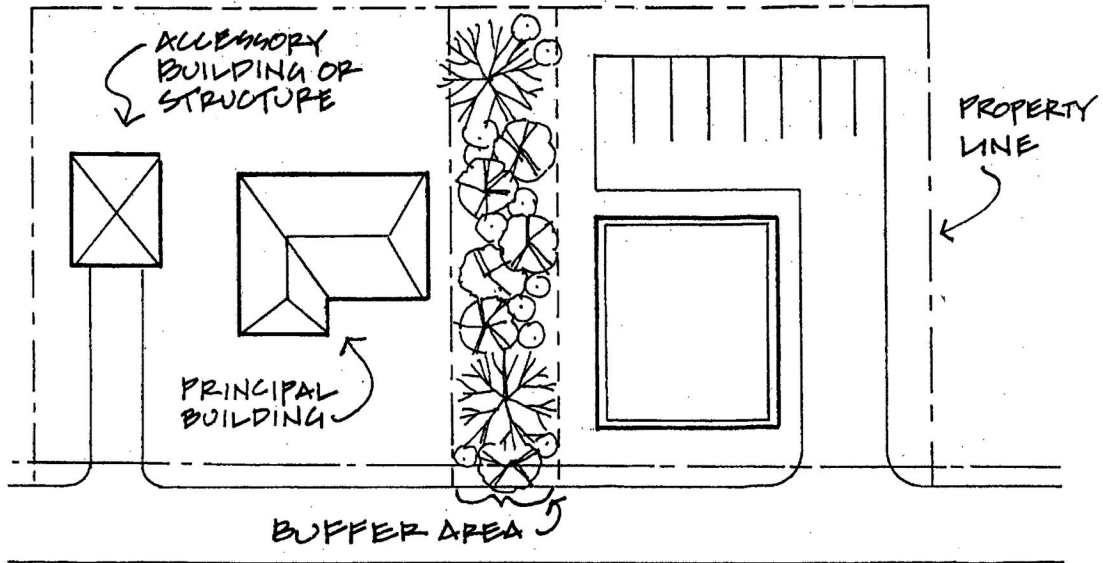


ZONING

275 Attachment 4

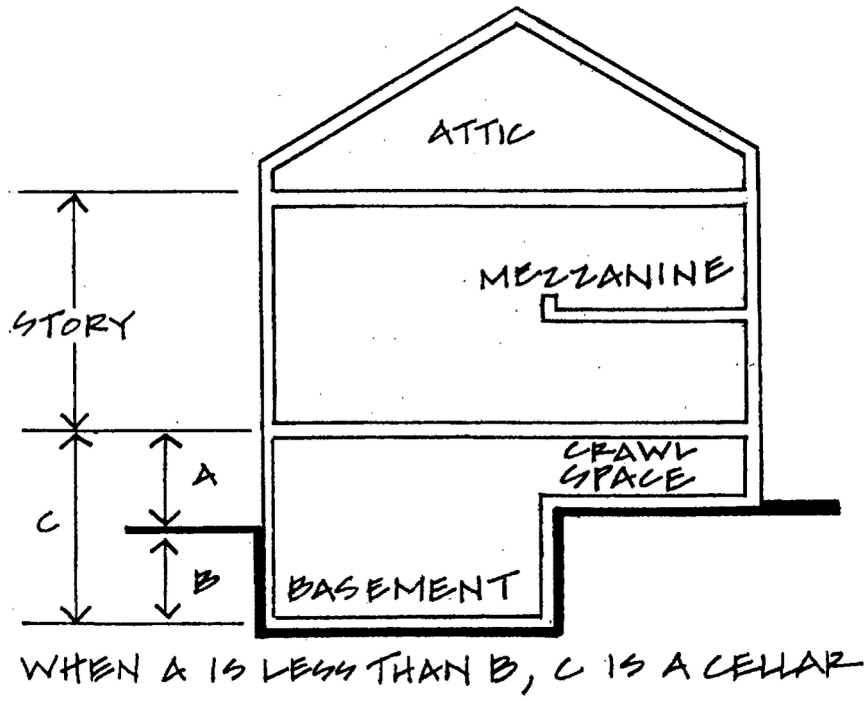
Village of Roslyn Harbor

Illustration 1:
Accessory Building or Structure, Principal Building and Buffer Area



