



Setti D. Warren  
Mayor

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

Telephone  
(617) 796-1060  
Telefax  
(617) 796-1086  
TDD/TTY  
(617) 796-1089  
www.newtonma.gov

John Lojek  
Commissioner

## FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: 25-27 Oak Street

Zoning District: MR1

Lot Size: 9,240 SF

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,547 SF
2. Attached garage	N/A
3. Second story	1,547 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	N/A
5. Certain floor area above the second story <sup>1b</sup>	1,110 SF
6. Enclosed porches <sup>2b</sup>	N/A
7. Mass below first story <sup>3b</sup>	774 SF
8. Detached garage	N/A
9. Area above detached garages with a ceiling height of 7' or greater	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	SHED EXEMPT
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	4,978 SF
B. Lot size	9,240 SF
C. FAR = A/B	0.53
Allowed FAR	
Allowable FAR	0.49
Bonus of .02 if eligible <sup>4b</sup>	N/A
TOTAL Allowed FAR	0.49

