



**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 7'6" 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)

SS:

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\_\_\_\_

\_\_\_\_\_  
 Signature of Architect/Engineer

(SEAL)

\_\_\_\_\_  
 Notary Public

## TOWN OF OYSTER BAY

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

LOT AREA	MAXIMUM PERMITTED GROSS FLOOR AREA (SQ. FT.)
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.
- 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 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:

- 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