) = .24 + .025 = .265$

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