



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: _____	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 Highest Ridge: _____ 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' or more: _____ s.f.	Proposed Attic 7' or more: _____ s.f.
Existing Basement 7' or more: _____ s.f.	Proposed Basement 7' or more: _____ s.f.

NOTE: Basements are not included in Gross Floor Area in the R1-20 and larger Zoning Districts.

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

STATE OF NEW YORK)
 COUNTY OF NASSAU)

SS:

_____, 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____

 Signature of Architect/Engineer

(SEAL)

 Notary Public

02/25/2026

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.
- Loft space.
- Attic space with a headroom of 7 ft. or greater from the top of joists to the bottom of the collar ties.
- 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.

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