

INCORPORATED VILLAGE OF MALVERNE
BUILDING DEPARTMENT
RESIDENTIAL ZONING ANALYSIS SHEET

To be submitted with all Major Building Permit Applications. All fields must be completed. If not applicable to the application, put N/A. Incomplete applications will not be accepted.

Property Address: _____ **Owner:** _____

Section: _____ **Block:** _____ **Lot(s):** _____

Zoning District: _____	Lot Area: _____ sq. ft.
Existing Basement: _____ sq. ft.	Proposed Basement: _____ sq. ft.
Existing First Floor : _____ sq. ft.	Proposed Additional First Floor: _____ sq. ft.
Existing Second Floor.: _____ sq. ft.	Proposed Additional Second Floor: _____ sq. ft.
Existing Third Floor / Habitable Attic: _____ sq. ft.	Proposed Additional Third Floor /Habitable Attic: _____ sq. ft.
Existing Attached Garage: _____ sq. ft.	Proposed Additional Attached Garage: _____ sq. ft.
Existing Detached Garage: _____ sq. ft.	Proposed Additional Detached Garage: _____ sq. ft.
Existing Deck/Terrace: _____ sq. ft.	Proposed Deck/Terrace: _____ sq. ft.
Existing Porch: _____ sq. ft.	Proposed Porch : _____ sq. ft.
Existing Accessory Structure 1: _____ sq. ft.	Proposed Accessory Structure 1: _____ sq. ft.
Existing Accessory Structure 2: _____ sq. ft.	Proposed Accessory Structure 2: _____ sq. ft.
Existing Accessory Structure 3: _____ sq. ft.	Proposed Accessory Structure 3: _____ sq. ft.
Proposed Demolition of Structures: _____ sq. ft.	Proposed Garage Conversion: _____ sq. ft.
Max. Permitted Lot Coverage: _____ sq. ft.	Proposed Lot Coverage: _____ sq. ft.
Max. Permitted Lot Coverage: _____ 25 %	Proposed Lot Coverage: _____ %
Max. Permitted Floor Area Ratio: _____ sq. ft.	Proposed Floor Area Ratio: _____ sq. ft.
Max. Permitted Floor Area Ratio: _____ 40 %	Proposed Floor Area Ratio: _____ %
Front Yard Required: _____ ft.	Proposed Front Yard: _____ ft.
Front Yard Required Corner Lot: _____ ft.	Proposed Front Yard Corner Lot: _____ ft.
Min. Side Yard Required: _____ 5 ft.	Proposed Side Yard: _____ ft.
Total Side Yard Required: _____ 14 ft.	Proposed Total Side Yard: _____ ft.
Rear Yard Required: _____ 25 ft.	Proposed Rear Yard: _____ ft.
Max. Height Permitted: _____ ft.	Proposed Height: _____ ft.
Max. Stories Permitted: _____	Proposed Stories: _____ ft.
Max. Rear Yard Coverage: _____ sq. ft.	Proposed Rear Yard Coverage: _____ sq. ft.
Max. Rear Yard Coverage: _____ 40 %	Proposed Rear Yard Coverage : _____ %

INCORPORATED VILLAGE OF MALVERNE
BUILDING DEPARTMENT
RESIDENTIAL ZONING ANALYSIS SHEET

Property Address: _____ Owner: _____

Section: _____ Block: _____ Lot(s): _____

Max. Height Accessory Structure: _____ ft. Proposed Accessory Structure Height: _____ ft.

Accessory Structure Setback Required: _____ ft. Proposed Accessory Structure Setback: _____ ft.

Detached Garage Setback Required: 2 ft. Proposed Detached Garage Setback: _____ ft.

_____ : _____ _____ : _____

_____ : _____ _____ : _____

Accessory Structures for Zoning Analysis:

- Includes and shall not be limited to decks / terraces over 10” above average grade, sheds / cabanas over 100 sq. ft., detached garages, all types of swimming pools, exterior basement stairways, roofed over porches / decks / patios / porticos over 49 sq. ft. List each structure separately.
- Setbacks for accessory structures that are attached or abutting the dwelling to be same as dwelling setbacks. (i.e. decks off of dwelling, attached roofed over patio or deck (open porch) unless otherwise noted in the code, etc.)
- Fully enclosed porches or sunrooms, whether heated or not, shall be counted in floor areas and counted in F.A.R.
- Habitable space shall be counted where main ceiling height is at least 6’-8” and including all areas 5’-0” or higher. This parameter shall include the second floor of cape style type dwellings with knee walls or attics.
- Front porches / porticos can extend into a front yard a maximum of 6’-0” (not including steps to grade)
- See attachment for additional details and information.
- See Malverne Village Code for additional details and information.
- Applicable calculations shall be in gross sq. ft. to the outside edge of exterior walls and heights to the inch.
- This zoning analysis must be submitted separately with the application but can be duplicated on the drawings.

<p>Licensed Design Professional</p> <p>Business / Corporation: _____</p> <p>Name: Last: _____ First: _____</p> <p>License Number: _____</p> <p>Address: Street: _____ City: _____</p> <p style="padding-left: 40px;">State: _____ Zip: _____</p> <p>Phone: _____ Email: _____</p> <p>By my seal and signature, I certify that I have read and understand the relevant sections of the Village of Malverne Zoning Code and that the information provided on this form is accurate and based upon Chapter 600 of the Village of Malverne Code. I understand that the Village of Malverne Building Department relies on the accuracy of this information in determining the zoning compliance of the subject application.</p>	<p style="text-align: center;">Licensed Design Professional’s Stamp and Original Signature must appear here.</p> <p style="text-align: center;">Date: _____</p>
--	---



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.**



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

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**

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

7/2022