

Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
 141 Keyes Road  
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 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: 196 Hubbard Street

Parcel ID #: 0356

Zoning District: Residential C

Total Land Area: 6,193sf

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: 1,234

2<sup>nd</sup> Floor Area: 1,115

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage: 440

Other

Total Existing GFA: 2,789

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

1<sup>st</sup> Floor Area: 1,234

2<sup>nd</sup> Floor Area: 1,115

Attic Area:

Enclosed Porch:

Attached Garage:

Detached Garage: 440 + 330 = 770

Other:

Total Proposed GFA: 3,119 (no change to existing house)

### 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:

EXISTING 2,789 sf; PROPOSED 3,119 sf

1200 ÷ (lot size) 6,193 = 0.1938 + .24 = 0.4338 x (lot size) 6,193 = 2,687 MAX FAR Allowed

### 6 Building Inspections Division Review

Measurements and Calculations Prepared by: Heather L. Bensko, AIA

Date: 12/16/25

Building Inspector Reviewed and Approved by:

Date: 12/31/25