

DEFINITIONS

Attic – The space between the ceiling beams or joists of the topmost habitable story and the underside of the roof rafters.

Attic, Habitable – An attic which has 1) a code compliant stairway as a means of access; 2) a floor area of not more than one-third of the area of the next lower floor; and 3) a ceiling height of at least seven and one-third feet above the attic floor. If such area is greater than one-third of the next lower floor, it shall be considered to be another story.

Basement – That portion of a building, which has one-half (1/2) or more of its floor to ceiling height below grade. The foregoing notwithstanding, if more than 3.5 feet of basement height (clear floor to ceiling) is above grade than it shall be considered a floor.

Building Height – The vertical distance from the grade to the highest point of a building, including chimneys and structural or architectural features and appurtenances.

Buildable Area – The space remaining on a lot after subtracting the minimum yard and open space requirements of Appendix A. Additionally, buildable area shall not include any floodplain, wetland or similarly designated unbuildable areas.

Floor Area - The sum of the gross horizontal area of all floors of a building as measured from the exterior faces of the exterior walls or from the centerline of common walls separating two buildings. Floor area shall exclude the following specific areas:

- 1) Chimneys
- 2) Decks and patios
- 3) Uninhabitable attic floors
- 4) Unenclosed porches
- 5) Exterior steps and ramps

Floor Area Ratio – The floor area of the building or buildings on a lot divided by the total land area of the lot. For the purpose of figuring floor area ratio, floor area shall include, without limitation, the following:

- 1) Enclosed accessory structures including gazebos
- 2) Garage space
- 3) Porches enclosed on three (3) or more sides
- 4) Floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a basement, roof or uninhabitable attic
- 5) Habitable attic floors
- 6) Bay windows

Grade (For Height Determination) - The average (mean) of elevation measurements of the finished surface of ground taken at a distance of three (3) feet from the exterior wall of the structure along all sides of the structure. The elevation datum must be tied to an established Village Benchmark. Average (mean) is defined as the arithmetic sum of a series of elevation measurements taken at a maximum of three (3) foot intervals three (3) feet from the exterior wall of the structure divided by the sum of the number of measurements taken.

Habitable Space - Any area of room lawfully designed and/or used for living or sleeping.

Lot Coverage - The percentage of a site that is impervious, i.e. will not absorb water. This includes, but is not limited to, all areas covered by buildings, parking structures, driveways, roads, sidewalks, decks or patios and any other paved area.

Porch, Open – A roofed structure attached to a building and open on two or more sides. A screened-in porch shall not be considered open.

Story - That portion of a building, other than a basement, included between the top surface of any flooring and the top surface of the flooring above it or if there is no flooring above it, then the space between the surface of the topmost flooring and the next ceiling above such surface. Habitable attics shall be considered a one-half story.

