

TOWN OF OYSTER BAY

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

LOT AREA	MAXIMUM PERMITTED GROSS FLOOR AREA (SQ. FT.) ^[1]
LESS THAN 6,000 SQ. FT.	45 % OF LOT AREA
6,000 TO 6,999 SQ. FT.	2,900 SQ. FT. PLUS 30% OF LOT AREA IN EXCESS OF 6,000 SQ. FT.
7,000 TO 9,999 SQ. FT.	3,200 SQ. FT. PLUS 15% OF LOT AREA IN EXCESS OF 7,000 SQ. FT.
10,000 TO 19,999 SQ. FT.	3,650 SQ. FT. PLUS 12% OF LOT AREA IN EXCESS OF 10,000 SQ. FT.
20,000 SQ. FT. TO 0.999 ACRES	4,850 SQ. FT. PLUS 9% OF LOT AREA IN EXCESS OF 20,000 SQ. FT.
1.0 ACRE TO 1.999 ACRES	7,000 SQ. FT. PLUS 6% OF LOT AREA IN EXCESS OF 1.0 ACRE
2.0 ACRES OR MORE	9,600 SQ. FT. PLUS 3% OF LOT AREA IN EXCESS OF 2.0 ACRES

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.
- All area of detached garages over 400 square feet. (The first 400 square feet is not included.)
- All roofed over areas including, Pergolas, cabanas, trellises, roofed over pavilions etc... (This includes any patio below a second story structure.)
- Decks, porches and roofed-over balconies more than 3 ft. above grade (including second story and roof top decks), except as noted below.
- In the R1-6, R1-7, R1-10, and R1-15 zoning districts only - Basement space with a headroom of 7 ft. or greater from top of the floor to the lowest point of the floor framing above. (This includes the conversion of any existing basement to finished storage and/or habitable space.)
- Attic space with a headroom of 7 ft. or greater from the top of joists to the bottom of the collar ties.
- Loft 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:

- The first 400 square feet of detached garages. (All area above 400 square feet is included in G.F.A.)
- 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.
- Pools, spas, hot tubs.
- Unroofed patios and decks 3 ft. 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.).

[1] NOTE: PROPERTIES LOCATED WITHIN THE OYSTER BAY HAMLET OR OLD HARBOR GREEN DESIGN DISTRICTS FOLLOW DIFFERENT G.F.A. SCHEDULES. CONTACT THE T.O.B. ZONING OFFICE (516-624-4803) FOR MORE INFORMATION

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

*****OYSTER BAY HAMLET RESIDENCE DESIGN DISTRICT***
INSTRUCTIONS FOR CALCULATING GROSS FLOOR AREA (G.F.A)**

LOT AREA	MAXIMUM PERMITTED GROSS FLOOR AREA (SQ. FT.) ^[1]
LESS THAN 6,000 SQ. FT.	40 % OF LOT AREA
6,000 TO 9,999 SQ. FT.	2,700 SQ. FT. PLUS 20% OF LOT AREA IN EXCESS OF 7,000 SQ. FT.
10,000 TO 19,999 SQ. FT.	3,300 SQ. FT. PLUS 14% OF LOT AREA IN EXCESS OF 10,000 SQ. FT.
20,000 SQ. FT. TO 1.0 ACRES	4,700 SQ. FT. PLUS 9% OF LOT AREA IN EXCESS OF 20,000 SQ. FT.
1.0 ACRE TO 1.999 ACRES	6,820 SQ. FT. PLUS 5% OF LOT AREA IN EXCESS OF 1.0 ACRE
2.0 ACRES TO 4.999 ACRES	9,000 SQ. FT. PLUS 4% OF LOT AREA IN EXCESS OF 2.0 ACRES
5.0 ACRES OR MORE	14,225 SQ. FT. PLUS 3% OF LOT AREA IN EXCESS OF 5.0 ACRES

