

Village of Great Neck Zoning Calculation Format

Section _____ Lot _____ Block _____ Zone _____

Refer to Chapter 575 of the Village Code

LOT AREA, LOT WIDTH, FRONT AND REAR YARDS

Lot Area Required: _____ sq ft Lot Area Provided: _____ sq ft
 Lot Width Required: _____ ft Lot Width Provided: _____ ft
 Front Yard Required: _____ ft Front Yard Provided: _____ ft
 Rear Yard Required: _____ ft Rear Yard Provided: _____ ft

SIDE YARD (Interior Lot)

Minimum Side Yard Required: _____ ft + (____/____) of lot width in excess of _____ ft) = _____ ft (minimum required).
Note: some districts require alternate calculation using a fraction of required aggregate width to determine minimum required width.

Base aggregate side yard: _____ + ____/____ of lot width in excess of _____ ft + _____ ft = _____ ft
 Side Yards Provided: _____ ft + _____ ft = _____ ft
 Aggregate Side Yard Provided: _____ ft

SIDE YARD (Corner Lot)

Minimum Side Yard Required: _____ ft + (____/____) of lot width in excess of _____ ft) = _____ ft (minimum required).

HEIGHT OF BUILDING

Maximum Height Allowable = 30 feet measured vertically from any point at natural grade to highest roof peak at same point.
 Maximum Height to top of any Horizontal Roof Eaves (except roof dormers and clipped gables) = 20 feet
 Height Provided: _____ ft
 Eaves Height Provided: _____ ft

BUILDING AREA

Maximum Building Area permitted: _____ (Lot Area) x _____ (percentage) = _____ sq ft
 Proposed Building Area: _____ sq ft

F.A.R. / FLOOR AREA RATIO (read VGN Village Code Section 575-167 first, if you not familiar with this format)

.50 of first _____ sq ft of lot area within 100 feet from property line = _____ sq ft x .50 = _____ sq ft (A),
 + .20 of lot area in excess of first _____ sq ft of lot area within 100 feet from property line = _____ sq ft x .20 = _____ sq ft (B)
 + .10 of remaining lot area = _____ sq ft x .10 = _____ sq ft (C)

Base F.A.R. = $\frac{(A) + (B) + (C)}{\text{lot area}}$ = _____

Reduced Base F.A.R. = $\frac{\text{lot area} \times \text{district ratio (see VGN 575-167 (C))}}{\text{lot area}}$ = _____
 Net Reduced Base F.A.R. = Base F.A.R. - Reduced Base F.A.R. = _____

INCENTIVES TAKEN BY DESIGNER: (see VGN 575-167)

Peaked roof min. 8/12 slope 80% of structure: .04 _____ provide check mark if applicable to your project
 Peaked roof min. 5/12 slope on one story high portion of main structure: .02 _____ provide check mark if applicable to your project
 Minimum of two bay windows at least 16 sq ft each: .02 _____ provide check mark if applicable to your project
 Front open porch 5.5' deep min. x 65% facade width excl. garage door(s): .03 _____ provide check mark if applicable to your project
 One story projecting vestibule min. 6 ft wide and 5.5' deep: .02 _____ provide check mark if applicable to your project
 Attached garage min. 10 feet back from front facade: .02 _____ provide check mark if applicable to your project

Total amount of incentives earned* = _____ x lot area _____ = _____ sq ft *earned incentives cannot exceed district ratio
 Max. Allowable F.A.R. = Net Reduced Base F.A.R. _____ + Incentives Earned _____ = _____

F.A.R. Provided = _____ sq ft (1st Floor) - 50% of Garage F.A. (max. of 200 sq ft) _____ sq ft + _____ sq ft (2nd Floor)
 = _____ sq ft

75% of First Floor Area = _____
 Second Floor Area = _____