



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

#27-22

Telephone
(617) 796-1060

Fax

(617) 796-1086

Email

ISD@newtonma.gov
www.newtonma.gov

John Lojek
Commissioner

revised 12/10/21

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 100 BISHOPS GATE ROAD.

Zoning District: SR 1 Lot Size: 25,188

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	3035
2. Attached garage	
3. Second story	2078
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	221
5. Certain floor area above the second story ^{1b}	
6. Enclosed porches ^{2b}	
7. Mass below first story ^{3b}	752
8. Detached garage	581
9. Area above detached garages with a ceiling height of 7' or greater	* 406
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	7073
B. Lot size	25,188
C. FAR = A/B	
Allowed FAR	
Allowable FAR	.26
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	.26

* SAME AS ATRIA CALCULATION

.28 w/ DETACHED GARAGE
PLUS ATRIA CALC.

.26 w/ DETACHED GARAGE
W/O ATRIA CALC.

.24 EXISTING FAR

