

## FLOOR AREA RATIO

### FLOOR AREA RATIO & LOT AREA COVERAGE REQUIREMENTS

1. Recent survey, updated within one year of filing, must be included with application.
2. Pre permit site inspection is required.
3. Survey shall show all structures as per Village Code Chapter 91 Article I, Section 91-2.B. Definitions of Terms. "STRUCTURE –Any object constructed, installed or placed on, above or below a parcel of land for use, occupancy or ornamentation, including but not limited to buildings, sheds, decks, dwellings, mobile homes, trailers (whether movable or stationary), stadiums, tents, reviewing stands, communication towers and antennae, wind generators, solar heating devices, tennis courts, platforms, porches, staging, observation towers, gasoline pumps, standpipes, outside bins, pools, docks, walls, retaining walls greater than two (2) feet in height, bulkheading, fences greater than six (6) feet in height, trellises, pergolas, gates, gateposts, poles, signs, gazebos, pillars, cabanas/pool houses, hot tubs, outdoor fireplaces, non-portable barbecues, tanks and any fixtures, additions and alterations thereto. The word "structure" shall be construed as though followed by the word "or part thereof."
4. F.A.R. /L.A.C. calculations must be signed and sealed by a New York State licensed architect or engineer.

The maximum floor area ratio per lot shall be as follows:

- Residence A District, 18%.
- Waterfront Preservation District A1, 18%
- Residence B District, 30%.
- Waterfront Preservation District B1, 30%
- Residence C District, 14%.
- Waterfront Preservation District C1, 14%
- Residence D District, 18%.
- Waterfront Preservation District D1, 18%

The maximum lot area coverage per lot shall be as follows:

- Residence A District, 26%.
- Waterfront Preservation District A1, 26%
- Residence B District, 36%.
- Waterfront Preservation District B1, 36%
- Residence C District, 20%.
- Waterfront Preservation District C1, 20%
- Residence D District, 26%.
- Waterfront Preservation District D1, 26%

Name: \_\_\_\_\_ SCTM No. \_\_\_\_\_  
 Address: \_\_\_\_\_ Residence District: \_\_\_\_\_ Date: \_\_\_\_\_

**FLOOR AREA RATIO (F.A.R.)**

F.A.R. is the gross floor area of the dwelling plus the garage all measured to the outside of the exterior walls.

F.A.R. includes overhangs and habitable basement space but not unheated breezeways.

This quantity shall be divided by the total lot area times one hundred (100) to equal the F.A.R.

LOCATION	EXISTING SQ. FT. (FLOOR AREA)	PROPOSED ADDITIONAL SQ. FT.	TOTAL SQ. FT. (FLOOR AREA)
Habitable Cellar Space			
First Floor			
Second Floor			
Third Floor			
Garage			
Total Square Footage (Floor Area)			
Total Lot Area			

Existing  
 Total Square Footage = \_\_\_\_\_ X 100 = \_\_\_\_\_ F.A.R.  
 Total Lot Area

Total  
 Total Square Footage = \_\_\_\_\_ X 100 = \_\_\_\_\_ F.A.R.  
 Total Lot Area

\* Structures include but are not limited to any object constructed, installed or placed on, above or below a parcel of land for use, occupancy or ornamentation, including but not limited to buildings, sheds, decks, dwellings, mobile homes, trailers (whether movable or stationary), stadiums, tents, reviewing stands, satellite antennas, solar heating devices, tennis courts, platforms, porches, staging, observation towers, radio and television towers and antennas, gasoline pumps, standpipes, outside bins, pools, docks, walls and retaining walls, bulkheading, fences, trellises, pergolas, gates, gateposts, poles, signs, tanks, and any fixtures, additions and alterations thereto. The word "structure" shall be construed as though followed by the words "or part thereof."

\_\_\_\_\_  
 Embossed Seal and Signature

Name: \_\_\_\_\_ SCTM No.: \_\_\_\_\_  
 Address: \_\_\_\_\_ Residence District: \_\_\_\_\_ Date: \_\_\_\_\_

**LOT AREA COVERAGE (L.A.C.)**

Lot Area Coverage (L.A.C.) is the footprint of a dwelling including, where applicable, any breezeway and garage plus the square footages of all structures on the subject property measured to the outside of the exterior most points. This quantity shall be divided by the total lot area times one hundred (100) to equal the L.A.C.

LOCATION	EXISTING SQ. FT. (FLOOR AREA)	PROPOSED ADDITIONAL	TOTAL SQ. FT. (FLOOR AREA)
Footprint of Dwelling			
Breezeway			
Garage			
Sheds			
Decks			
Patios			
Pools			
Courts			
Platforms			
Porches			
Docks			
Walls & Retaining Walls			
Bulkheading			
Trellises			
Pergolas			
Cabanas			
Driveways			
Walkways			
<b>Total Square Footage (Floor Area)</b>			
<b>Total Lot Area</b>			

Existing  
 Total Square Footage = \_\_\_\_\_ X 100 = \_\_\_\_\_ L.A.C.  
 Total Lot Area

Total  
 Total Square Footage = \_\_\_\_\_ X 100 = \_\_\_\_\_ L.A.C.  
 Total Lot Area

\_\_\_\_\_  
 Embossed Seal and Signature

\* Structures include but are not limited to any object constructed, installed or placed on, above or below a parcel of land for use, occupancy or ornamentation, including but not limited to buildings, sheds, decks, dwellings, mobile homes, trailers (whether movable or stationary), stadiums, tents, reviewing stands, satellite antennas, solar heating devices, tennis courts, platforms, porches, staging, observation towers, radio and television towers and antennas, gasoline pumps, standpipes, outside bins, pools, docks, walls and retaining walls, bulkheading, fences, trellises, pergolas, gates, gateposts, poles, signs, tanks, and any fixtures, additions and alterations thereto. The word “structure” shall be construed as though followed by the words “or part thereof.”