

Summary of Maximum Gross Floor Area Formulas

| | Calculation Method | Formula Max. for 2-Story House | Maximum GFA Allowed | 15,000 sq. ft. Lot Area | 20,000 sq. ft. Lot Area | 40,000 sq. ft. Lot Area | 60,000 sq. ft. Lot Area | 80,000 sq. ft. Lot Area | 120,000 sq. ft. Lot Area | 160,000 sq. ft. Lot Area | 200,000 sq. ft. Lot Area | Max GFA Reached at a Lot Area of: |
|----------------------------|------------------------------|---|---|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| East Hampton Town | GFA Formula & Max. GFA | 12% lot area + 1,600 SF | 20,000 | 3,400 | 4,000 | 6,400 | 8,800 | 11,200 | 16,000 | 20,000 | 20,000 | 153,334 sq. ft. |
| East Hampton Village | GFA Formula & Max. GFA | 10% lot area + 1,000 SF | 20,000 | 2,500 | 3,000 | 5,000 | 7,000 | 9,000 | 13,000 | 17,000 | 20,000 | 190,000 sq. ft. |
| Head of the Harbor Village | GFA Percentage | 8% of Lot Area | none | 1,200 | 1,600 | 3,200 | 4,800 | 6,400 | 9,600 | 12,800 | 16,000 | n/a |
| Nissequogue Village | GFA Percentage | 8% of Lot Area | none | 1,200 | 1,600 | 3,200 | 4,800 | 6,400 | 9,600 | 12,800 | 16,000 | n/a |
| North Haven Village | GFA Sliding Scale & Max. GFA | Lot Area Dependent | 15,000 | 2,500 | 3,000 | 5,000 | 6,000 | 7,000 | 8,300 | 9,600 | 10,900 | 326,154 sq. ft. |
| Old Field Village | GFA Formula & Max. GFA | 2 acres or More: ((Lot Area - 87,120) × 4.6%) + 10,000 | < 2 acres: 5,000 SF ≥ 2 acres: 20,000 SF | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 11,512 | 13,352 | 15,192 | 304,512 sq. ft. |
| Poquott Village | Lot Coverage | Lot Coverage × 2 | none | 7,500 | 8,000 | 16,000 | 24,000 | 32,000 | 48,000 | 64,000 | 80,000 | n/a |
| Port Jefferson Village | Lot Coverage | Lot Coverage × 2 | none | 6,000 | 8,000 | 16,000 | 18,000 | 24,000 | 36,000 | 48,000 | 60,000 | n/a |
| Sag Harbor Village | Lot Coverage | Lot Coverage × 2 | none | 6,000 | 8,000 | 16,000 | 24,000 | 32,000 | 48,000 | 64,000 | 80,000 | n/a |
| Sagaponack Village | GFA Sliding Scale & Max. GFA | Lot Area Dependent | 12,000 | 2,500 | 3,000 | 5,000 | 6,000 | 7,000 | 8,300 | 9,600 | 10,900 | 233,847 sq. ft. |
| Shelter Island Town | Lot Coverage | Lot Coverage × 2 | none | 7,500 | 10,000 | 20,000 | 30,000 | 40,000 | 60,000 | 80,000 | 100,000 | n/a |
| Shoreham Village | Lot Coverage | Lot Coverage × 2 | none | 6,000 | 8,000 | 16,000 | 18,000 | 24,000 | 36,000 | 48,000 | 60,000 | n/a |
| Smithtown Town | GFA Percentage | Zoning District Dependent | none | 3,750 | 5,000 | 10,000 | 12,000 | 16,000 | 24,000 | 32,000 | 40,000 | n/a |
| Southampton Town | Lot Coverage & Max. GFA | Lot Coverage × 2 | 15,000 | 6,000 | 8,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 37,500 sq. ft. |
| Southampton Village | GFA Formula & Max. GFA | 12% lot area + 1,500 SF | 18,000 | 3,300 | 3,900 | 6,300 | 8,700 | 11,100 | 15,900 | 18,000 | 18,000 | 137,500 sq. ft. |

Color Key
1st Largest Permissible GFA
2nd Largest Permissible GFA
3rd Largest Permissible GFA

Comparison of GFA Calculation Methods in Different Municipalities

| | GFA Measured to Interior Walls | GFA Measured to Exterior Walls | GFA includes All Buildings on a Lot | Separate GFA Req. for Principal & Accessory | Special Provisions for Tall Rooms? | Basements | | | | Attics | | | Storage Areas | | Mechanical | Attached Garages | | Breezeways | Attached Enclosed | | Trellises | |
|----------------------------|--|--------------------------------|-------------------------------------|---|------------------------------------|--|------------------------------|---------------------------|---------------|---------------------------|-------------------------|------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|--|
| | | | | | | Incl. Only Certain Height | Incl. Only if Considered Sty | Incl. Only Finished Space | Excl. Cellars | Incl. Only Certain Height | Incl. Only if Habitable | Incl. Only if Considered Sty | Specifically Included | Specifically Excluded | Specifically Excluded | Specifically Included | Specifically Excluded | Specifically Excluded | Specifically Included | Specifically Excluded | Specifically Included | |
| East Hampton Town | | X | | X | | | X | | | | | X | | | | | | | | | | |
| East Hampton Village | | X | | X | X | | | | X | | | | | | | | | | | | | |
| Head of the Harbor Village | | X | OPA B-1 District Only | OPA Other Res. Districts | | X | | | | | X | | X | | X | | | | X | | | |
| Nissequogue Village | | X | | | | All basements excluded | | | | | X | | | | X | | X | | X | | | |
| North Haven Village | | X | | X | X | X | | | X | | | | | X | | | | | OPA | | | |
| Old Field Village | | X | X | | | | | | X | X | | | | | | | | | | | | |
| Poquott Village | | X | | | | All basements excluded | | | | | X | | | | | | X | X | | X | | |
| Port Jefferson Village | | X | | | | Basements excluded if used exclusively for storage | | | | | | | | X | | | | | | | | |
| Sag Harbor Village | X | | | | | | X | | X | | | | | | X | | | | | | | |
| Sagaponack Village | | X | | X | X | | | | X | X | | | | | OPA | | | | | OPA | X | |
| Shelter Island Town | | X | X | | | | | X | X | | | | | | | | X | | | | | |
| Shoreham Village | No specific provisions or definitions for Gross Floor Area calculation | | | | | | | | | | | | | | | | | | | | | |
| Smithtown Town | | X | OPA | | | | | | | X | | | | | | | | | | | | |
| Southampton Town | | X | | | | | | | | | | | | | | | | | | | | |
| Southampton Village | | X | | | | | | | X | | | | | | | | OPA | | OPA | | | |

Key
X : Applies in given municipality
OPA : Applies in municipality, but Other Provision Apply