

**BUILDING DEPARTMENT**  
**VILLAGE OF RYE BROOK**  
 938 KING STREET RYE BROOK, NY 10573  
 (914) 939-0668 FAX (914) 939-5801

**BULK REGULATIONS IN RESIDENTIAL DISTRICTS**

Address: \_\_\_\_\_ Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

**MAXIMUM GROSS FLOOR AREA**

USE FORMULA: **Maximum Gross Floor Area = 4,000 + [ (Lot Area – 21,780) x 0.11478421 ]:**

- a. Allowed = \_\_\_\_\_ Sq. Feet  
 b. Existing = \_\_\_\_\_ Sq. Feet  
 c. Proposed = \_\_\_\_\_ Sq. Feet

**HEIGHT/SETBACK RATIOS FOR RESIDENTIAL DISTRICTS**

DEFINITION: A standard designed to regulate the height of a building in relation to the average grade of the corresponding portion of the lot line from which it is set back. The ratio modifies the maximum permitted Height of Building by forming an inclined plane beginning at the average grade along the portion of the lot line from which the setback is measured and rising toward the building at the specified ratio above which no part of any building, other than minor architectural features such as chimneys, skylights and dormer windows not covering more than 10% of the entire roof area, shall be permitted to extend. Height and Setback shall be calculated using the formula; **Height / Setback = X**, where **X** is the required side or front yard ratio for the zoning district in which a property is located as specified in Article VIII of Chapter 250. A complete elevation view for the proposed improvement must be included on the drawings.

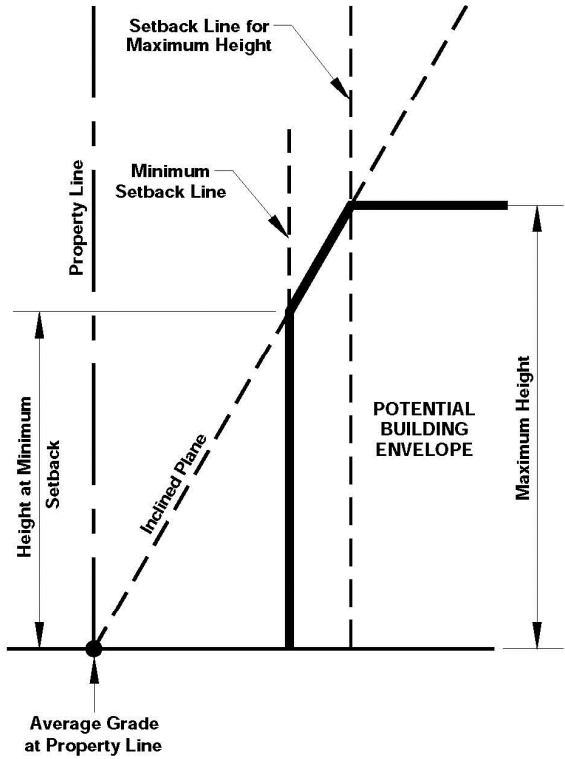
FILL IN YOUR RATIOS:

<b><i>ZONE</i></b>	<b><i>EXISTING</i></b>	<b><i>PROPOSED</i></b>	<b><i>REQUIRED</i></b>
<b><i>R-35</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .44 SIDE: 1.20
<b><i>R-25</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .48 SIDE: 1.30
<b><i>R-20</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .60 SIDE: 1.60
<b><i>R-15</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .60 SIDE: 1.60
<b><i>R-15A</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .80 SIDE: 2.40
<b><i>R-12</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .69 SIDE: 1.60
<b><i>R-10</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .80 SIDE: 2.40
<b><i>R-7</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: .96 SIDE: 3.00
<b><i>R-5</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: 1.20 SIDE: 4.00
<b><i>R-2F</i></b>	FRONT: SIDE:	FRONT: SIDE:	FRONT: 1.20 SIDE: 4.00

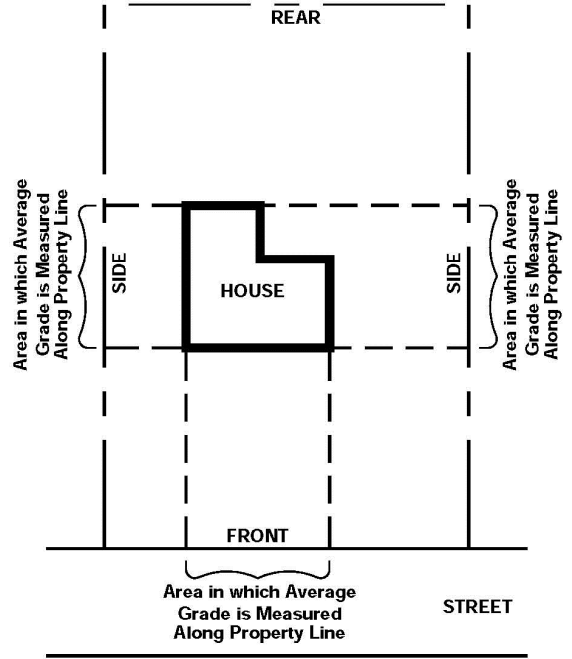
I attest to the best of my knowledge and belief, the above information is correct.

\_\_\_\_\_  
 Architect's Signature

## ILLUSTRATION OF HEIGHT / SETBACK RATIO



ELEVATION



PLAN

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### Table R301.2(1) 2015 IRC

#### CLIMATIC & GEOGRAPHIC DESIGN CRITERIA FOR RESIDENTIAL DISTRICTS IN RYE BROOK

GROUND-SNOW LOAD	WIND SPEED (mph)	TOPOGRAPHIC WIND EFFECTS	SPECIAL WIND REGION	WIND-BOURNE DEBRIS ZONE	SEISMIC DESIGN CATAGORY	WEATHERING
20 psf	115/120	NO	NO	NO	C	SEVERE

FROST LINE DEPTH	TERMITE PROTECTION REQUIRED	WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
42"	YES	15	YES	FIRM MAP 36119C0279F 9/28/07	500	52.2