

ZONING

550 Attachment 3

Village of Mineola

Schedule III Schedule of Regulations Gross Floor Area (G.F.A.) Districts R-1, R-2 and R-3

Districts	Lot Area (square feet)	Maximum Permitted Gross Floor Area (sq. ft.)
R-1, R-2 and R-3	Less than 6,000	50% of lot area
R-1, R-2 and R-3	6,000 to 6,999	2,900 plus 30% of lot area in excess of 6,000
R-1, R-2 and R-3	7,000 to 9,999	3,200 plus 15% of lot area in excess of 7,000
R-1, R-2 and R-3	10,000 to 19,999	3,650 plus 12% of lot area in excess of 10,000

"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:

1. Attached garages, including garages located below grade.
2. All area of detached garages over 400 square feet. (The first 400 square feet is not included.)
3. All roofed over areas including pergolas, cabanas, trellises, roofed-over pavilions having more than 50% of the perimeter enclosed or screened. (This includes any patio below a second-story structure.)
4. Decks, porches and roofed-over balconies more than three feet above grade (including second-story and rooftop decks), except as noted below.
5. Basement space with a headroom of eight feet or greater from top of the slab to the lowest point of the floor framing above.
6. Attic space with a headroom of seven feet or greater from the top of joists to the bottom of the collar ties.
7. Loft space.

Note: Floor area of any space which exceeds 10 feet in height (excluding garages and second-story space that would otherwise be attic space) is counted at 1.5 times the actual floor area.

Gross floor area does not include:

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1. The first 400 square feet of detached garages. (All area above 400 square feet is included in G.F.A.)
2. Unenclosed, roofed-over porches facing a street, which do not extend more than six feet from the face of the dwelling.
3. Wrap-around porches, with at least one side facing a street, which do not extend more than six feet from the face of dwelling.
4. Pools, spas, hot tubs.
5. Unroofed patios and decks three feet or less above grade.
6. Detached sheds 200 square feet or less.