Town of Oyster Bay
Department of Planning and Development
Town Hall – 74 Audrey Avenue
Oyster Bay, New York 11771
(516) 624-6200
FAX (516) 624-6240
www.oysterbaytown.com

Application Number: __________________

RESIDENTIAL ZONING ANALYSIS SUBMISSION SHEET

Section: ______ Block: ______ Lot[s]: ______
Zoning District Classification: ______

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 Highest Ridge: ______ ft.
Height Proposed: ______ ft.

Roof Pitch: Minimum 6:12
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.

New Dwelling: Yes: ______ No: ______
**If yes, please see the Zoning Office for additional information.

STATE OF NEW YORK)
COUNTY OF NASSAU)

being duly sworn, deposes and says that I am a licensed Registered
Architect / Professional Engineer and duly licensed to practice my profession in the State of New York
and maintain an office at

I certify that with respect to the above application that I have prepared and submitted this Residential
Zoning Analysis Sheet which accurately reflects the dimensions and zoning requirements for the subject
property. I acknowledge that the Department of Planning and Development is relying on this affidavit for
the application’s code review in accordance with state law.

Sworn to before me this ______ day
of ______, 20______

Notary Public

Signature of Architect/Engineer

(SEAL)
# TOWN OF OYSTER BAY

## INSTRUCTIONS FOR CALCULATING GROSS FLOOR AREA (G.F.A.)

<table>
<thead>
<tr>
<th>LOT AREA</th>
<th>MAXIMUM PERMITTED GROSS FLOOR AREA (SQ. FT.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LESS THAN 6,000 SQ. FT.</td>
<td>45% OF LOT AREA</td>
</tr>
<tr>
<td>6,000 TO 6,999 SQ. FT.</td>
<td>2,900 SQ. FT. PLUS 30% OF LOT AREA IN EXCESS OF 6,000 SQ. FT.</td>
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<tr>
<td>7,000 TO 9,999 SQ. FT.</td>
<td>3,200 SQ. FT. PLUS 15% OF LOT AREA IN EXCESS OF 7,000 SQ. FT.</td>
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<tr>
<td>10,000 TO 19,999 SQ. FT.</td>
<td>3,650 SQ. FT. PLUS 12% OF LOT AREA IN EXCESS OF 10,000 SQ. FT.</td>
</tr>
<tr>
<td>20,000 SQ. FT. TO 0.999 ACRES</td>
<td>4,850 SQ. FT. PLUS 9% OF LOT AREA IN EXCESS OF 20,000 SQ. FT.</td>
</tr>
<tr>
<td>1.0 ACRE TO 1.999 ACRES</td>
<td>7,000 SQ. FT. PLUS 6% OF LOT AREA IN EXCESS OF 1.0 ACRE</td>
</tr>
<tr>
<td>2.0 ACRES OR MORE</td>
<td>9,600 SQ. FT. PLUS 3% OF LOT AREA IN EXCESS OF 2.0 ACRES</td>
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GROSS FLOOR AREA is the sum of the floor area of all buildings and structures on a lot, measured from the exterior faces of the walls of each floor.

**GROSS FLOOR AREA INCLUDES:**
- Attached garages, including garages located below grade.
- Detached garages, regardless of size, erected on or after 7/1/2008
- Detached garages that were erected prior to 7/1/2008, which are greater than 400 sq. ft.
- Decks, porches and roofed-over balconies, more than 8 in. above grade, except as noted below
- Attic space with a headroom of 7 ft. 6 in. or greater from top of joists to bottom of collar ties
- Loft floor space

Note: Floor area of any space which exceeds 10 ft. in height (excluding garages and 2nd story space that would otherwise be attic space) is counted at 1.5 times the actual floor area.

**GROSS FLOOR AREA DOES NOT INCLUDE:**
- Detached garages 400 sq. ft. or less erected prior to 7/1/2008
- Unenclosed, roofed-over porches facing a street, which do not extend more than 6 ft. from the face of the dwelling.
- Wrap-around porches, with at least one side facing a street, which do not extend more than 6 ft. from the face of dwelling.
- Cellars & basements
- Pools, spas, hot tubs
- Unroofed patios and decks 8 in. or less above grade
- Detached sheds 200 sq. ft. or less

**INSTRUCTIONS FOR FILLING OUT ZONING ANALYSIS SUBMISSION SHEET FOR G.F.A.**
- The existing calculations (left side of form) must include all existing gross floor area, as noted above.
- The proposed calculations (right side of form) should be the total g.f.a. (including both proposed and existing g.f.a.).

**NOTE: FOR PROPERTIES LOCATED WITHIN THE OYSTER BAY HAMLET OR OLD HARBOR GREEN DESIGN DISTRICTS CONTACT THE T.O.B. ZONING OFFICE (516-624-6234)**

FOR ENTIRE CODE SEE T.O.B. CODE 246-4.9 - AVAILABLE AT OYSTERBAYTOWN.COM

02/06/17