

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Newton	Gross Floor Area Shall Include: i. First and second stories; ii. Any floor area above the second story, whether finished or unfinished, that meets all of the following criteria: 1. It lies within the area of a horizontal plane that is five (5) feet above the floor and which touches the side walls and/or the underside of the roof rafters; 2. Is at least seven (7) feet in any horizontal dimension, as measured within the area having a wall height of five feet or more; 3. Has a minimum ceiling height of seven (7) feet on at least 50 percent of its required floor area; and 4. Has a floor area of not less than 70 square feet as measured within the area having a wall height of five feet or more. iii. Atria, open wells, and other vertical open spaces, where floor area shall be calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by ten (10); iv. Enclosed porches; v. Attached garages; vi. Detached garages and any space above the first story of a detached garage that has a ceiling height of 7' or greater; vii. Other detached accessory buildings, such as sheds or cabanas, except as exempted in (iii) below. viii. A portion of mass below the first story, to be calculated as follows: The lesser of 50% of the floor area of mass below first story OR the following: X/Y * floor area of mass below first story Where: X = Sum of the width of those sections of exposed walls below the first story having an exterior height equal to or greater than four (4) feet as measured from existing or proposed grade, whichever is lower, to the top of the subfloor of the first story Y = Perimeter of exterior walls below first story Gross floor area shall not include: i. Unenclosed porches; ii. Carports; and iii. One detached accessory building equal to or less than 120 square feet in size.	FAR for building an addition, replacing a portion of an existing home or new construction (not for finishing existing space within an existing building shell)	Ranges depending on lot size and zoning district. For Single and Two-family houses: from .26 to .46 (in the Single Residence zones) and from .38 to .58 (in the Multi Residence Zones)	Special Permit (by Board of Alderman) for FAR above allowed limit.

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Wellesley	“Total Living Area plus Garage Space” - This term includes: (i) The sum of the horizontal area(s) of the above-grade floors, including portions of attics, in the residential building(s) on a lot, measured from the exterior face of the exterior walls; and (ii) Area(s) of attic(s) measured from the floor to the interior roofline if 7 ft. or greater in height, and 5 ft. or greater in height on a sloped interior roofline; and (iii) Garage and storage space, whether in principal or accessory structures, in excess of 600 sq ft.; and (iv) Basement areas multiplied by a fraction, the numerator of which is the external above ground surface of basement walls and the denominator of which is the total surface (both above and below ground) of external basement walls, provided that if such fraction is less than .25, then the basement areas shall not be included. Exemptions: (1) Pursuant to Section XVID, C, 3, in attics where the pitch or construction renders the attic space unable to be finished, therefore uninhabitable under the MA Building Code, the floor area shall not count; however, where the pitch or construction does not render an attic uninhabitable under the MA Building Code and the attic could be converted into habitable space without exterior alterations shall count. (2) Exterior areas occupied by a chimney, covered or uncovered patios or stairs, areas under a canopy, decks, unheated porches and bay or bow windows having no foundation will not count toward TLAG. (3) Attics in existing structures where the completion or finishing of the attic does not require any exterior alterations associated with the construction are exempt. If new exterior alterations such as windows, skylights, cupolas or dormers are necessary and/or desired in the proposed finished space a TLAG Affidavit must be submitted for calculations to the Building Department. Ordinary maintenance and repair, replacement in kind, the addition of a vent pipe, and reshingling of the roof will not be considered exterior alterations for the purposes of finishing the attic.	Applies to all building permits issued after January 1, 2008 for new single family dwellings where the Total Living Area Plus Garage Space of the dwelling, after completion exceeds a certain square footage.	3,600 square feet for dwellings within the Single Residence 10,000 Square Foot Area Regulation District; 4,300 square feet for dwellings within the Single Residence 15,000 Square Foot Area Regulation District; 5,900 square feet for dwellings within the Single Residence 20,000 Square Foot Area Regulation District; and 7,200 square feet for dwellings within the Single Residence 30,000 and 40,000 Square Foot Area Regulation Districts. Also applies to all building permits issued after January 1, 2008 for alteration of single family dwellings where the alteration will increase the TLAGS of the dwelling by more than 10%, and the TLAG of the dwelling, after completion of the project, will exceed the applicable threshold, as listed above.	Large Design Review Board recommendation to the Planning Board. Large House Review process through Planning Board (includes notice to abutters), Decision issued by Planning Board with 30-day appeal period.

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Weston	Residential Gross Floor Area Included in calculation: • Area of all above grade floors, measured from exterior wall to exterior wall • Finished or unfinished area above garages, finished or unfinished 1/2 story above 2nd floor and finished attics • Garages (detached, attached, drive-under) and accessory buildings, enclosed porches, basements when considered a story above grade Exemptions from RGFA: • Unfinished attics when located above the uppermost story of the building. A 1/2 story is only considered and attic when built in pitched roof construction. If dormers or similar features are built through the roof, the area shall not be considered an attic and therefore is included in the RGFA calculation.	The RGFA applies to: • new home construction including after an existing home has been demolished • Demolition or replacement of more than 50% of an existing home's roof or more than 50% of an existing home's walls by one or more building permit dated after October 28, 1998 • building an addition to an existing home which received a building permit as a new or replacement home dated after October 28, 1998	The Residential Gross Floor Area "RGFA" of any new or replacement single family dwelling use constructed pursuant to a building permit issued on or after October 29, 1998, may not exceed the greater of 3,500 s.f. or 10% of the lot area up to a maximum of 6,000 s.f.	Allowed with Site Plan Approval : New or replacement single-family dwelling, together with accessory buildings not containing a housekeeping unit, in conformity with Section VI, subsection F.2, which is constructed pursuant to a building permit issued on or after October 29, 1998 and which exceeds the RGFA limit provided in Section V.B.1.a.