

Gross Floor Area

This handout to be used in conjunction with Chapter 70 of the Town of North Hempstead Code

Requirement: In all residential zoning districts, the maximum permitted gross floor area is limited by both a percentage of the lot area and a maximum allowable for that zoning district.

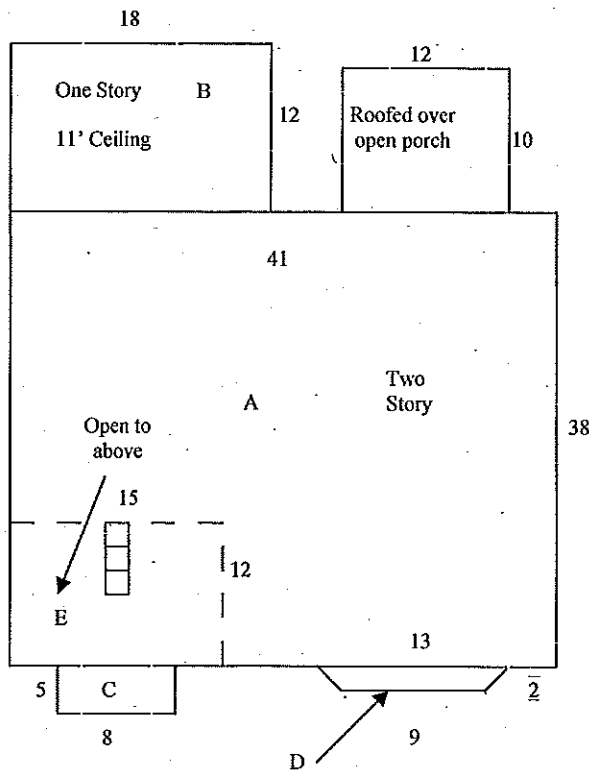
When Required: Any new construction or maintenance of existing construction which increases the gross floor area as defined below.

Gross Floor Area (70-231): The sum of the gross horizontal area of all floors or stories of a dwelling as measured to the outside surfaces of structural walls as well as attached garages, enclosed porches and roofed porches having more than 50% of the perimeter enclosed or screened and basement areas with ceiling heights in excess of seven feet or greater. Basement areas with a maximum ceiling height of eight feet shall not be included in the gross floor area in all residential building permit applications or amendments submitted prior to December 21, 2007. Attics and cellars shall be excluded from the gross floor area. The gross floor area of detached garages greater than 300 square feet shall be included in their entirety. Gross floor area in dwellings for areas exceeding 10 feet in height shall be counted at 1.5 times the actual floor area except in garages.

Attic (70-231): Attics over one-story extensions shall count as additional gross floor area if the height from the joist to the underside of the ridge is greater than five feet.

Basement (70-231): The space of a building that is partly below grade which has more than half of its height, measured from floor to ceiling, above the average established finished grade of the ground adjoining the building.

The following is an example of the diagram and calculation which must be provided on the plans:



Calculation

A (main dwelling)	$41 \times 38 =$	1,558
B (rear addition)	$18 \times 12 \times 1.5 =$	324
C (one-story vestibule)	$5 \times 8 =$	40
D (one-story bay)	$11 \times 2 =$	22
First floor total =		1,944
A (main dwelling)	$41 \times 38 =$	1,558
E (open foyer)	$((15 \times 12) - (3 \times 8))/2 =$	- 78
Second floor total =		1,480
Detached Garage	$20 \times 20 =$	400
Roofed over open porch	$10 \times 12 =$	0
Total gross floor area =		3,824

- Note that the area of the staircase does not get deducted from either the first floor or second floor gross floor area.
- Note that the roofed over open porch which is open at more than 50% of its perimeter does not get included in gross floor area.
- Note that the one-story rear addition with an 11' ceiling has been counted at 1.5 times its actual floor area