



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x43
Fax: (914) 273-3554
www.northcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: planning@northcastleny.com.

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One-Family Residence - New Construction	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	One Family Residence - Teardown/Rebuild	\$1,250	\$625	\$1,875	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (less than 1,000 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Addition to Primary Residence (greater than or equal to 1,000 s.f.)	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (less than 150 s.f.)	\$0	\$100	\$100	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Detached Accessory Building/Structure (greater than or equal to 150 s.f.)	\$500	\$250	\$750	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Pool/Hot Tub and associated Mechanical Equipment (includes associated deck, patio, walls, walkway, etc.)	\$800	\$400	\$1,200	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Recreational Court (tennis, basketball, volleyball, etc.) and Associated Utilities	\$800	\$400	\$1,200	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Deck, porch, patio, pergola	\$200	\$100	\$300	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Walkway, piers, wall, gate	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Fence	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Mechanical Equipment (generator, fuel storage tank, etc.) and Associated Utilities	\$100	\$50	\$150	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Under 250 square feet	\$0	\$0	\$0	See § 355-26C(3). RPRC EXEMPT
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Driveway/Driveway Surface - Over 250 square feet	\$400	\$200	\$600	

Town of North Castle Master Fee Schedule - Revised 11/18/2020

RPRC Fees

Town Code Chapter Title	Chapter Number	Code Section	Fee Type	Fee Description	Engineering Fee Amount	Planning Fee Amount	Total Amount	Additional Notes
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Solar Panels	\$0	\$50	\$50	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	Installation or Modification of Stormwater Practice/Drainage Facilities	\$400	\$200	\$600	
RESIDENTIAL PROJECT REVIEW COMMITTEE	12, Art. IV	12-24	RPRC	For proposed actions not listed above	\$150	\$75	\$225	per 1,000 s.f. of disturbance or fraction thereof

1. In the event the RPRC determines that Planning Board approval is required, any RPRC Review Fees already paid by the applicant shall be applied towards the escrow review account to be established by the Planning Board.
2. In the event the RPRC determines that an Administrative Wetland Permit is required, an Administrative Wetland Permit application shall be filed with the appropriate fee, as indicated in the Administrative Wetland Permit Fee Schedule.



RPRC

Adam R. Kaufman, Chairman

TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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Telephone: (914) 273-3542

Fax: (914) 273-3554

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**RESIDENTIAL PROJECT REVIEW COMMITTEE
RPRC 2021**

MEETING DATES - 9:30 .a.m.

January 5
January 19
February 2
February 16

March 2
March 16
April 6
April 20

May 4
May 18
June 1
June 15

July 6
July 20
August 3
August 17

September 7
September 21
October 5
October 19

November 2
November 16
December 7
December 21

**1 PDF ELECTRONIC SUBMISSION
DEADLINE By 12:00 p.m.**

December 15, 2020
January 5, 2021
January 19
February 2

February 16
March 2
March 16
April 6

April 20
May 4
May 18
June 1

June 15
July 6
July 20
August 3

August 17
September 7
September 21
October 5

October 19
November 2
November 16
December 7

Submissions shall be made with 1 PDF electronically to planning@northcastleny.com

Please do not submit hard copy of submission

ALL DEADLINES ARE STRICTLY ENFORCED BY ORDER OF THE CHAIRMAN



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RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 6 Nash Pl, Armonk, NY, 10504

Section III- DESCRIPTION OF WORK:

Above ground pool

Section III- CONTACT INFORMATION:

APPLICANT: Greg Pearl
ADDRESS: 6 Nash Pl Armonk
PHONE: _____ MOBILE: 516-395-5631 EMAIL: greg.pearl13@gmail.com

PROPERTY OWNER: Same as above
ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL.: Roger Van Loveren
ADDRESS: _____
PHONE: 914-234-7823 MOBILE: 914-588-5309
EMAIL: rvlarch@aol.com

Section IV- PROPERTY INFORMATION:

Zone: 101.04.1.14 Tax ID (lot designation) _____



**Town of North Castle
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan:

Initial Submittal Revised Preliminary

Street Location:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a "☒" are complete, items left blank "☐" are incomplete and must be completed, "NA" means not applicable.