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.
- All area of detached garages over 400 square feet. (The first 400 square feet is not included.)
- All roofed over areas including, Pergolas, cabanas, trellises, roofed over pavilions etc... (This includes any patio below a second story structure.)
- Decks, porches and roofed-over balconies more than 3 ft. above grade (including second story and roof top decks), except as noted below.
- In the R1-6, R1-7, R1-10, and R1-15 zoning districts only - Basement space with a headroom of 7 ft. or greater from top of the floor to the lowest point of the floor framing above. (This includes the conversion of any existing basement to finished storage and/or habitable space.)
- Attic space with a headroom of 7 ft. or greater from the top of joists to the bottom of the collar ties.
- Loft 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:

- The first 400 square feet of detached garages. (All area above 400 square feet is included in G.F.A.)
- 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.
- Pools, spas, hot tubs.
- Unroofed patios and decks 3 ft. 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.).

[1] NOTE: PROPERTIES LOCATED WITHIN THE OYSTER BAY HAMLET OR OLD HARBOR GREEN DESIGN DISTRICTS FOLLOW DIFFERENT G.F.A. SCHEDULES. CONTACT THE T.O.B. ZONING OFFICE (516-624-4803) FOR MORE INFORMATION

NOTE: PROPERTIES IN THE OYSTER BAY HAMLET RESIDENCE DESIGN DISTRICT MUST COMPLY WITH HEIGHT:SETBACK RATIO REQUIREMENTS.

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

*****OLD HARBOR GREEN DESIGN DISTRICT*****

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

LOT AREA	MAXIMUM PERMITTED GROSS FLOOR AREA (SQ. FT.) ^[1]
LESS THAN 7,000 SQ. FT.	39 % OF LOT AREA
7,000 TO 9,999 SQ. FT.	2,750 SQ. FT. PLUS 15% OF LOT AREA IN EXCESS OF 7,000 SQ. FT.
10,000 TO 19,999 SQ. FT.	3,200 SQ. FT. PLUS 12% OF LOT AREA IN EXCESS OF 10,000 SQ. FT.
20,000 SQ. FT. TO 0.999 ACRES	4,400 SQ. FT. PLUS 9% OF LOT AREA IN EXCESS OF 20,000 SQ. FT.
1.0 ACRE TO 1.999 ACRES	6,250 SQ. FT. PLUS 5% OF LOT AREA IN EXCESS OF 1.0 ACRE
2.0 ACRES OR MORE	8,700 SQ. FT. PLUS 4% OF LOT AREA IN EXCESS OF 2.0 ACRES

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.
- All area of detached garages over 400 square feet. (The first 400 square feet is not included.)
- All roofed over areas including, Pergolas, cabanas, trellises, roofed over pavilions etc... (This includes any patio below a second story structure.)
- Decks, porches and roofed-over balconies more than 3 ft. above grade (including second story and roof top decks), except as noted below.
- In the R1-6, R1-7, R1-10, and R1-15 zoning districts only - Basement space with a headroom of 7 ft. or greater from top of the floor to the lowest point of the floor framing above. (This includes the conversion of any existing basement to finished storage and/or habitable space.)
- Attic space with a headroom of 7 ft. or greater from the top of joists to the bottom of the collar ties.
- Loft 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:

- The first 400 square feet of detached garages. (All area above 400 square feet is included in G.F.A.)
- 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.
- Pools, spas, hot tubs.
- Unroofed patios and decks 3 ft. 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.).

