

**INCORPORATED VILLAGE OF PLANDOME MANOR
BOARD OF TRUSTEES**

**LOCAL LAW NO. 3 OF 2022 AMENDING §225-6 OF THE VILLAGE CODE OF THE
VILLAGE OF PLANDOME MANOR ENTITLED “FLOOR AREA RATIO”**

§225-6 Floor Area Ratio

~~§225-6 (A)(4) For any lot area below the mean high water, a maximum floor area ratio of 0.025.
Shall be amended as follows~~

For any lot area below the mean high water, a maximum floor area ratio of 0.01.

~~§225-6 (B) The floor area calculations for a basement shall be as follows: The total linear perimeter dimension of a basement having 1/2 or more of its floor to ceiling height above the adjoining grade shall be established. The number shall be converted to a percentage of the total basement linear perimeter dimension and this percentage shall be multiplied by the total square footage of the basement and added to the gross floor area of the building.~~

Shall be amended as follows

For purposes of this section, the floor area of a basement, as that term is defined in §225-2 of this Code, shall be included in the calculation of gross floor area. The floor area of a “cellar,” as that term is defined in §225-2 of this Code, shall not be included in the calculation of gross floor area.

~~§225-6 (C) shall be added~~

Gross floor area in dwellings for areas exceeding 12 feet in height shall be counted at 1.5 times the actual floor area except in garages