

## BULK REGULATIONS FOR SINGLE FAMILY HOMES

### How can I determine if I can build a new house or add on to my existing house?

- A. Determine the maximum floor area permitted for your property.
1. Get out a survey of your property. You should have received a copy when you purchased your house. If you don't have a copy of a survey of your property, the Building Department may have a copy of one in the building file for your property. Call (947) 719-7484 and ask for the Building Department. If there is a survey available, a copy will be made for you at no charge.
  2. Determine the square footage of your property. If your property is subject to easements for roads, usually private, then the area of the easement must be deducted from the gross square footage of your property.
  3. Multiply the area of your property by .40. This will give you the total amount of square footage allowed to be constructed on your property.
  4. If the amount determined above is less than 3,500 square feet. The new regulations guarantee that a total of 3,500 square feet may be constructed on your property even if the amount determined in #3 above is less than 3,500 square feet.
  5. If the amount determined in #3 is greater than 3,500 square feet, that number is the total amount of square footage which will be permitted on your property.
- B. Determine the square footage of your existing house of you are thinking about adding on to your house.
1. If your survey shows the footprint of your house as it exists today, determine the area of the first floor. If your house is a two-story structure, multiply the first floor area by two.
  2. If your house is a split-level and you can't determine the total area of your house, call the Assessor's Office to find out what their records show.
  3. **Do not** include any of the following areas in your calculations:
    - a. Detached garage
    - b. Roofed, unenclosed porches under 8 feet in depth; and 8% of the roofed, unenclosed porch over 8 feet in depth
    - c. Decks
    - d. Terraces
    - e. Tennis courts
    - f. Chimneys
    - g. Bay windows
    - h. Under bay or eave areas
    - i. Basements or portions of basements, which are exposed to a height of less than 3.5 feet as measured from grade to the underside of the ceiling joist.

4. Include the following:
  - a. Attached garages.
  - b. The floor area of all attic spaces 7 feet or greater in height is included in determining the maximum building size. Attic is defined as the finished or unfinished space in a building located within the roof framing and the bottom of the ceiling framing of the area below. Attic height measurement shall be taken from the underside of the roof framing to the top of the ceiling framing of the area below.
  - c. Second floor cathedral ceiling space, over 14 feet in height.
  - d. Enclosed porches and unenclosed porches more than 8 feet in depth provided that 8% of the unenclosed porch that exceeds 8 feet in depth is excluded.
- C. Subtract the amount obtained in "B" above from the amount obtained in "A" above. The resulting number is the total amount of additional square footage which can be added to your existing house subject to other applicable restrictions.
- D. What else must I consider in determining the amount of square footage which can be built on my property or added to my existing house?
  1. Deed Restrictions or Covenants

Check your deed and/or title insurance policy for any limitations of record against your property. The Village must honor such restrictions.
  2. Required Yard Setbacks
    - a. Check your zoning district requirements.
    - b. Check to see if you will be required to set back your new house or addition to the average of the setbacks of the other homes on the block.
    - c. Check your survey for recorded building lines. You will be required to honor those lines. If the zoning district or the average setback is greater than a recorded setback, the greatest setback must be provided.

3. Side Yard Setback Plane

- a. The side walls of the house must be set back from your side property lot a minimum distance specified for the zoning district in which your property is located.
- b. If you are building a new house, you must design your house so that it will fit below a plane created as follows:
  - (1) At the side lot line
  - (2) Extend a plane upward 14 feet
  - (3) At the 14 foot point, extend a plane towards the interior of the lot at a 45 degree angle from the side lot line.
- c. If you are adding on to an existing house, you must design your addition so that it will fit below a plane created as follows:
  - (1) At the side wall of the house closest to the side property line
  - (2) Extend a plane upward 22 feet
  - (3) At the 22 foot point, extend a plane towards the interior of the lot at a 45 degree angle.
- d. Permitted penetrations of the 45 degree angle plane
  - (1) Chimneys
  - (2) Stack pipes
  - (3) Dormers, gable roof ends, hip roof ends, shed roof ends, and the upper segments of gambrel roof ends

**Note:** Dormers may not:

- (a) Exceed 8 feet in width individually
- (b) Be closer than 6 feet from each other
- (c) Exceed a maximum aggregate width of 20 feet

**Note:** Roof ends may not extend through the plane more than 20 feet in length

4. Height

Whether you are building a new house or adding on to an existing house, the total height of the house may not exceed 35 feet. Thirty-five feet, the maximum permitted height, is determined as follows:

a. New Construction – Base Point

(1) Height is measured from the average pre-demolition grade at the front of the house.

(a) This information will be obtained from the topographic survey that must be submitted as part of the building permit application process.

(b) If the grade undulates, the grades at the two sides of the house will be averaged.

b. Additions to Existing Houses – Base Point

The grade at the front of the house determines the base point. If the grade undulates, the grades at the two side walls of the front of the house will be averaged.

c. Highest Point

The highest point of the house, whether new construction or an addition, may not exceed more than 35 feet as measured from the base point.

d. Exclusion

Chimneys and stack pipes may extend above the 35 foot maximum.

Any construction, whether an addition to an existing house or a new house, must fit within the space created by the:

1. Required Setbacks; and
2. Side Yard Setback Plane; and
3. Maximum Building Height; and
4. 35% of the lot area

The total square footage of the resulting house may not exceed the greater of 3,500 square feet or 40% of the area of the lot.