[1] NOTE: PROPERTIES LOCATED WITHIN THE OYSTER BAY HAMLET OR OLD HARBOR GREEN DESIGN DISTRICTS FOLLOW DIFFERENT G.F.A. SCHEDULES. CONTACT THE T.O.B. ZONING OFFICE (516-624-4803) FOR MORE INFORMATION

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

ZONE/ DISTRICT DESIGNATION [FORMER ZONE DESIGNATION] REQUIRED LOT SIZE	WIDTH OF LOT	FRONT YARD [1],[2] (MIN./MAX.)	SIDE YARDS		REAR YARD [2]	STORIES/HEIGHT	MAX. BLDG. COVERAGE [4]	ACCESSORY STRUCTURES [5],[9]				
			MINIMUM	AGGREGATE				FRONT	SIDE	REAR	STORIES/ HEIGHT	REAR YARD COVERAGE
R1-10 [C] 10,000 s.f.	80 ft.	30 FT./70 FT. OR AVERAGE SETBACK[1]	10 ft.	25 ft.	25 ft.	2/28 ft. to ridge	20% ^[10]	60 ft.	10 ft. ^[6]	10 ft. ^[6]	1 STORY 12 ft. ^[8]	20%
R1-7 [D] 7,000 s.f.	70 ft.	25 FT./50 FT. OR AVERAGE SETBACK [1]	8 ft.	20 ft.	25 ft.	2/28ft. to ridge	25%	50 ft.	3 ft. ^[7]	3 ft. ^[7]	1 STORY 12 ft. ^[8]	30%
R1-6 [E] 6,000 s.f.	60 ft.	25 FT./30 FT. OR AVERAGE SETBACK [1]	5 ft.	15 ft.	25 ft.	2/28 ft. to ridge	28%	50 ft.	3 ft. ^[7]	3 ft. ^[7]	1 STORY 12 ft. ^[8]	30%

[1] THE AVERAGE FRONT SETBACK WILL BE USED FOR ALL PRIMARY STRUCTURES. (THE MINIMUM FRONT SETBACK IS ONLY USED IN AN INSTANCE WHERE NO AVERAGE EXISTS.) THE AVERAGE SETBACK IS COMPUTED BY USING THE FRONT SETBACK (SEE BELOW) OF THE EXISTING DWELLINGS ON THE SAME SIDE OF THE STREET WITHIN A 200 FT. DISTANCE FROM EACH SIDE YARD OF THE SUBJECT PROPERTY AND THE EXISTING FRONT SETBACK OF THE SUBJECT DWELLING (SUBJECT DWELLING NOT USED IF IT IS TO BE DEMOLISHED.). IF THE 200 FT. IS INTERRUPTED BY AN INTERSECTION, ONLY THE FRONT SETBACKS UP TO THAT INTERSECTION SHALL BE USED IN CALCULATING THE AVERAGE. WHERE EXISTING DWELLINGS WITHIN THE 200 FT. HAVE A GREATER FRONT SETBACK THAN THE MAXIMUM FRONT SETBACK ALLOWED, THE MAXIMUM FRONT SETBACK SHALL BE USED IN THE CALCULATION.

FRONT SETBACK: THE DISTANCE FROM THE CLOSEST POINT OF THE PRINCIPAL STRUCTURE ON A PLOT TO THE FRONT PROPERTY LINE MEASURED PERPENDICULAR TO THE FRONT PROPERTY LINE.

[2] OPEN DECKS AND PORCHES NOT EXCEEDING 3 FT. IN HEIGHT MAY ENCROACH UP TO 6 FT. INTO THE REQUIRED FRONT AND REAR YARDS.

[3] STRUCTURES SEPERATED BY A DISTANCE OF LESS THAN 3 FT. SHALL BE CONSIDERED ATTACHED FOR ZONING PURPOSES. THE MOST RESTRICTIVE CODES FOR EITHER STRUCTURE SHALL APPLY FOR BOTH.

[4] **INCLUDED** IN BUILDING COVERAGE: DWELLING (INCLUDING ALL CANTILEVERS), ACCESSORY STRUCTURES, DECKS AND STOOPS GREATER THAN 3 FT. ABOVE GRADE, ROOFED-OVER PATIOS, PERGOLAS, AWNINGS, SHEDS.