- 1. Plan prepared by a registered architect or professional engineer
- 2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
- 3. Map showing the applicant's entire property and adjacent properties and streets
- 4. A locator map at a convenient scale
- 5. The proposed location, use and design of all buildings and structures
- 6. Existing topography and proposed grade elevations
- 7. Location of drives
- 8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

_____ On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

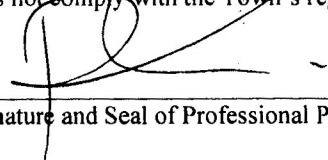
Application Name or Identifying Title: GREG & AMY PEARL Date: 3/1/21

Tax Map Designation or Proposed Lot No.: 101.04-1-14

Gross Lot Coverage

- 1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 87,250.68
- 2. Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): 13,279.80
- 3. BONUS maximum gross land cover (per Section 355-26.C(1)(b)):
 Distance principal home is beyond minimum front yard setback
185 x 10 = 1,850 1,850.00
- 4. TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 15,129.80
- 5. Amount of lot area covered by principal building:
2,614 existing + - proposed = 2,614.00
- 6. Amount of lot area covered by accessory buildings:
- existing + - proposed = -
- 7. Amount of lot area covered by decks:
1,493.5 existing + 14.5 proposed = 1,508.00
- 8. Amount of lot area covered by porches:
- existing + - proposed = -
- 9. Amount of lot area covered by driveway, parking areas and walkways:
8,060.25 existing + - proposed = 8,060.25
- 10. Amount of lot area covered by terraces:
- existing + - proposed = -
- 11. Amount of lot area covered by tennis court, pool and mechanical equip:
- existing + 462.50 proposed = 462.50
- 12. Amount of lot area covered by all other structures:
22.50 existing + - proposed = 22.50
- 13. Proposed gross land coverage: Total of Lines 5 – 12 = 12,667.25

If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.


 Signature and Seal of Professional Preparing Worksheets



3/1/21
 Date



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WESTCHESTER COUNTY
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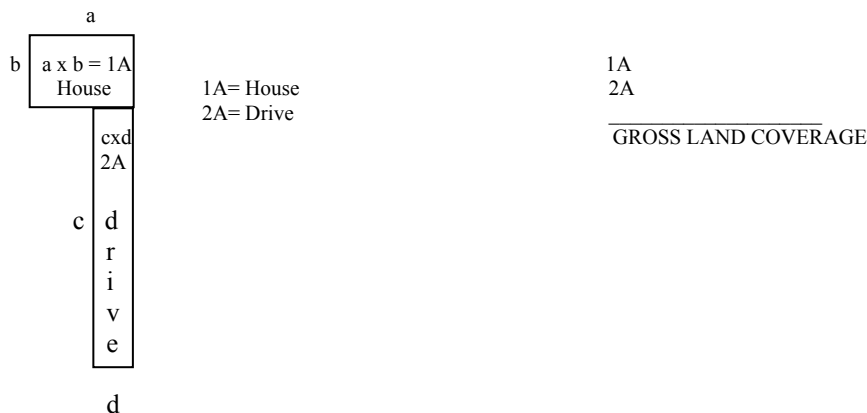
PLANNING DEPARTMENT
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GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

