



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 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: _____ SF	Date _____
Is the property conforming by: frontage, area, setbacks? _____ If yes to all, skip Section 4 and proceed to Section 5		
If no, indicate any that apply (frontage, lot size, setbacks) _____		

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

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

1st Floor Area: _____ SF	1st Floor Area: _____ SF
2nd Floor Area: _____ SF	2nd Floor Area: _____ SF
Attic Area: (6'8" headroom or greater) _____ SF	Attic Area (6'8" headroom or greater): _____ SF
Enclosed Porch: _____ SF	Enclosed Porch: _____ SF
Attached Garage: _____ SF	Attached Garage: _____ SF
Detached Garage: _____ SF	Detached Garage: _____ SF
Other (Outbuilding greater than 100SF) _____ SF	Other (Outbuilding greater than 100SF) _____ SF
Total Existing GFA: _____ SF	Total Proposed GFA: _____ SF

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

(Complete Section 4 if property is Non-conforming by frontage or area or setbacks)

- 1.) Total Existing House GFA _____ x .5 _____
 Existing gross floor area plus 50% : _____ Maximum GFA allowed without a Special Permit
- 2.) Does your proposed project exceed the 50% allowed by right: _____ 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 square footage of the proposed addition by the square footing 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 _____ less 50 = _____ above 50% allowed by right

(Space for notes)

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculation:	Lot size	1200/size	plus .24	Lot size	
	1200 ÷ (lot size)			x	MAX FAR Allowed

6 Building Inspections Division Review

Building Inspector reviewed and approved by: _____ Date: _____