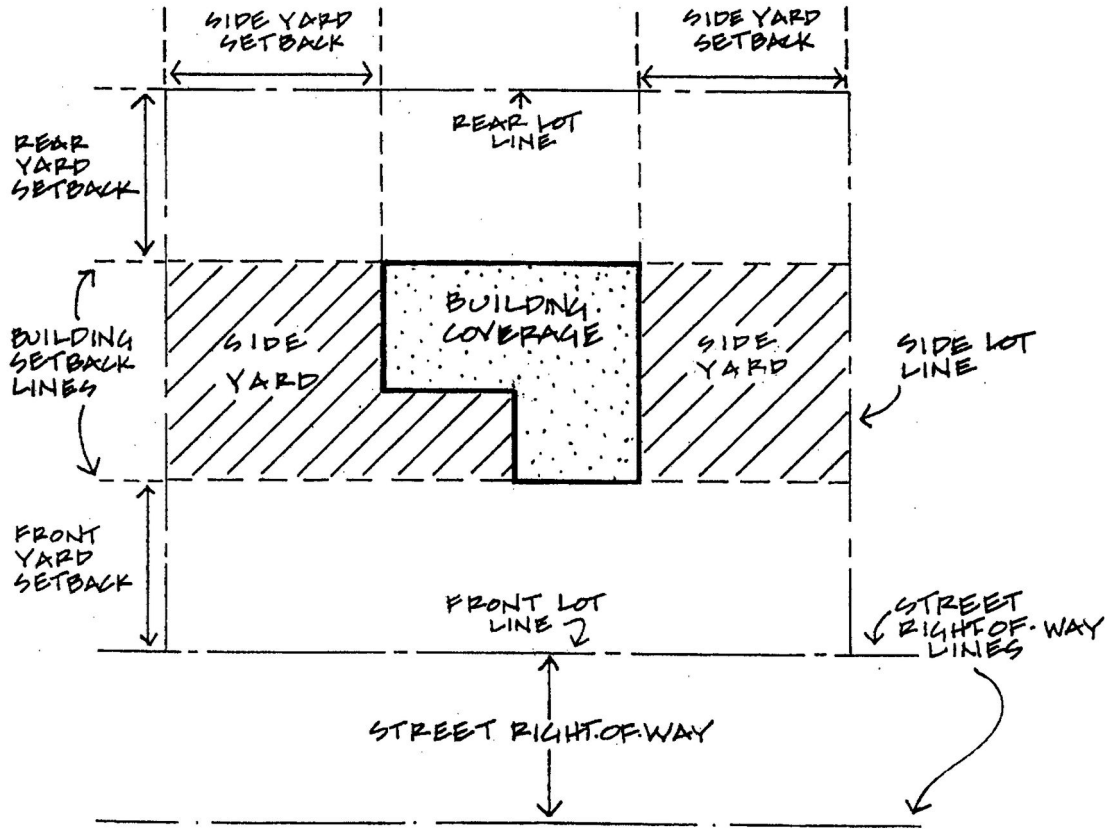
ROSLYN HARBOR CODE

Illustration 2:
Attic, Basement, Cellar and Mezzanine



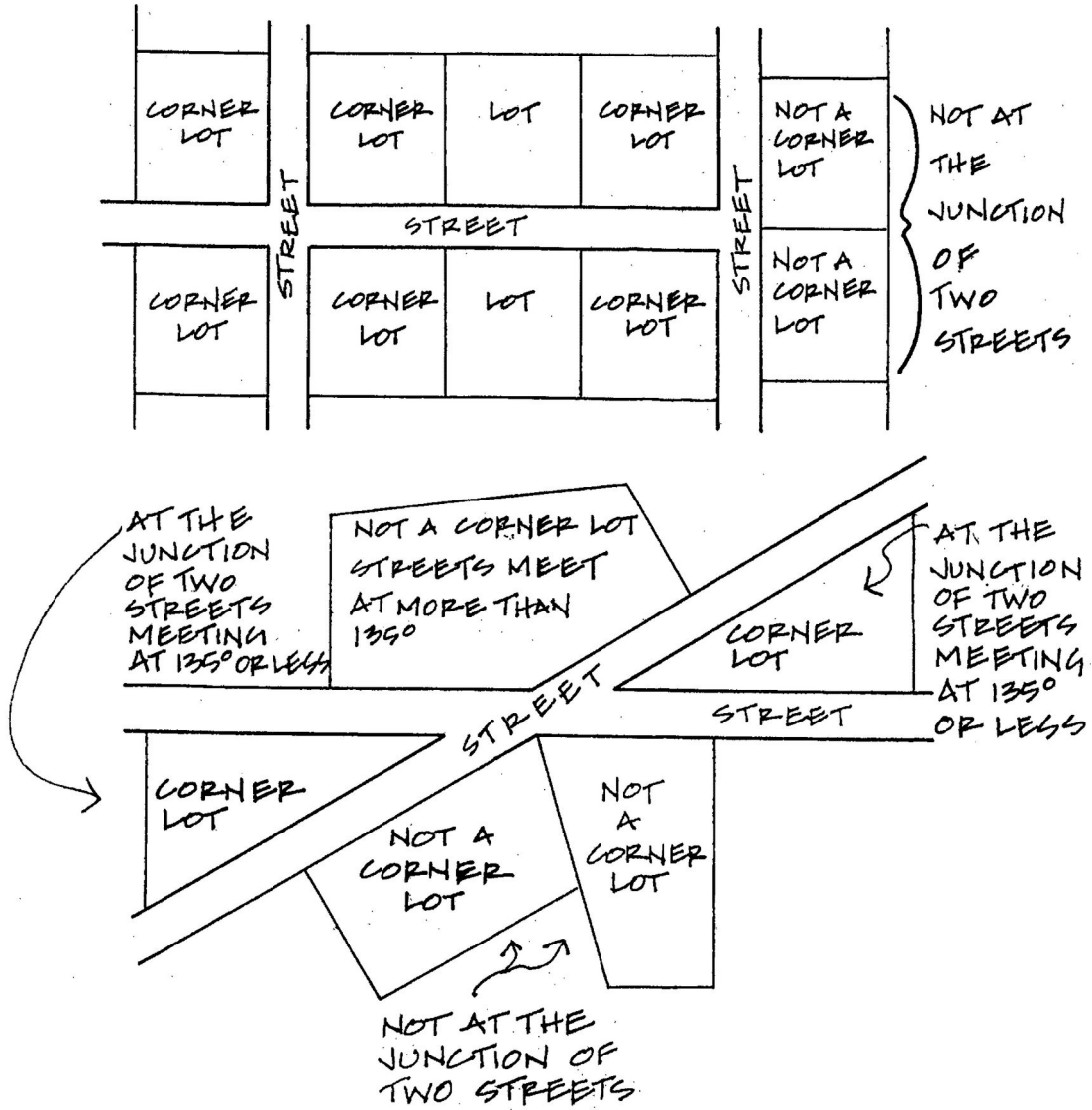
ZONING

Illustration 3:
Building Setbacks, Building Setback Lines, Building Coverage, Street Right-of-Way and Street Right-of-Way Lines



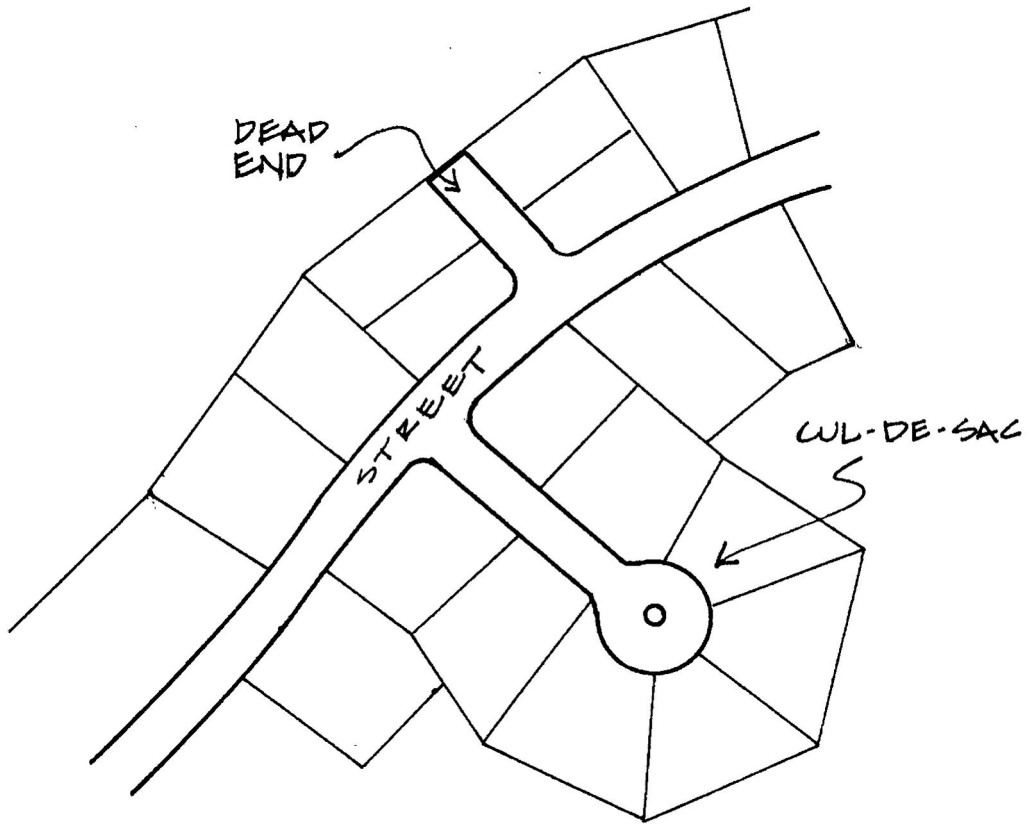
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Illustration 4:
Corner Lots



