

Ruthanne Fuller Mayor

City of Newton, Massachusetts

Department of Inspectional Services
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John Lojek Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address:

728 Walnut Street

FAR Calculations for Regulations Effective As Of October 15, 2011 Inputs (square feet)		
1. First story	1,043	1,732
2. Attached garage		
3. Second story	833	1,594
 Atria, open wells, and other vertical spaces (if not counted in first/second story) 		
Certain floor area above the second story ^{1b} 5. ATTIC	253	1,063
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}		
8. Detached garage		
Area above detached garages with a ceiling height of 7' or greater		
Other detached accessory buildings (one detached building up to120 sq. ft. is exempt)		
FAR of Proposed Structure(s)		
A Total gross floor area . (sum of rows 1-9 above)	2,129	4,389
B Lot size	7,815	7,815
C FAR = A/B	.272	.561
Allowed FAR		
Allowable FAR	420	.420
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.420	.420