

ZONING

300 Attachment 2

**Town of Macedon**

**Schedule II**

**Minimum Floor Area**

**[Amended 2-24-2005 by L.L. No. 3-2005]**

<b>Dwellings (stories per building)</b>	<b>Minimum Floor Area (square feet)</b>
1	1,250
1 1/2	1,400
2	1,800

Notes:

1. The above square footages are minimums for construction of new residential dwellings in the Town of Macedon.
2. The square footages listed are gross square footages calculated by exterior dimensions of floors and room areas. Unfinished bonus rooms and other unfinished rooms not meeting requirements for habitable living space as defined in the NYS Building Code will not be considered part of the minimum floor area. Incidental areas such as closets, hallways, stairways and bathrooms contained amongst habitable rooms will be included in the area calculations.
3. Finished basement areas are not to be considered in the minimum square footages.
4. All calculations of floor areas will be at the discretion of the Building Inspector.
5. Split-level and raised-ranch homes are considered two stories.
6. Required garage space is not included in the calculations.
7. For a one-story patio home in age-restricted senior home communities, the minimum square footage allowed may be reduced to 1,000 square feet.
8. Duplexes shall be 1,000 square feet per unit minimum.
9. Apartment and townhouse floor areas shall be as described in § 300-179.