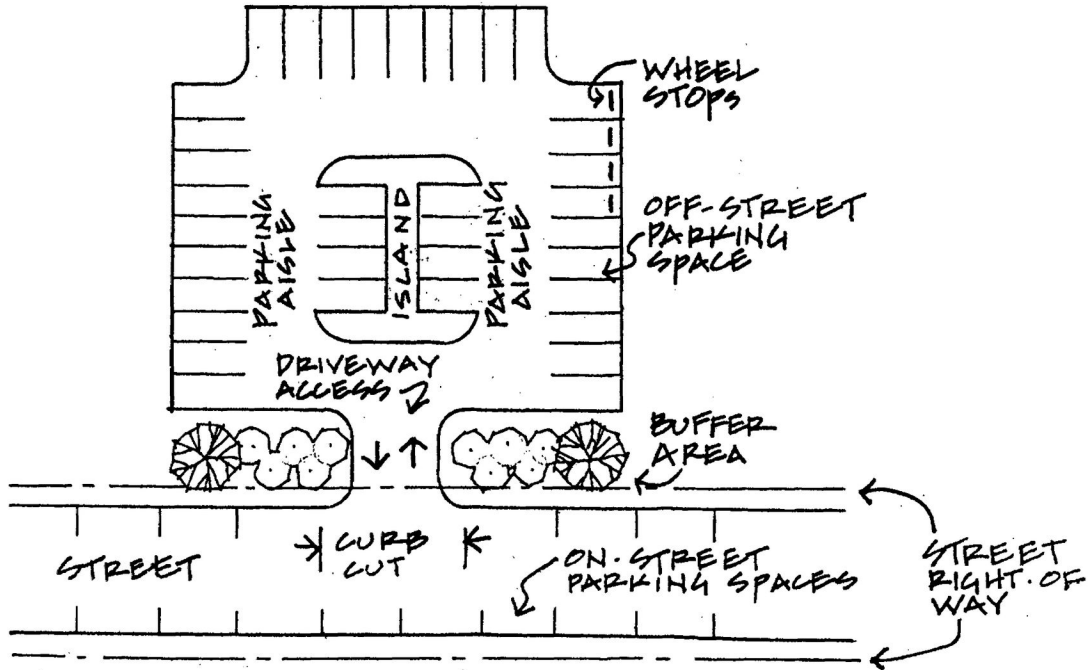
ZONING

Illustration 5:
Cul-de-Sac, Dead End



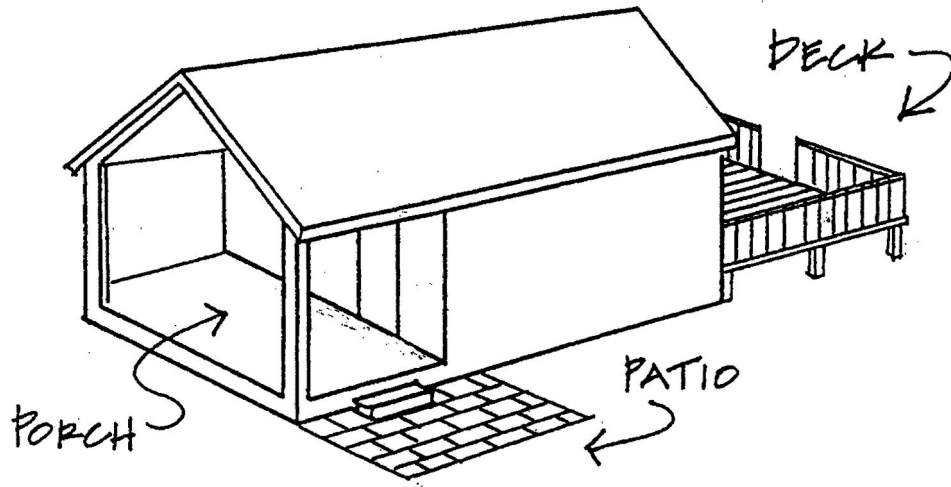
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Illustration 6:
On- and Off-Street Parking, Parking Space, Parking Aisle, Curb Cut and Street



