



INCORPORATED VILLAGE OF MALVERNE
BUILDING DEPARTMENT
99 CHURCH STREET, MALVERNE, NEW YORK 11565
OFFICE: 516-599-1200 x 113/114
FAX: 516-823-0767

SUPPLEMENTAL ZONING INFORMATION

RESIDENTIAL ZONING INFORMATION

Lot Coverage: Maximum 25% of lot size in all Residential Districts

Total gross square footage of the footprint of structures including:

- a. **Main Building**
- b. **Accessory Structures, Storage Sheds more than 100 Sq. Ft.**
- c. **Detached Garages, Attached Garages, Vestibules**
- d. **Uncovered Decks, Terraces, Patios more than 10 Inches Above Average Grade**
- e. **In Ground or Above Ground Swimming Pools, Landscape or Coy Ponds deeper than 24”**
- f. **Roofed Over Decks, Porticos, Porches, Patios, Terraces with the “floor area” greater than 48 Sq. Ft. (does not include the steps)**
- g. **First and Second Floor Cantilevers / Overhangs**
- h. **Exterior Overhanging Balconies**
- i. **Exterior Basement Entrance Bulkhead Stairways with Bottom Landing**

Does not include:

- a. **Accessory Structures, Storage Sheds less than 100 Sq. Ft.**
- b. **Roofed Over Porticos, Decks, Porches, Terraces with the “floor area” less than 49 Sq. Ft.**
- c. **Uncovered Decks, Terraces, Patios 10 Inches or Less Above Average Grade**
- d. **Code Required Landings, Steps and Stairs Solely Used for Egress to Building Entries**
- e. **Landscape Ponds less than 24 Inches Deep**
- f. **Cornices, Eaves, Roof Overhangs or Chimneys not projecting more than 24 inches**
- g. **Driveways, Walkways**
- h. **Temporary Structures**
- i. **HVAC Condensers units**
- j. **Standard Generators**
- k. **Pool Equipment such as Standard Heaters, Pumps and Filters**
- l. **Hanging Bay Windows with Sill Above the Floor**
- m. **Window Wells or Bilco Type Doors**

**Please contact the Building department if you shall have any questions.
Notwithstanding, nothing in this information shall override the Malverne Village Codes.**



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Floor Area Ratio: maximum 40% of lot size

All gross square footage of structures including:

- a. **All Habitable Floors of Building with Ceiling Height Greater Than 5 Feet including habitable attics**
- b. **Attached Garages with Second Floors Above**
- c. **Roofed Over and Enclosed (with walls) Porches, Patios, Terraces, Sunrooms, Decks, Vestibules, whether heated or not and any size**

Does not include:

- a. **Detached Garages**
- b. **Attached Garages Without Second Floors Above**
- c. **Accessory Structures, Storage Sheds**
- d. **Roofed Over Porticos, Open Porches, Patios, Terraces, Decks**
- e. **Uncovered Decks, Terraces, Patios**
- f. **Finished or Unfinished Basements**
- g. **Swimming Pools**
- h. **Cornices, Eaves or Chimneys not projecting more than 24 inches.**
- i. **Unfinished Attic Areas**
- j. **Exterior Balconies**
- k. **Hanging Bay Windows**
- l. **Window Wells or Exterior Basement Bulkhead Stairways**

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1/2023