EXCLUDED FROM BUILDING COVERAGE: SWIMMING POOLS, DECKS 3 FT. OR LESS ABOVE GRADE, DRIVEWAYS, WALKWAYS, EAVES AND GUTTERS NOT PROJECTING MORE THAN 18 INCHES.

[5] AN ACCESSORY STRUCTURE MAY NOT EXCEED 1/3 THE MAXIMUM PERMITTED BUILDING COVERAGE OF THE DISTRICT IN WHICH IT IS LOCATED. AN ACCESSORY STRUCTURE MAY NOT EXCEED 40% OF THE BUILDING COVERAGE OF THE PRINCIPAL BUILDING.

[6] IN THE R1-10 ZONE SHEDS NO GREATER THAN 100 SQ. FT. SHALL BE SET BACK NO LESS THAN 3 FT. FROM SIDE AND REAR PROPERTY LINES.

[7] IN THE R1-7 AND R1-6 ZONES SWIMMING POOLS AND POOL ACCESSORIES/APPURTENANCES SHALL BE NO LESS THAN FIVE (5) FT. FROM ANY PROPERTY LINE.

[8] SHEDS MAY NOT EXCEED 10 FT. IN HEIGHT.

[9] ALL STRUCTURES MUST COMPLY WITH RCNYS R302 FOR FIRE RESISTANT CONSTRUCTION. THIS INCLUDES ALL SHEDS THAT REQUIRE A PERMIT AND ARE LOCATED LESS THAN 5 FT. FROM A PROPERTY LINE.

[10] NOTE: THE MAXIMUM PERMITTED BUILDING COVERAGE FOR ALL PROPERTIES LOCATED IN THE OLD HARBOR GREEN DESIGN DISTRICT (R1-10/OHG) IS 17.5%.

NOTE: THESE ARE ONLY THE BASIC ZONING REQUIREMENTS – SEE T.O.B. ZONING CODE CHAPTER 246, FOR MORE SPECIFIC DETAILS, INCLUDING AMENDMENTS, PERMITTED USES AND PERMITTED ENCROACHMENTS (4.4.2.1). THE ZONING CODE MAY BE ACCESSED AT OYSTERBAYTOWN.COM

ZONE/ DISTRICT DESIGNATION [FORMER ZONE DESIGNATION] REQUIRED LOT SIZE	WIDTH OF LOT	FRONT YARD [1],[2] (MIN./MAX.)	SIDE YARDS		REAR YARD [2]	STORIES/HEIGHT	MAX. BLDG. COVERAGE [4]	ACCESSORY STRUCTURES [5],[9]				
			MINIMUM	AGGREGATE				FRONT	SIDE	REAR	STORIES/ HEIGHT	REAR YARD COVERAGE
R1-2A [A] 2 ACRES [7]	200 ft.	60 FT./100 FT. OR AVERAGE SETBACK[1]	30 ft.	70 ft.	100 ft.	2/30 ft.	6%	80 ft.	20 ft.	20 ft.	18 ft. [6]	20%
R1-1A [B] 1 ACRE [7]	125 ft.	50 FT./100 FT. OR AVERAGE SETBACK[1]	20 ft.	50 ft.	100 ft.	2/30 ft.	10%	70 ft.	20 ft.	20 ft.	1 STORY 12 ft. [6]	20%
R1-20 [B-1] 20,000 s.f.	100 ft.	50 FT./100 FT. OR AVERAGE SETBACK[1]	15 ft.	35 ft.	50 ft.	2/28 ft.	15%	70 ft.	20 ft.	20 ft.	1 STORY 12 ft. [6]	20%
R1-15 [BB-1] 15,000 s.f.	100 ft.	50 FT. (MIN.) OR AVERAGE SETBACK[1]	15 ft.	35 ft.	30 ft.	2/28 ft.	18%	70 ft.	20 ft.	20 ft.	1 STORY 12 ft. [6]	20%