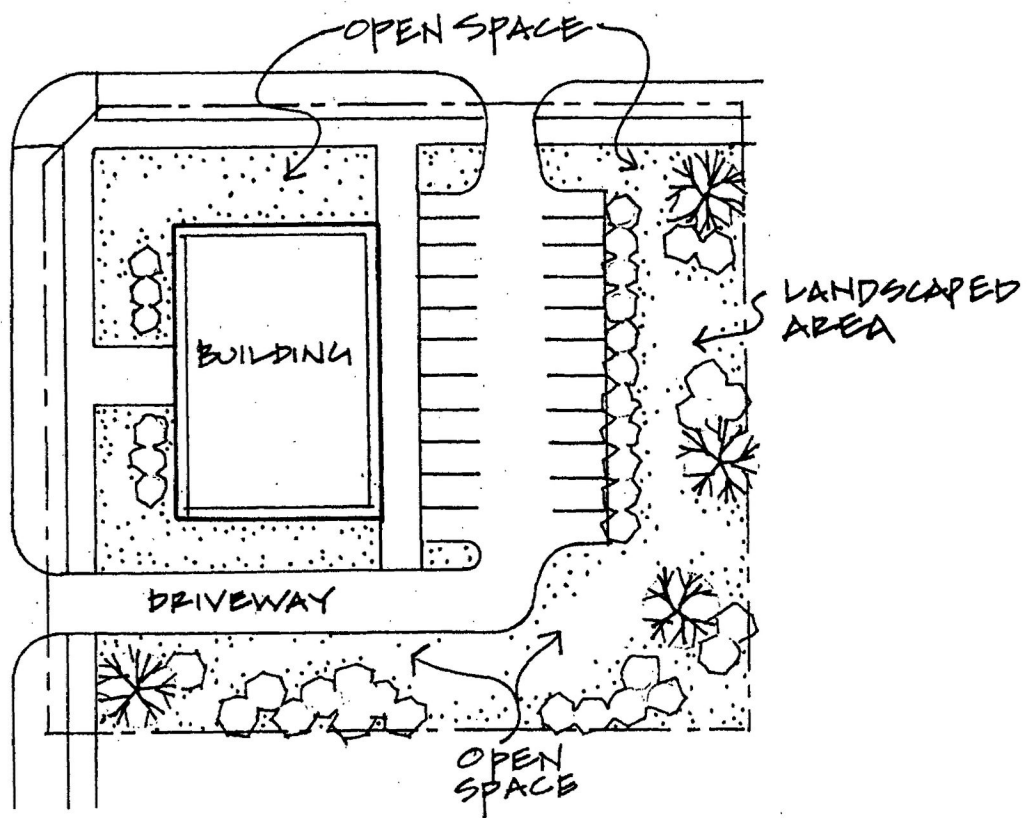
ZONING

**Illustration 7:
Decks, Patios and Porches**



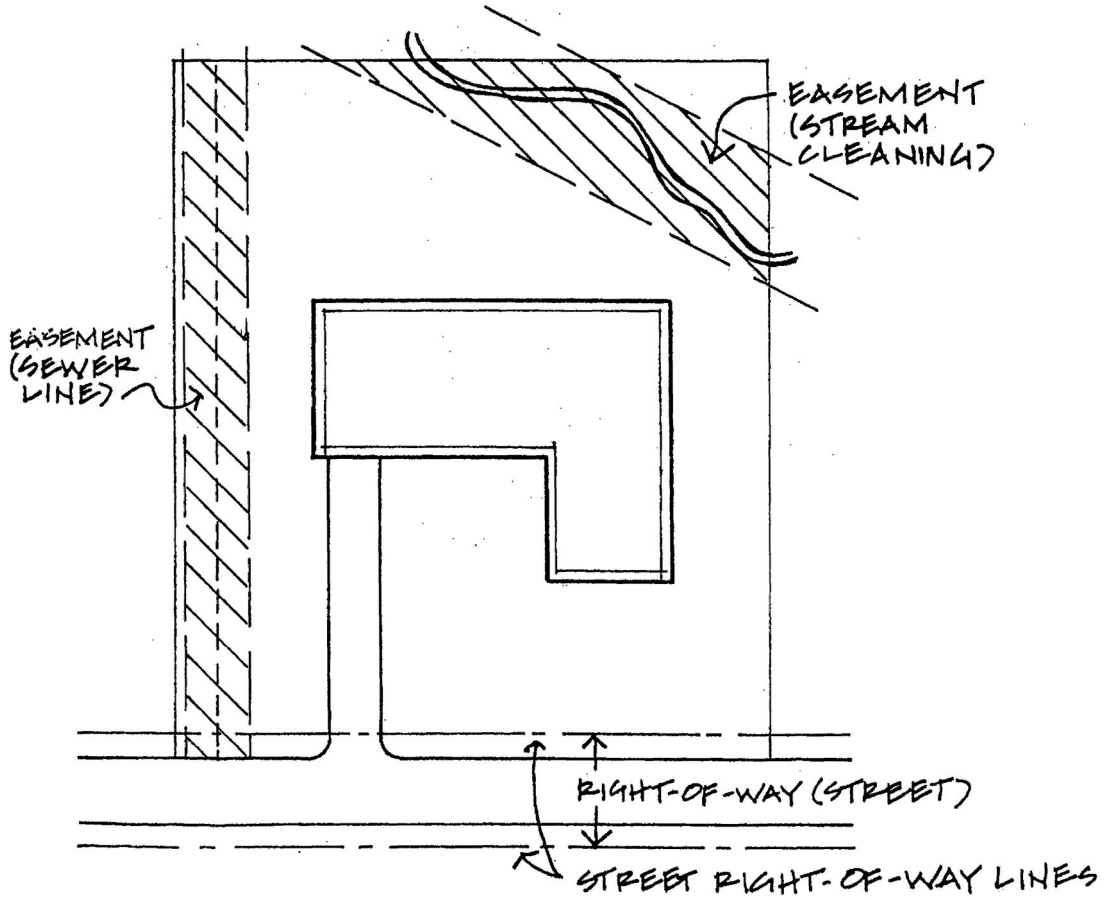
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Illustration 8:
Driveway, Landscaped Area and Open Space



ZONING

Illustration 9:
Easements and Rights-of-Way

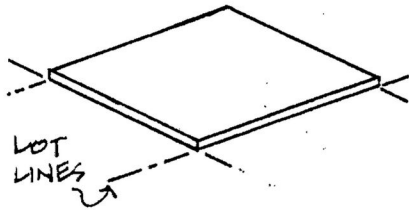


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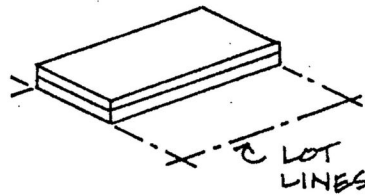
Illustration 10:
Floor Area Ratio and Building Coverage

$$\text{FLOOR AREA RATIO (FAR)} = \frac{\text{GROSS FLOOR AREA}}{\text{LOT AREA}}$$

