



Town of Oyster Bay
 Department of Planning and Development
 Town Hall – 74 Audrey Avenue
 Oyster Bay, New York 11771
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 FAX (516) 624-6240
 www.oysterbaytown.com

Application Number: _____

RESIDENTIAL ZONING ANALYSIS SUBMISSION SHEET

Section: _____ Block: _____ Lot[s]: _____

Zoning District Classification: _____	Total Lot Area: _____ s.f.
Flood Zone: Yes: _____	No: _____
Maximum Permitted Coverage: _____ s.f.	Proposed Coverage: _____ s.f.
Maximum Permitted Coverage (%): _____ %	Proposed Coverage (%): _____ %
Average Front Yard (within 200 Feet): _____ ft.	Front Yard Provided: _____ ft.
Side/Front Yard Required (Corner Lot): _____ ft.	Provided (Corner Lot): _____ ft.
Minimum Side Yard Required: _____ ft.	Side Yard Provided: _____ ft.
Aggregate Side Yard Required: _____ ft.	Aggregate Side Yard Provided: _____ ft.
Rear Yard Required: _____ ft.	Rear Yard Provided: _____ ft.
Max. Height to Mid-Point of Highest Plane: _____ ft.	Height Proposed: _____ ft.
Roof Pitch: <u>Minimum 6:12</u>	Proposed Roof Pitch: _____
Max. Permitted Gross Floor Area: _____ s.f.	Proposed Gross Floor Area: _____ s.f.
Existing First Floor Area: _____ s.f.	Proposed First Floor Area: _____ s.f.
Existing Second Floor Area: _____ s.f.	Proposed Second Floor Area: _____ s.f.
Existing Attic 7'6" or more: _____ s.f.	Proposed Attic 7'6" or more: _____ s.f.

Oyster Bay Hamlet Design District: Yes: _____ No: _____

***If yes, please see the Zoning Office for specific design criteria.**

FLOOR AREA GROSS: The sum of the horizontal areas of all floors of all buildings, on a lot, measured from the exterior faces of the walls of each floor. Gross floor area includes the area of all garages, roofed-over balconies, decks or porches [except for unenclosed roofed-over porches up to six feet in [depth] which face a street or extend continuously from the street side to the side yard {wrap-around porch}], attic space having a headroom of seven feet six inches or greater and loft floor space, if any. The floor area of any space which exceeds ten [10] feet in height, excluding garages and second story floor space where the extra ceiling height is within what would otherwise be attic space, shall be counted [1.5] times their actual floor area. The area of any detached garage constructed prior to July 1, 2008, shall only be included to the extent that it exceeds 400 square feet in area. Floor area in any basement which is not considered a story shall be excluded. Cellar and basement space area excluded.

New Dwelling: Yes: _____ No: _____

****If yes, please see the Zoning Office for additional information.**

Architect/Design Professional/Homeowner Name: _____

Architect/Design Professional/Homeowner Signature: _____