

# TOWN OF OYSTER BAY

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

LOT AREA	MAXIMUM PERMITTED GROSS FLOOR AREA (SQ. FT.) <sup>[1]</sup>
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 slab to the lowest point of the floor framing above. 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 2<sup>nd</sup> 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**