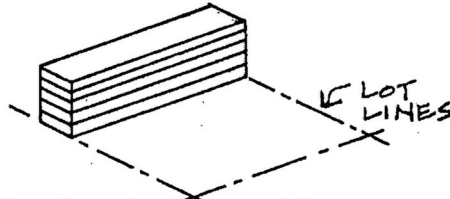
1 STORY BUILDING
100% BUILDING
COVERAGE
FLOOR AREA RATIO: 1.0



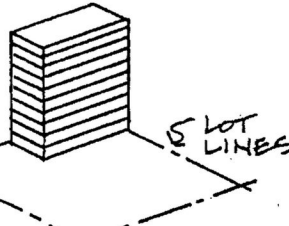
2 STORY BUILDING
50% BUILDING
COVERAGE
FLOOR AREA RATIO: 1.0



5 STORY BUILDING
20% BUILDING
COVERAGE
FLOOR AREA RATIO: 1.0

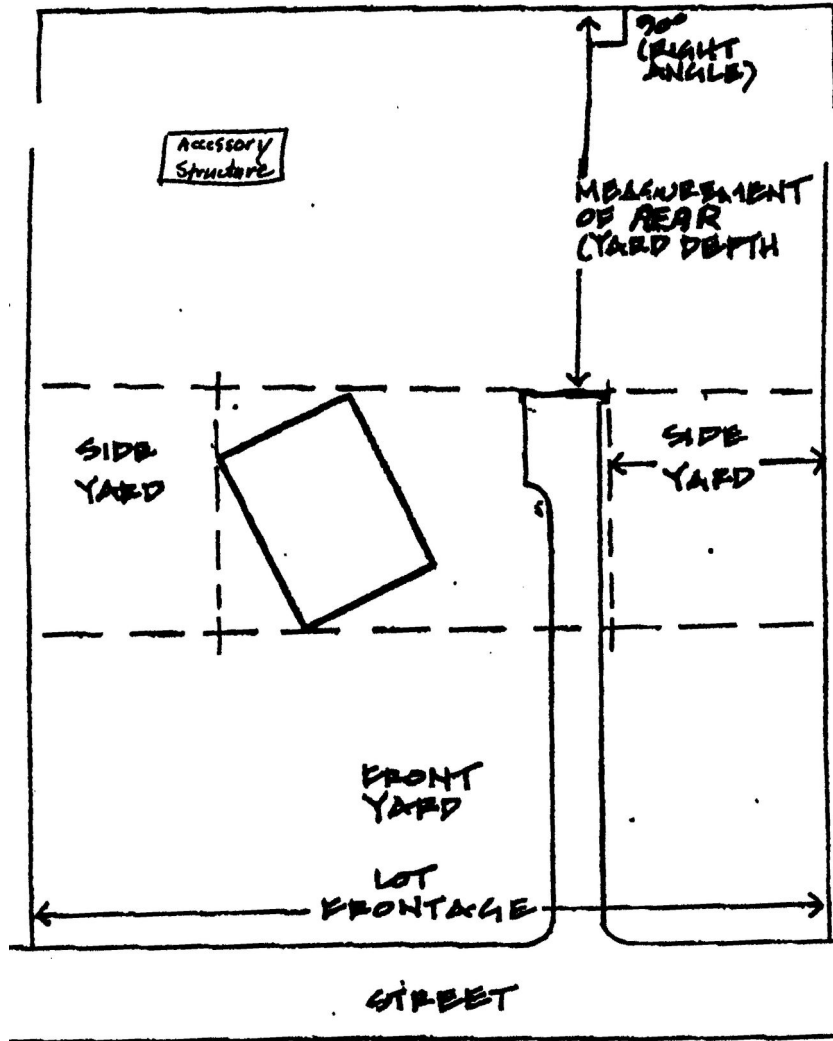


10 STORY BUILDING
10% BUILDING
COVERAGE
FLOOR AREA RATIO: 1.0



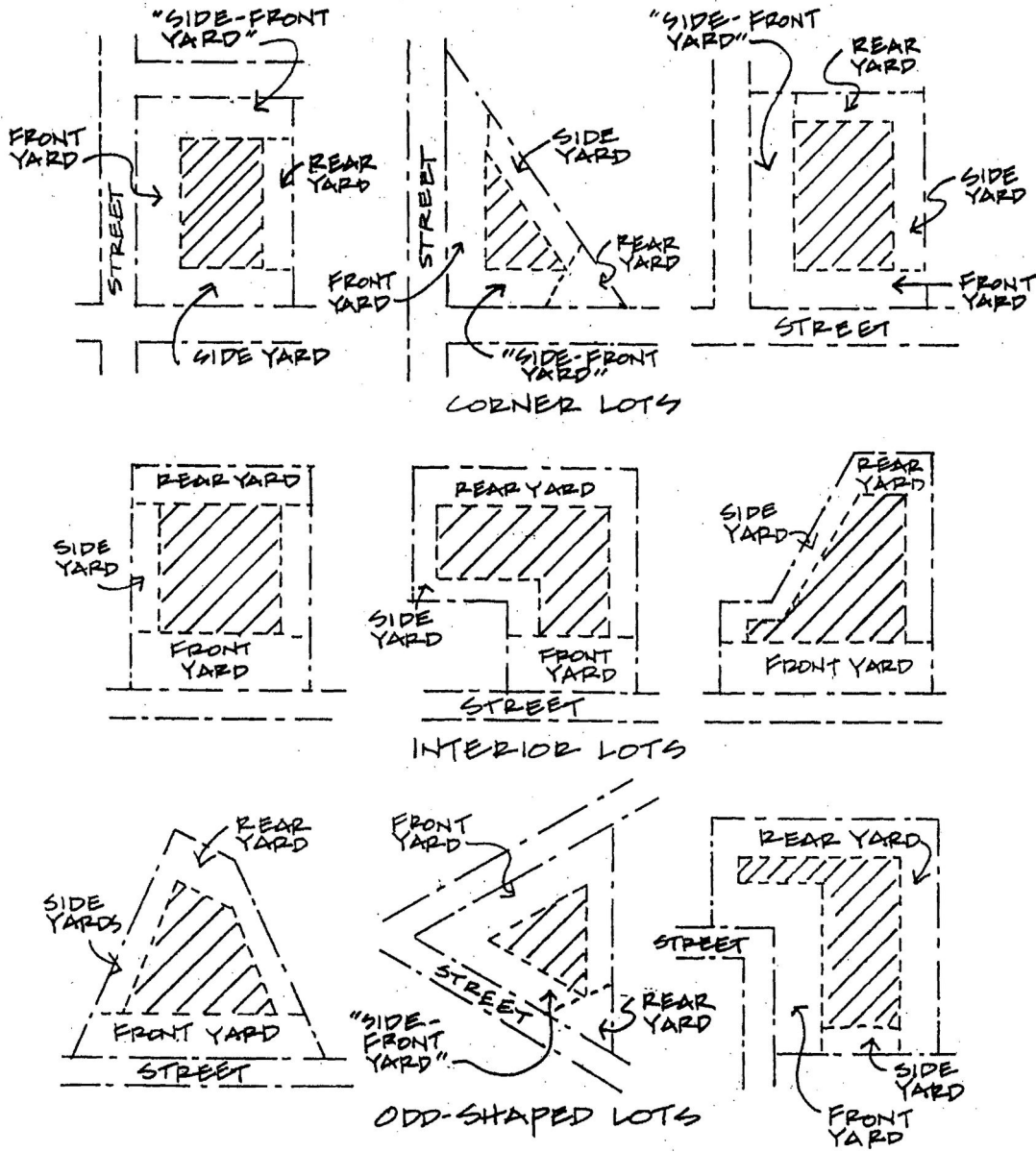
ZONING

Illustration 11:
Measuring a Yard, Yard Depth and Lot Frontage
[Amended 3-21-2007 by L.L. No. 1-2007]



