



Ruthanne Fuller  
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## City of Newton, Massachusetts

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

9/3/21  
GT

Property address: \_\_\_\_\_

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1601	1964
2. Attached garage	ITEM 7	ITEM 7
3. Second story	1589	1901
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 54x7.5/10	41	41
5. Certain floor area above the second story <sup>1b</sup>	646	748
6. Enclosed porches <sup>2b</sup>	N/A	N/A
7. Mass below first story <sup>3b</sup> 1391x.3	417	1644x.3 = 493
8. Detached garage	N/A	N/A
9. Area above detached garages with a ceiling height of 7' or greater	N/A	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	N/A	N/A
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4,294	5,147
B Lot size	14,500	14,500
C FAR = A/B	.296	.355
Allowed FAR		
Allowable FAR		
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR		