

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: 74 Hayward Mill Road

Parcel ID #:

Zoning District: RB

Total Land Area: 7,046

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

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

1st Floor Area: 396

2nd Floor Area:

Attic Area:

Enclosed Porch: ~~24~~

Attached Garage:

Detached Garage:

Other

Total Existing GFA: ~~420~~ 396

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

1st Floor Area: 882

2nd Floor Area: 930

Attic Area: n/a

Enclosed Porch: n/a

Attached Garage: n/a

Detached Garage: n/a

Other: n/a

Total Proposed GFA: 1,812

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

$$1200 \div (\text{lot size}) 7,046 = 0.17 + .24 = 0.41 \times (\text{lot size}) 7,046 = 2,891.04 \text{ MAX FAR Allowed}$$

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

Calculate the following:

$$1.) \text{ Total Existing House GFA } 420 \times .5 = 210 \text{ Add these two numbers together} = 630 \text{ 596}$$

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.

$$\text{EXAMPLE: } (\text{proposed sf}) 1400 \div (\text{existing sf}) 1600 = .88 (\text{or } 88\%) - 50 = 38\% (\text{over the } 50\% \text{ allowed by right})$$

$$\text{Proposed Addition GFA SF } 1,812 \div \text{Existing GFA SF } 420 = 4.31 - 50 = 45.43\% (\text{Cannot exceed FAR above})$$

6 Building Inspections Division Review

Measurements and Calculations Prepared by: Damon McQuaid AIA

Date: 2/23/2026

Building Inspector Reviewed and Approved by:

Date: 3/2/26