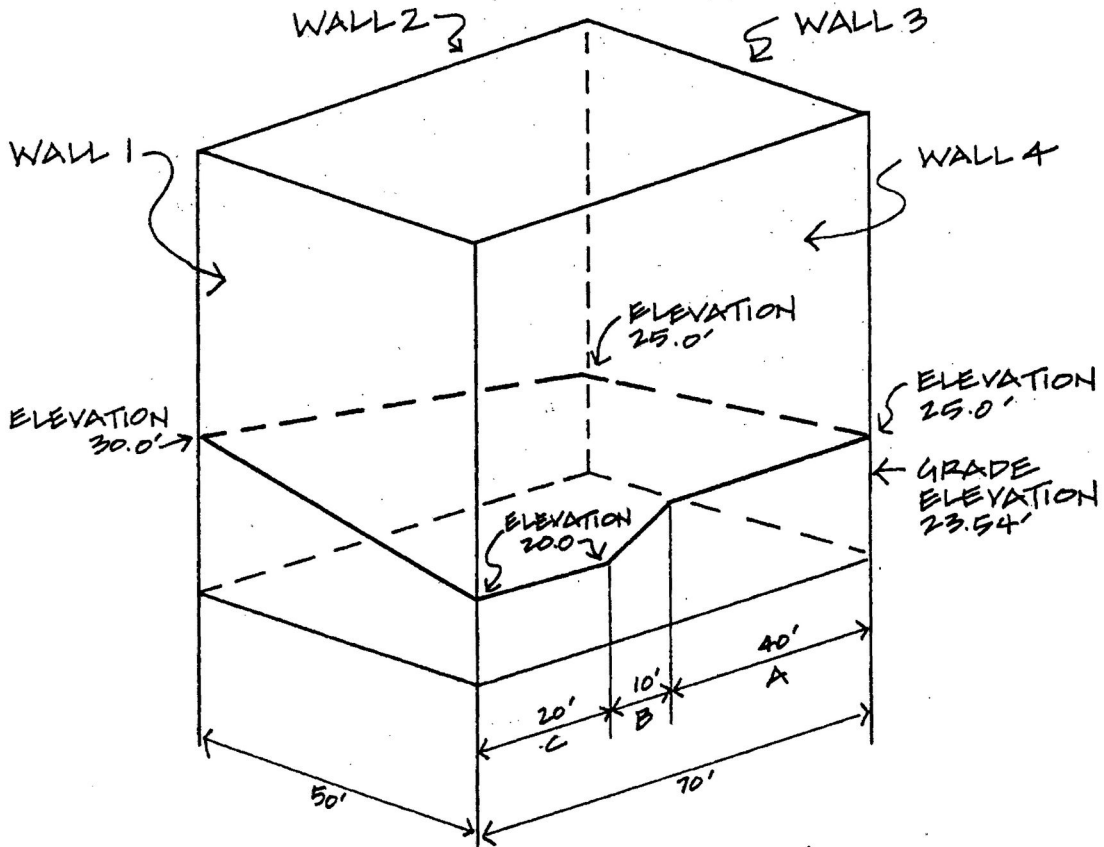
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Illustration 12:
Front Yard, Rear Yard, Side Yard and "Side-Front Yard"



ZONING

Illustration 13:
Grade, Grade Elevation



GRADE = AVERAGE GROUND ELEVATION

WALL 1 $\frac{20.0 + 30.0}{2} \times 50 = 1250$

WALL 2 $\frac{30.0 + 25.0}{2} \times 70 = 1925$

WALL 3 $\frac{25.0 + 25.0}{2} \times 50 = 1250$

WALL 4 A - $25.0 \times 40 = 1000$

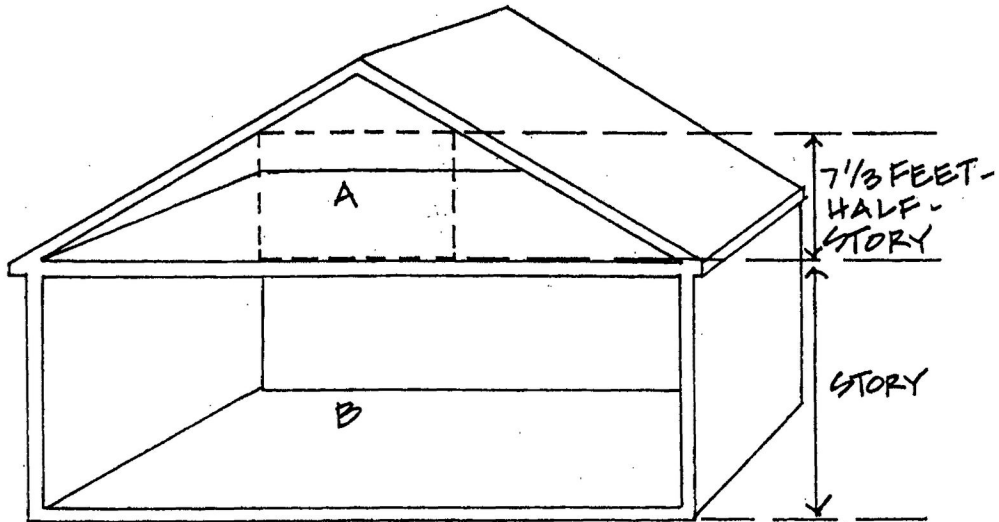
B - $\frac{25.0 + 20.0}{2} \times 10 = 225$

C - $20.0 \times \frac{20}{240} = \frac{400}{5650}$

GRADE = $\frac{5650}{240} = 23.54$

ROSLYN HARBOR CODE

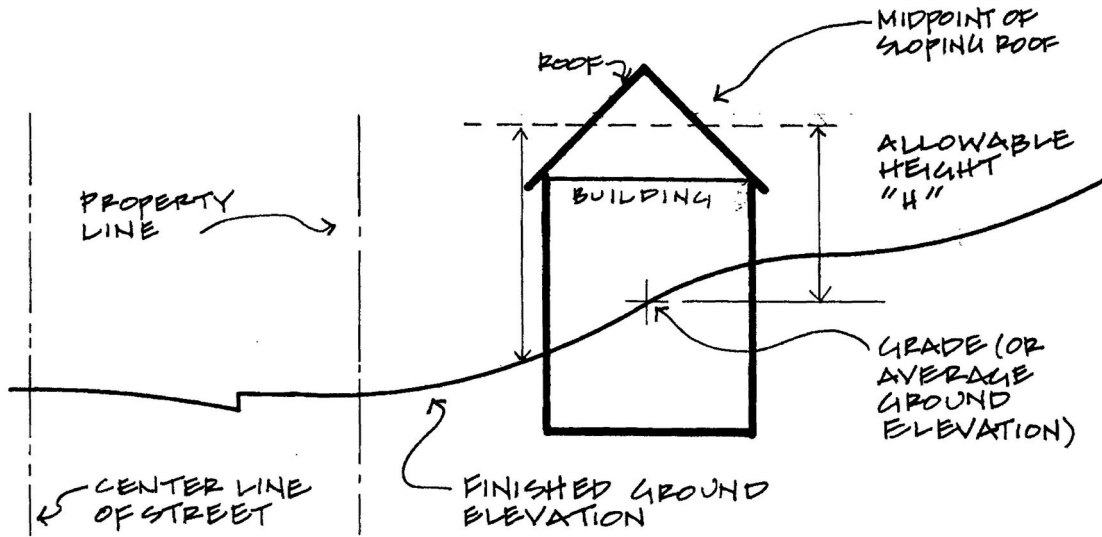
Illustration 14:
Story and Half-Story



IF FLOOR AREA A IS LESS THAN ONE THIRD OR
LESS OF FLOOR AREA B, THEN A IS A HALF-STORY

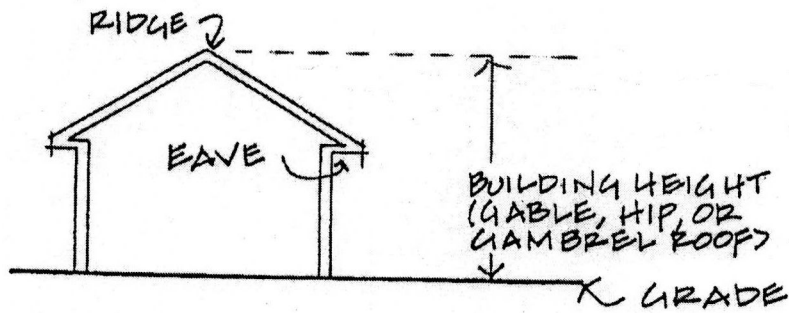
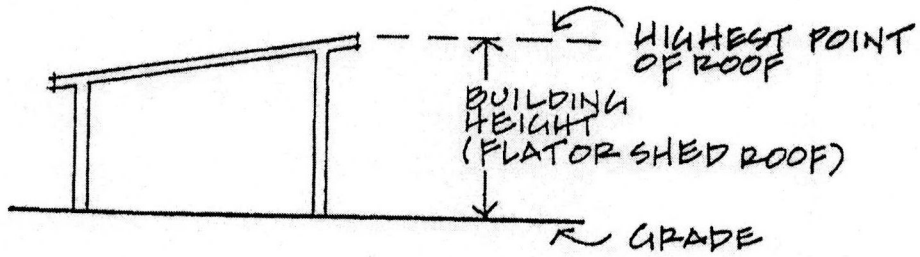
ZONING

