

*****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 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 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