

TLA Calculations

12/19/23

For Purposes Related to Calculating Total Living Area as it pertains to the “Big House By-Law”

-Total Living Area (TLA), Definition from Section 2.24 of the Town’s By-Laws

Total Living Area means the aggregate area of all habitable space, which is generally based on the sum of the exterior dimensions of each above-grade level of a structure but does not include decks or porches, even if roof-covered or enclosed by walls or screening. The measurement includes all Dwellings and Accessory Structures, or portions thereof, that are habitable. It also includes indoor swimming pools; indoor tennis, squash or similar courts; and similar indoor facilities.

-TLA in a Single Family Residence

Measured from the *OUTSIDE* of walls.

-TLA in a Guest House/Accessory Apartment/Detached BDRM/Deed Restricted Habitable Space

Measured from *INSIDE* of walls.

For Purposes Related to Calculating Allowable Total Square Footage (800 or 400 Sq. Ft.) in Accessory Structures

-Calculated Total Square Footage

All habitable space. Basements (including walk-outs) which do not have interior access, either through a door or stairs to the floor above, are excluded from this calculation. All closets, bathrooms, storage etc. connected to the Accessory Structure either by doorways, hallways or stairs count toward the Total Square Footage. Decks and porches that are not enclosed by screens do not count towards TLA. Interior stairs are only counted once.

-TLA in a Single Family Residence

Measured from the *OUTSIDE* of walls.

-TLA in a Guest House/Accessory Apartment/Detached BDRM/Deed Restricted Habitable Space

Measured from *INSIDE* of walls.