

INCORPORATED VILLAGE OF MALVERNE
BUILDING DEPARTMENT
RESIDENTIAL ZONING ANALYSIS SHEET

To be submitted with all major 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 Add. Basement: _____ sq. ft.

Existing First Flr.: _____ sq. ft. Proposed Add. First Flr.: _____ sq. ft.

Existing Second Flr.: _____ sq. ft. Proposed Add. Second Flr.: _____ sq. ft.

Existing Third Floor / Attic Flr.: _____ sq. ft. Proposed Add. Third Flr. /Attic: _____ sq. ft.

Existing Accessory Structure: _____ sq. ft. Proposed Add. Accessory Structure: _____ sq. ft.

Existing Accessory Structure: _____ sq. ft. Proposed Add. Accessory Structure: _____ sq. ft.

Existing Accessory Structure: _____ sq. ft. Proposed Add. Accessory Structure: _____ sq. ft.

Max. Permitted Lot Coverage: _____ sq. ft. Proposed Lot Coverage: _____ sq. ft.

Max. Permitted Lot Coverage: _____ % Proposed Lot Coverage: _____ %

Max. Permitted Floor Area Ratio: _____ sq. ft. Proposed Floor Area Ratio: _____ sq. ft.

Max. Permitted Floor Area Ratio: _____ % Proposed Floor Area Ratio: _____ %

Front Yard Required: _____ ft. Proposed Front Yard: _____ ft.

Front Yard Required Corner Lot: _____ ft. Proposed Front Yard Corner Lot: _____ ft.

Side Yard Required: _____ ft. Proposed Side Yard: _____ ft.

Total Side Yard Required: _____ ft. Proposed Total Side Yard: _____ ft.

Rear Yard Required: _____ ft. Proposed Rear Yard: _____ ft.

Max. Height Permitted: _____ ft. Proposed Height: _____ ft.

Max. Rear Yard Coverage: _____ sq. ft. Proposed Rear Yard Coverage: _____ sq. ft.

Max. Rear Yard Coverage: _____ % Proposed Rear Yard Coverage : _____ %

Max. Height Permitted of Accessory Structure (s): _____ ft. Height Proposed: _____ ft.

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Property Address: _____ **Owner:** _____

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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 swimming pools, exterior basement stairways, roofed over porches / decks / patios / porticos over 49 sq. ft. - max. heights see code.

See attachment for additional details and information.

See Malverne Village Code for additional details and information.

All calculations shall be in gross sq. ft. to 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>Licensed Design Professional's Stamp and Original Signature must appear here</p>
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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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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**

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1/2023