Illustration 15:
Height of a Building



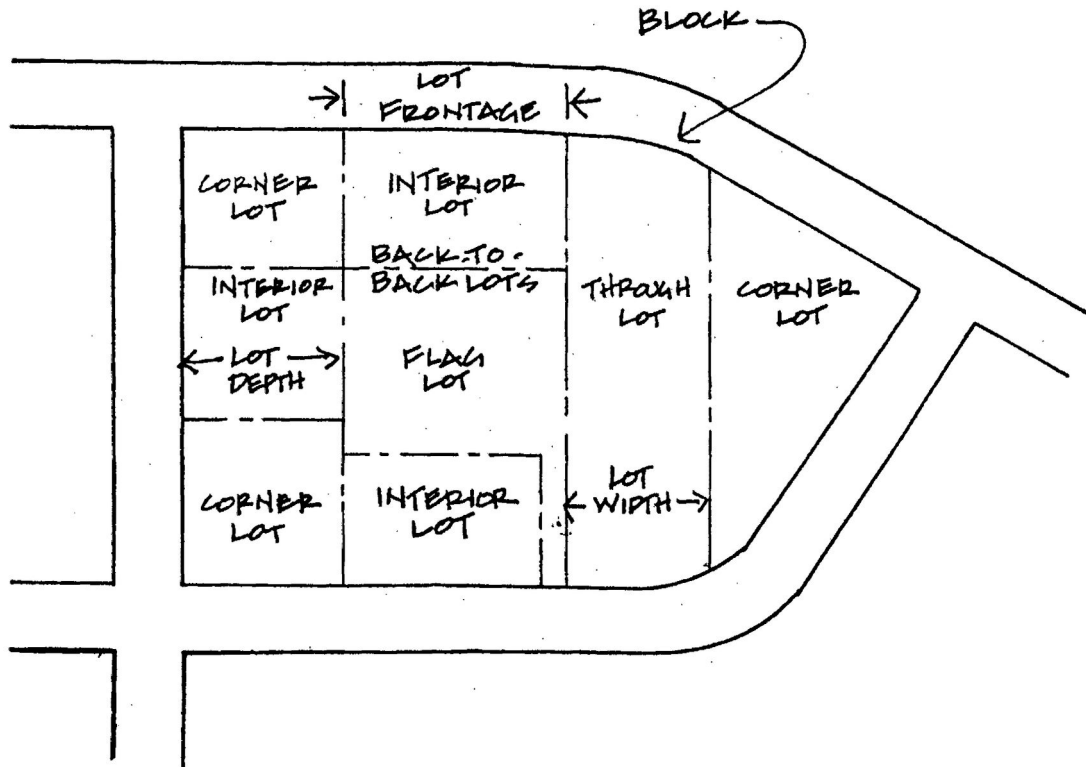
ROSLYN HARBOR CODE

Illustration 16:
Measuring the Height of a Building



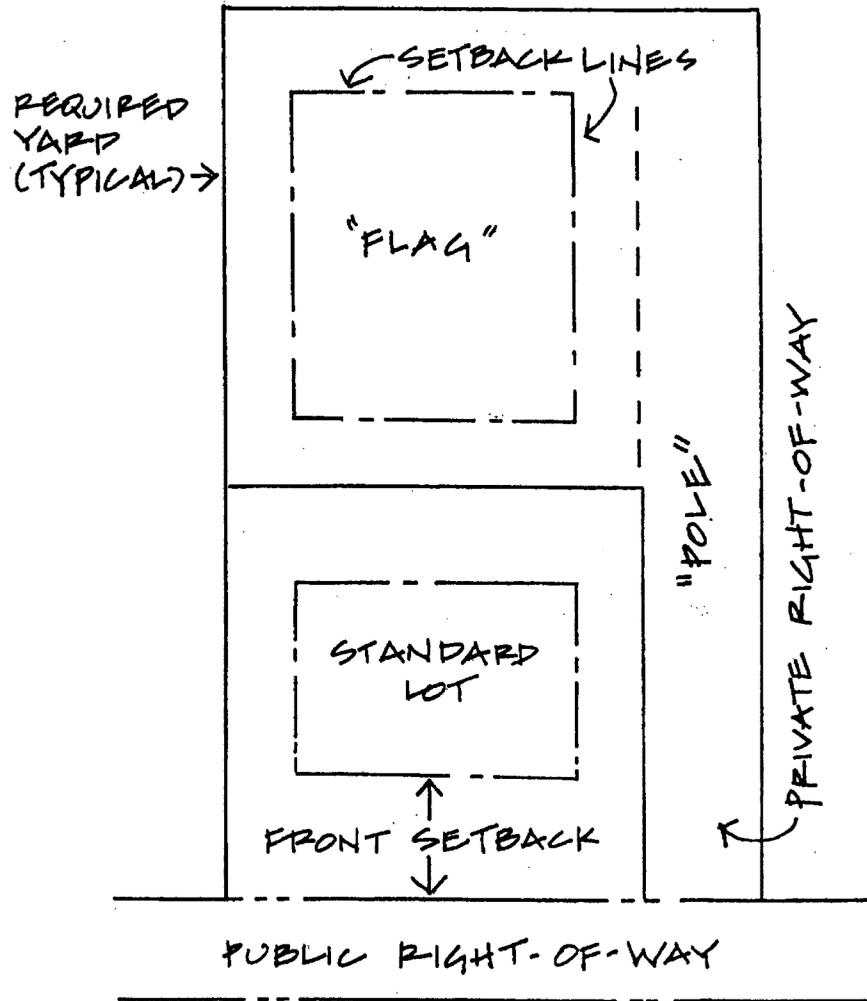
ZONING

Illustration 17:
Lot, Corner Lot, Interior Lot, Through Lot, Lot Depth, Flag Lot and Lot Width



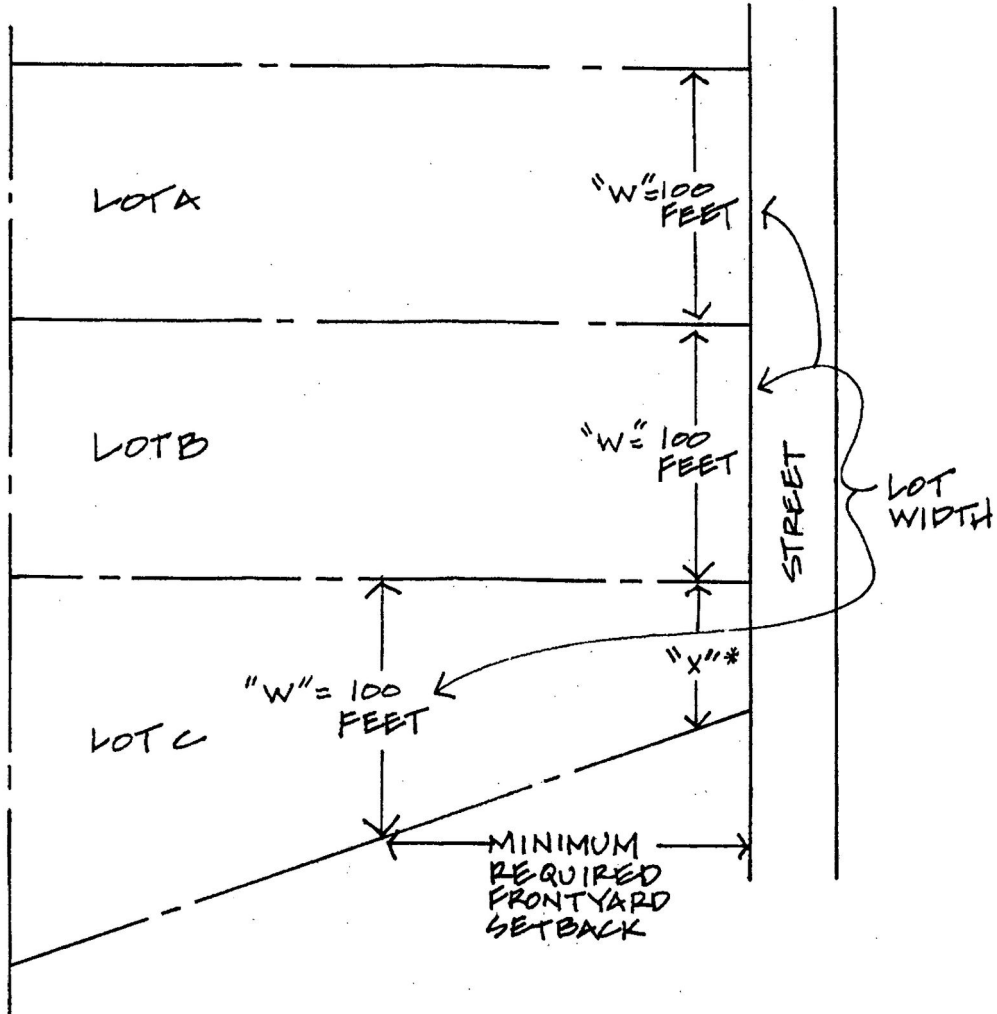
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Illustration 18:
Flag Lot, Lot



ZONING

Illustration 19:
Lot Width



IF THE MINIMUM LOT WIDTH REQUIREMENT IS 100 FEET, LOT A AND LOT B MEET THIS REQUIREMENT AT THE STREET LINE WHILE LOT C MEETS IT AT THE MINIMUM REQUIRED FRONT YARD SETBACK LINE.

* NOTE: "x" MAY NOT BE LESS THAN FIFTY PERCENT OF THE REQUIRED LOT WIDTH, WHICH IN THE ABOVE ILLUSTRATION IS FIFTY FEET.

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Illustration 20:
Required Yards, Required Setback Lines, Front, Side and Rear Lot Lines

