

VILLAGE/TOWN OF MOUNT KISCO
Building Department
104 Main Street
Mount Kisco, NY 10549
(914) 864-0019

Application Name or Identifying Title: _____
Tax Map Designation (Section/Block/Lot) or Proposed Lot No. _____

COVERAGE CALCULATIONS WORKSHEET
(See next page for pertinent definitions and other related provisions)

- A. **BUILDING COVERAGE** [Enter "0" below if category is not applicable]
1. Total lot area (sq. ft) = _____
 2. Maximum permitted building coverage (sq. ft) = _____
 3. Amount of lot area covered by principal building:
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 4. Amount of lot area covered by accessory buildings:
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 5. Amount of lot area covered by porches:
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 6. Total building coverage: Lines 3 + 4 + 5 (sq. ft) = _____

If line 6 is less than or equal to Line 2, your proposal complies with the Village's regulations; if Line 6 is greater than Line 2, your proposal does not comply with the Village's regulations.

- B. **DEVELOPMENT COVERAGE** [Enter "0" below if category is not applicable]
1. Total lot area (sq. ft.) = _____
 2. Maximum permitted development coverage (sq. ft.) = _____
 3. Amount of building coverage from Line 6 in Section A above (sq. ft.) = _____
 4. Amount of lot area covered by driveway, parking areas, walkway and areas covered with gravel
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 5. Amount of lot area covered by terraces, patio, decks:
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 6. Amount of lot area covered by tennis court, platform tennis court, And related mechanical equipment:
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 7. Amount of lot area covered by all other structures, not including pre-existing stone walls:
_____ existing (sq. ft) + _____ proposed (sq. ft) = _____
 8. Total development covered: Lines 3 + 4 + 5 + 6 +7 (sq. ft) = _____

If line 8 is less than or equal to Line 2, your proposal complies with the Village's regulations. If Line 8 is greater than Line 2, your proposal does not comply with the Village's regulations.

IMPORTANT GENERAL INFORMATION:

As a convenience to the Applicant, several provisions applicable to the calculation on “building coverage” and “development coverage” have been excerpted from Chapter 110 (Zoning) of the Code of the Village/Town of Mount Kisco and are presented below. The Applicant is also advised to review Chapter 110 (Zoning) in its entirety for other provisions pertaining to these requirements. The Code can be viewed on the Village Website www.mountkisco.org under Village Code, Chapter 110 Zoning.

Terms as defined in Village Code

BUILDING

Any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals and/or property.

ACCESSORY BUILDING OR USE

A building or use which is incidental and subordinate to the principal building or use on a lot.

PRINCIPAL STRUCTURE

Any building or structure that is intended to house, shelter and/or enclose a principal use.

BUILDING COVERAGE

The sum of the area of coverage or footprint of all buildings and structures on the site.

DEVELOPMENT COVERAGE

The sum of the area of coverage or footprint of the building, structures, paved areas, parking areas and other improved surfaces on a site, including patios, decks, gazebos and areas covered with gravel, crushed stone or other materials used to support vehicles, but not including architectural landscape features such as pools, ponds and fountains.

STRUCTURE

Any combination of materials forming any construction, including but not limited to freestanding signs, fences, walls (other than retaining walls projecting above the ground not more than two feet at the lower ground level), radio and television antennas (except such as are installed on the roof of a building), pergolas, porches, outdoor bins, outdoor air conditioners (except those installed in windows), swimming pools and solar panels.

COVERAGE:

The maximum permitted building coverage and development coverage for any lot containing a **one-family detached dwelling** in an RS-12, RS-9, RS-6, shall be as set forth below:

Lot Area (Sq. Ft.)	Maximum Permitted Building Coverage	Maximum Permitted Development Coverage
Less than 5000	25% of net lot area	40%
5000 to 6000	1250 sf plus 24% of net lot area in excess of 5000 sf	
6000 to 7000	1490 sf plus 23% of net lot area in excess of 6000 sf	
7000 to 8000	1720 sf plus 22% of net lot area in excess of 7000 sf	
8000 to 9000	1940 sf plus 21% of net lot area in excess of 8000 sf	
9000 or more	2150 sf plus 20% of net lot area in excess of 9000 sf	

Please check the Village Code for additional regulations pertaining to two-family detached dwellings, townhouses, garden apartments, multifamily uses, etc.