

ZONING

175 Attachment 1

Village of Plandome

**EXAMPLE — FLOOR AREA RATIO (F.A.R.)
PARCEL IN ZONE C**

AREA = 15000 S.F.

STREET

PLAN
1" = 40' ±

1. COMPUTE MAXIMUM F.A.R. PERMITTED:
FORMULA FOR ZONE C =

$$\frac{4560 - .04 (L)}{11.999} = X \quad \begin{matrix} X = \text{MAX. F.A.R.} \\ L = \text{LOT AREA} \end{matrix}$$

$$\frac{4560 - .04 (15000)}{11.999} = \boxed{.33}$$

2. GROSS FLOOR AREA

a) DWELLING

part cellar	= n/a
part basement	= 450
900 sf x 50%	= 1727
1st floor	= 1500
2nd floor	= 3677 sf

b) CABANA

150 sf	= 150 sf
G.F.A.	= 3827 sf

3. F.A.R. = G.F.A. : NET LOT AREA

$$3827 : 15000 = 0.255 \text{ (F.A.R.)}$$

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PLAN ILLUSTRATION OF
FLOOR AREA RATIO (F.A.R.)
RESIDENTIAL "C" DISTRICT
VILLAGE OF PLANDOME

APPENDIX
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