



**SUPPLEMENTAL ZONING INFORMATION**

## **RESIDENTIAL ZONING INFORMATION**

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

**Total square footage of the footprint of structures including:**

- a. **Main Dwelling**
- b. **Accessory Structures / Sheds more than 100 Sq. Ft.**
- c. **Detached Garages**
- d. **Uncovered Rear Decks, Terraces , Patios more than 10 Inches Above Average Grade**
- e. **In Ground or Above Ground Swimming Pools**
- f. **Roofed Over Front Porticos, Front Porches greater than 48 Sq. Ft.**
- g. **Roofed Over Rear Porches, Rear Patios / Rear Terraces**
- h. **First and Second Floor Cantilevers**

**Does not include:**

- a. **Accessory Structures / Sheds 100 Sq. Ft. or less**
- b. **Uncovered Front Porches**
- c. **Roofed Over Front Porticos, Front Porches 48 Sq. Ft. or less**
- d. **Decks, Terraces or Patios 10 Inches or Less Above Average Grade**
- e. **Code Required Landings, Steps and Stairs Solely Used for Egress to Building Entries only.**
- f. **Landscape Ponds**
- g. **Cornices, Eaves or Chimneys not projecting more than 24 inches**
- h. **Driveways, Walkways**
- i. **Temporary Structures**
- j. **HVAC Condensers units**
- k. **Standard Generators**
- l. **Pool Equipment such as Standard Heaters, Pumps and Filters**
- m. **Hanging Bay Windows**
- n. **Window Wells or Outside Basement Entrances**

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  
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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 Floors of Dwelling with Ceiling Height Greater Than 5 Feet
- b. Attached Garages with Second Floors Above
- c. Roofed Over Front Porticos, Front Porches greater than 48 Sq. Ft.
- d. Roofed Over and Enclosed Rear Porches / Rear Patios / Rear Terraces

**Does not include:**

- a. Detached Garages
- b. Attached Garages Without Second Floors Above
- c. Accessory Structures / Sheds of any size (unheated structures)
- d. Roofed Over Front Porticos, Front Porches 48 Sq. Ft. or less
- e. Roofed Over Rear Porches / Rear Patios / Rear Terraces
- f. Decks, Terraces or Patios any height above grade
- g. Finished or Unfinished Basements
- h. Outdoor Swimming Pools
- i. Cornices, Eaves or Chimneys not projecting more than 24 inches
- j. Unfinished Attic Areas
- k. Balconies
- l. Hanging Bay Windows
- m. Window Wells or Outside Basement Entrances

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