



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3542

Fax: (914) 273-3554

www.northcastleny.com

PLANNING BOARD
Peg Michelman, Chair

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Basic** permitted floor area (per Section 213-22.2B): _____
3. **Maximum** permitted floor area (per Section 213-22.2B): _____
4. Amount of floor area contained within first floor:
_____ existing + _____ proposed = _____
5. Amount of floor area contained within second floor:
_____ existing + _____ proposed = _____
6. Amount of floor area contained within garage:
_____ existing + _____ proposed = _____
7. Amount of floor area contained within porches capable of being enclosed:
_____ existing + _____ proposed = _____
8. Amount of floor area contained within basement (if applicable – see definition):
_____ existing + _____ proposed = _____
9. Amount of floor area contained within attic (if applicable – see definition):
_____ existing + _____ proposed = _____
10. Amount of floor area contained within all accessory buildings:
_____ existing + _____ proposed = _____
11. Proposed **floor area**: Total of Lines 4 – 10 = _____

If Line 11 is less than or equal to Line 2, your proposal **complies** with the Town's **Basic** floor area regulations; if Line 11 is greater than Line 2, but less than Line 3 your proposal requires **Planning Board special permit approval** for the proposed amount of floor area; if Line 11 is greater than Line 3 your proposal does not comply with the Town's regulations.

Signature and Seal of Professional Preparing Worksheet

Date



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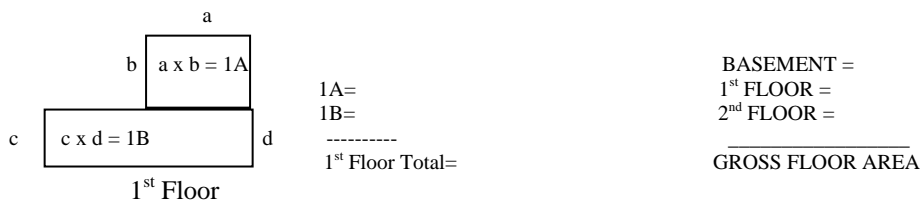
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GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Basic Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,500 or 46% of the lot area, whichever is greater	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,300 plus 14% of the lot area in excess of 5,000 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,000 plus 11% of the lot area in excess of 10,000 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	3,550 plus 8.6% of the lot area in excess of 15,000 square feet	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	4,130 plus 5.8% of the lot area in excess of 0.5 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	4,760 plus 4.7% of the lot area in excess of 0.75 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	5,270 plus 3.6% of the lot area in excess of 1.0 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	6,053 plus 2.8% of the lot area in excess of 1.5 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	6,662 plus 2.3% of the lot area in excess of 2.0 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	8,665 plus 1.5% of the lot area in excess of 4.0 acres	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.