

**Town of Concord**  
 Building Division  
 and  
 Zoning Enforcement  
 141 Keyes Road  
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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/Area/Setbacks	

2 Existing GFA (6'8" headroom or greater)	3 Proposed GFA (6'8" headroom or greater)
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1 <sup>st</sup> Floor Area:	1 <sup>st</sup> Floor Area:
2 <sup>nd</sup> Floor Area:	2 <sup>nd</sup> Floor Area:
Attic Area:	Attic Area:
Enclosed Porch:	Enclosed Porch:
Attached Garage:	Attached Garage:
Detached Garage:	Detached Garage:
Other	Other:
Total Existing GFA:	Total Proposed GFA:

### 4 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 = \_\_\_\_\_ %

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

Calculate the following:

1200 ÷ (lot size) \_\_\_\_\_ = \_\_\_\_\_ + .24 = \_\_\_\_\_ x (lot size) \_\_\_\_\_ = \_\_\_\_\_ MAX FAR Allowed

### 6 Building Inspections Division Review

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