[1] THE AVERAGE FRONT SETBACK WILL BE USED FOR ALL PRIMARY STRUCTURES. (THE MINIMUM FRONT SETBACK IS ONLY USED IN AN INSTANCE WHERE NO AVERAGE EXISTS.) THE AVERAGE SETBACK IS COMPUTED BY USING THE FRONT SETBACK (SEE BELOW) OF THE EXISTING DWELLINGS ON THE SAME SIDE OF THE STREET WITHIN A 200 FT. DISTANCE FROM EACH SIDE YARD OF THE SUBJECT PROPERTY AND THE EXISTING FRONT SETBACK OF THE SUBJECT DWELLING (SUBJECT DWELLING NOT USED IF IT IS TO BE DEMOLISHED.). IF THE 200 FT. IS INTERRUPTED BY AN INTERSECTION, ONLY THE FRONT SETBACKS UP TO THAT INTERSECTION SHALL BE USED IN CALCULATING THE AVERAGE. WHERE EXISTING DWELLINGS WITHIN THE 200 FT. HAVE A GREATER FRONT SETBACK THAN THE MAXIMUM FRONT SETBACK ALLOWED, THE MAXIMUM FRONT SETBACK SHALL BE USED IN THE CALCULATION.

FRONT SETBACK: THE DISTANCE FROM THE CLOSEST POINT OF THE PRINCIPAL STRUCTURE ON A PLOT TO THE FRONT PROPERTY LINE MEASURED PERPENDICULAR TO THE FRONT PROPERTY LINE.

[2] OPEN DECKS AND PORCHES NOT EXCEEDING 3 FT. IN HEIGHT MAY ENCROACH UP TO 6 FT. INTO THE REQUIRED FRONT AND REAR YARDS.

[3] STRUCTURES SEPERATED BY A DISTANCE OF LESS THAN 3 FT. SHALL BE CONSIDERED ATTACHED FOR ZONING PURPOSES. THE MOST RESTRICTIVE CODES FOR EITHER STRUCTURE SHALL APPLY FOR BOTH.

[4] **INCLUDED** IN BUILDING COVERAGE: DWELLING (INCLUDING ALL CANTILEVERS), ACCESSORY STRUCTURES, DECKS AND STOOPS GREATER THAN 3 FT. ABOVE GRADE, ROOFED-OVER PATIOS, PERGOLAS, AWNINGS, SHEDS.

EXCLUDED FROM BUILDING COVERAGE: SWIMMING POOLS, DECKS 3 FT. OR LESS ABOVE GRADE, DRIVEWAYS, WALKWAYS, EAVES AND GUTTERS NOT PROJECTING MORE THAN 18 INCHES.

[5] AN ACCESSORY STRUCTURE MAY NOT EXCEED 1/3 THE MAXIMUM PERMITTED BUILDING COVERAGE OF THE DISTRICT IN WHICH IT IS LOCATED. AN ACCESSORY STRUCTURE MAY NOT EXCEED 40% OF THE BUILDING COVERAGE OF THE PRINCIPAL BUILDING.

[6] SHEDS MAY NOT EXCEED 10 FT. IN HEIGHT.

[7] 1 ACRE IS EQUAL TO 43,560 SQ. FT.

[8] ALL STRUCTURES MUST COMPLY WITH RCNYS R302 FOR FIRE RESISTANT CONSTRUCTION. THIS INCLUDES ALL SHEDS THAT REQUIRE A PERMIT AND ARE LOCATED LESS THAN 5 FT. FROM A PROPERTY LINE.

**NOTE: THESE ARE ONLY THE BASIC ZONING REQUIREMENTS – SEE T.O.B. ZONING CODE CHAPTER 246.
FOR MORE SPECIFIC DETAILS, INCLUDING AMENDMENTS, PERMITTED USES AND PERMITTED ENCROACHMENTS (4.4.2.1).
THE ZONING CODE MAY BE ACCESSED AT OYSTERBAYTOWN.COM**