



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

April 6, 2020 rev. June 2, 2020

For Residential Single and Two Family Structures

Property address: _____

Zoning District: _____ Lot Size: _____

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	
2. Attached garage	
3. Second story	
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	
5. Certain floor area above the second story ^{1b}	
6. Enclosed porches ^{2b}	
7. Mass below first story ^{3b}	
8. Detached garage	
9. Area above detached garages with a ceiling height of 7' or greater	
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)	
B. Lot size	
C. FAR = A/B	
Allowed FAR	
Allowable FAR	
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	