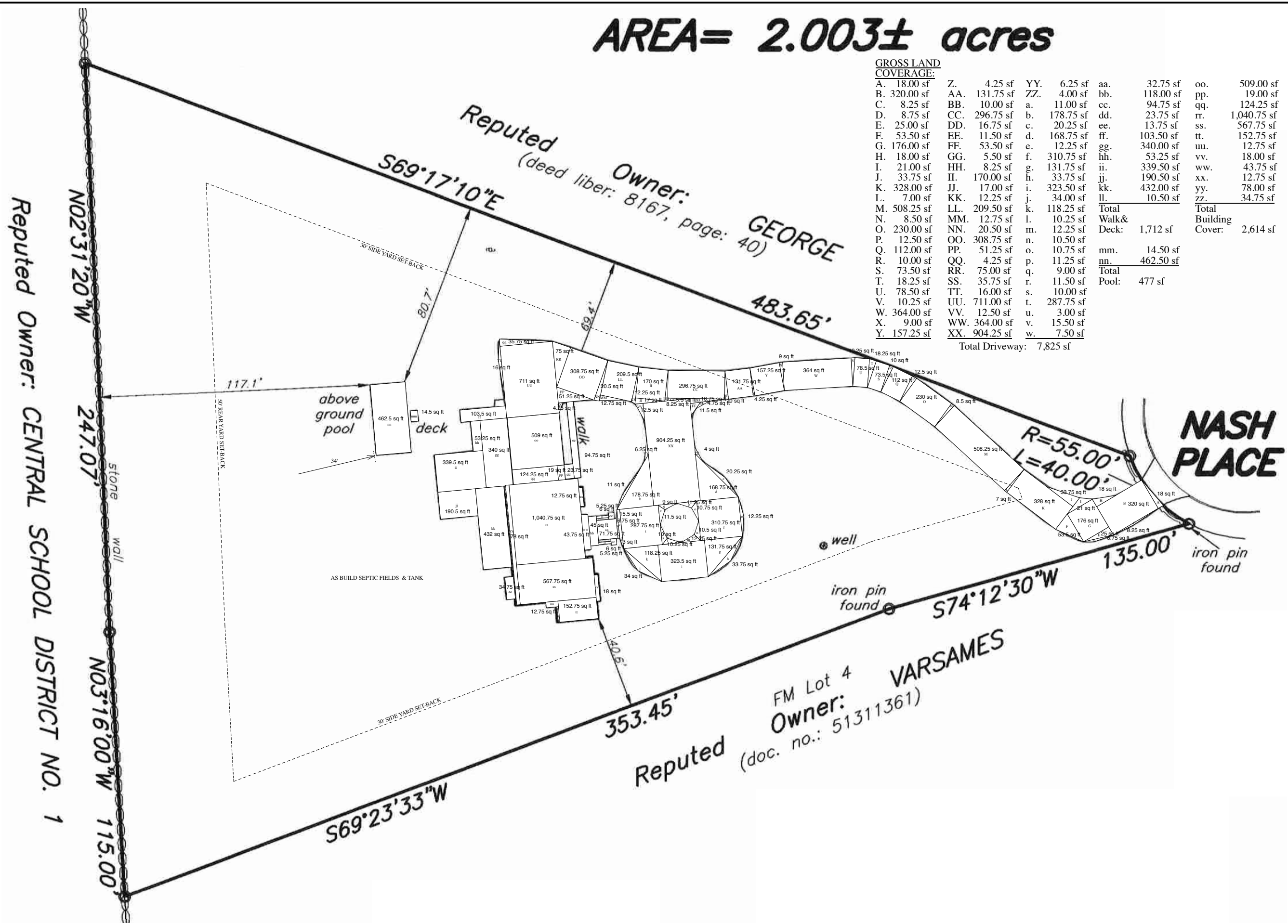
NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.

AREA= 2.003± acres

GROSS LAND COVERAGE:

A. 18.00 sf	Z. 4.25 sf	YY. 6.25 sf	aa. 32.75 sf	oo. 509.00 sf
B. 320.00 sf	AA. 131.75 sf	ZZ. 4.00 sf	bb. 118.00 sf	pp. 19.00 sf
C. 8.25 sf	BB. 10.00 sf	a. 11.00 sf	cc. 94.75 sf	qq. 124.25 sf
D. 8.75 sf	CC. 296.75 sf	b. 178.75 sf	dd. 23.75 sf	rr. 1,040.75 sf
E. 25.00 sf	DD. 16.75 sf	c. 20.25 sf	ee. 13.75 sf	ss. 567.75 sf
F. 53.50 sf	EE. 11.50 sf	d. 168.75 sf	ff. 103.50 sf	tt. 152.75 sf
G. 176.00 sf	FF. 53.50 sf	e. 12.25 sf	gg. 340.00 sf	uu. 12.75 sf
H. 18.00 sf	GG. 5.50 sf	f. 310.75 sf	hh. 53.25 sf	vv. 18.00 sf
I. 21.00 sf	HH. 8.25 sf	g. 131.75 sf	ii. 339.50 sf	ww. 43.75 sf
J. 33.75 sf	II. 170.00 sf	h. 33.75 sf	jj. 190.50 sf	xx. 12.75 sf
K. 328.00 sf	JJ. 17.00 sf	i. 323.50 sf	kk. 432.00 sf	yy. 78.00 sf
L. 7.00 sf	KK. 12.25 sf	j. 34.00 sf	ll. 10.50 sf	zz. 34.75 sf
M. 508.25 sf	LL. 209.50 sf	k. 118.25 sf	Total	Total
N. 8.50 sf	MM. 12.75 sf	l. 10.25 sf	Walk& Deck: 1,712 sf	Building Cover: 2,614 sf
O. 230.00 sf	NN. 20.50 sf	m. 12.25 sf	mm. 14.50 sf	
P. 12.50 sf	OO. 308.75 sf	n. 10.50 sf	nn. 462.50 sf	
Q. 112.00 sf	PP. 51.25 sf	o. 10.75 sf	Total	
R. 10.00 sf	QQ. 4.25 sf	p. 11.25 sf	Pool: 477 sf	
S. 73.50 sf	RR. 75.00 sf	q. 9.00 sf		
T. 18.25 sf	SS. 35.75 sf	r. 11.50 sf		
U. 78.50 sf	TT. 16.00 sf	s. 10.00 sf		
V. 10.25 sf	UU. 711.00 sf	t. 287.75 sf		
W. 364.00 sf	VV. 12.50 sf	u. 3.00 sf		
X. 9.00 sf	WW. 364.00 sf	v. 15.50 sf		
Y. 157.25 sf	XX. 904.25 sf	w. 7.50 sf		

