

Article 2

FAR. Floor area ratio.

Filled Tidelands. Former submerged lands and tidal flats which are no longer subject to tidal action due to the presence of fill.

Flowed Tidelands. Present submerged lands and tidal flats which are subject to tidal action at the time of license application under Chapter 91.

~~Floor area, gross.~~ **Floor Area, Gross.** The sum of areas of the several floors of the structure, as measured by the exterior faces of the walls, including fully enclosed porches and the like as measured by the exterior limits thereof, but excluding

- (a) garage space which is in the basement of a building or, in the case of garage space accessory to a dwelling, is at grade, **however above grade parking shall be included in Gross Floor Area,**
- (b) basement and cellar areas devoted exclusively to uses accessory to the operation of the structure, ~~and~~
- (c) areas elsewhere in the structure devoted to housing mechanical equipment customarily located in the basement or cellar such as heating and air conditioning equipment, plumbing, electrical equipment, laundry facilities and storage facilities, provided, however, that in an H-2-45, H-2-65, H-3-65, L-2-65 or B-3-65 district no area in an existing structure previously included in gross floor area and no area in any addition to an existing structure, except areas not used or designed to be used for human occupancy, such as attics, basements, cellars or space under sloping eaves, shall be excludable from gross floor area as area for storage facilities or laundry facilities, **and**
- (d) **public transit improvements by or for a Public Agency within the Lot, above or below grade, including head houses and/or structures designated for use by, access to or egress from public transit services, provided that any exterior changes are subject to the design review component of Small Project Review.**

~~**Floor area ratio.** The ratio of gross floor area of a structure to the total area of the lot.~~

Floor Area Ratio. The ratio of Gross Floor Area of a structure to the Lot Area. Except as otherwise provided in this Code, the ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet the off-street parking requirements of this Code bears to the area of the lot shall not exceed the maximum floor area ratio specified in this

Code. In calculating the Lot Area ~~total area of the lot~~ for the purpose of determining floor area ratio, the following parts of the lot shall be excluded:

- (a) every part required by any other structure or use to comply with any requirements of this Code, and
- (b) every part the ownership of which is transferred subsequent to the effective date of this Code if such part is required for compliance with the provisions of this Code concerning minimum lot size, lot width, lot frontage, minimum usable open space per dwelling unit, and front yard, side yard, and rear yard inclusive, applicable to the lot from which such transfer is made. (Illustrated in Appendix 2 of this Code.)

Lot area. The horizontal area of the lot exclusive

- a) of any area in a street or private way open to public use, and
- ~~b) of any fresh water area more than ten feet from the shoreline, and~~
- ~~c) of any salt water area below the mean high tide line.~~

b) any area of water and associated submerged land or tidal flat lying below the high tide line or beyond the Project Shoreline of any wharf or pier on any navigable river or stream, any Great Pond, or any portion of the Atlantic Ocean within Boston as defined by Massachusetts General Law Chapter 91 or its successor.

In computing the area of a lot or the dimensions of the yards required for any building or use, there shall not be included any land which was used to meet the minimum area or minimum yard space required by law for any other building or use at the time of its erection or inception, and which would be required to meet the requirements of this code for such other building or use. This prohibition shall apply whether or not such land is still in the same ownership as when it was used as aforesaid.

Article 2a

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Floor Area Ratio. The ratio of ~~Gross Floor Area~~ ~~gross-floor-area~~ of a structure to the ~~Lot Area~~ ~~total-area-of-the-lot~~. Except as otherwise provided in this Code, the ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet the off-street parking requirements of this Code bears to the area of the lot shall not exceed the maximum floor area ratio specified in this Code. In calculating the ~~Lot Area~~ ~~total-area-of-the-lot~~ for the purpose of determining floor area ratio, the following parts of the lot shall be excluded:

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- (b) every part the ownership of which is transferred subsequent to the effective date of this Code if such part is required for compliance with the provisions of this Code concerning minimum lot size, lot width, lot frontage, minimum usable open space per dwelling unit, and front yard, side yard, and rear yard inclusive, applicable to the lot from which such transfer is made. (Illustrated in Appendix 2 of this Code.)

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