



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Fax
(617) 796-1086
Email
ISD@newtonma.gov
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 2202 Commonwealth Avenue

Zoning District: MR-1 Lot Size: 13,696 SF

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	3,196 SF
2. Attached garage	0 SF
3. Second story	3,074 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0 SF
5. Certain floor area above the second story ^{1b}	0 SF
6. Enclosed porches ^{2b}	0 SF
7. Mass below first story ^{3b}	1,055 SF
8. Detached garage	0 SF
9. Area above detached garages with a ceiling height of 7' or greater	0 SF
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0 SF
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	7,325 SF
B. Lot size	13,696 SF
C. FAR = A/B	.53
Allowed FAR	
Allowable FAR	.48
Bonus of .02 if eligible ^{4b}	.02
TOTAL Allowed FAR	.5