Total Driveway: 7,825 sf



Architecture



Roger van Loveren,
AIA, Architect
6 Spruce Pond Lane
Bedford, NY 10506
(914) 234-7823

Proposed above ground Pool
for the Residence of
Greg & Amy Pearl
6 Nash Place
North Castle, NY

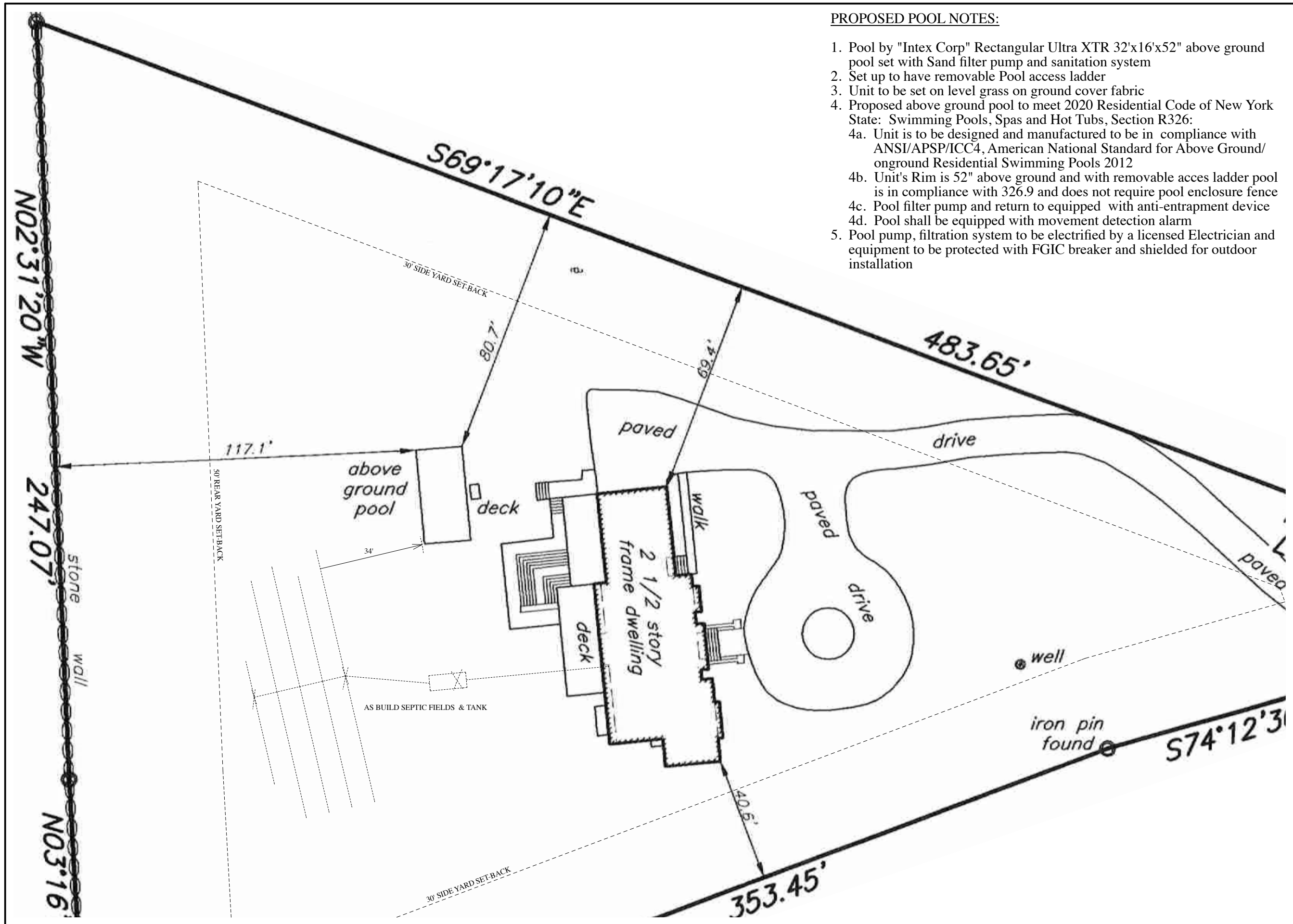
Project Title

Land coverage calculation-diagram

Drawing Title

Tag	Description	Date
1	permit	3/1/21
2		
3		

Drawn by	Land Cover
1"=40'-0" Scale	
524 Project #	
Drawing #	



PROPOSED POOL NOTES:

1. Pool by "Intex Corp" Rectangular Ultra XTR 32'x16'x52" above ground pool set with Sand filter pump and sanitation system
2. Set up to have removable Pool access ladder
3. Unit to be set on level grass on ground cover fabric
4. Proposed above ground pool to meet 2020 Residential Code of New York State: Swimming Pools, Spas and Hot Tubs, Section R326:
 - 4a. Unit is to be designed and manufactured to be in compliance with ANSI/APSP/ICC4, American National Standard for Above Ground/ onground Residential Swimming Pools 2012
 - 4b. Unit's Rim is 52" above ground and with removable access ladder pool is in compliance with 326.9 and does not require pool enclosure fence
 - 4c. Pool filter pump and return to equipped with anti-entrapment device
 - 4d. Pool shall be equipped with movement detection alarm
5. Pool pump, filtration system to be electrified by a licensed Electrician and equipment to be protected with FGIC breaker and shielded for outdoor installation



Architecture



Roger van Loveren,
AIA, Architect
6 Spruce Pond Lane
Bedford, NY 10506
(914) 234-7823

Proposed above ground Pool
for the Residence of
Greg & Amy Pearl
6 Nash Place
North Castle, NY

Project Title

Site Plan

Drawing Title

Tag	Description	Date
1	permit	3/1/21
2		
3		

