



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

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

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: _____

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2,485	2,485
2. Attached garage	—	—
3. Second story	—	1,316
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	157
5. Certain floor area above the second story ^{1b}	—	—
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b}	2,240	2,240
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)	4,725	6,198
B Lot size	14,971	14,971
C FAR = A/B	0.32	0.41
Allowed FAR		
Allowable FAR	0.31	0.31
Bonus of .02 if eligible ^{4b}	—	—
TOTAL Allowed FAR	0.31	0.31