Drawn by

1"=30'-0"
Scale

524
Project #

SP

Drawing #



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

January 29, 2019
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 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: _____ Date: _____

Tax Map Designation or Proposed Lot No.: _____

Floor Area

1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): _____
2. **Maximum** permitted floor area (per Section 355-26.B(4)): _____
3. Amount of floor area contained within first floor:
 - _____ existing + _____ proposed = _____
4. Amount of floor area contained within second floor:
 - _____ existing + _____ proposed = _____
5. Amount of floor area contained within garage:
 - _____ existing + _____ proposed = _____
6. Amount of floor area contained within porches capable of being enclosed:
 - _____ existing + _____ proposed = _____
7. Amount of floor area contained within basement (if applicable – see definition):
 - _____ existing + _____ proposed = _____
8. Amount of floor area contained within attic (if applicable – see definition):
 - _____ existing + _____ proposed = _____
9. Amount of floor area contained within all accessory buildings:
 - _____ existing + _____ proposed = _____
10. Proposed **floor area**: Total of Lines 3 – 9 = _____

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

 Signature and Seal of Professional Preparing Worksheet

 Date



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WESTCHESTER COUNTY
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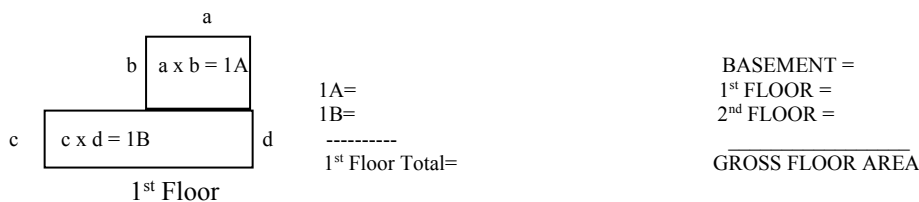
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GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below.



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.