

ZONING

271 Attachment 1A

Village of East Hills

Table of Requirements for Residential Construction and Building Limitations

| Zone | Min. Lot Area (square feet) | Min. Street Frontage (feet) | Front Yard Min. Required (feet) | Corner Lot Front Yards (feet) | Rear Yard Min. Required (feet) | Side Yard Min. Required (feet) | Total Aggregate Side Yard** (feet) | Max. Lot Coverage* | Floor Area Ratio (FAR) | Max. Floor Area Allowed (square feet) | Front Height/Setback Ratio | Side Height/Setback Ratio | Rear Height/Setback Ratio | Max. Permitted Height (feet) |
|------|-----------------------------|-----------------------------|---------------------------------|-------------------------------|--------------------------------|--------------------------------|------------------------------------|--------------------|------------------------|---------------------------------------|----------------------------|---------------------------|---------------------------|------------------------------|
| R | 43,560 | 160 | 50 | 45 | 30 | 20 | 50 | 25% | 0.15 | 7,000 | 0.5 | 1.1 | 0.75 | 30 |
| R-1 | 15,000 | 110 | 35 | 30 | 30 | 15 | 40 | 25% | 0.36 | 6,100 | 0.6 | 1.2 | 0.75 | 30 |
| R-2 | 10,000 | 100 | 30 | 25 | 25 | 10 | 30 | 25% | 0.36 | 4,500 | 0.7 | 1.8 | 0.85 | 28 |
| R-3 | 7,500 | 75 | 30 | 25 | 25 | 10 | 30 | 25% | 0.40 | 3,600 | 0.7 | 1.8 | 0.85 | 28 |
| R-4 | 5,000 | 50 | 15 | 25 | 25 | 5 | 13 | 45% | 0.45 | 3,600 | 1.4 | 3.6 | 0.85 | 28 |

* See also § 271-263. Impervious Yard Coverage.

** See also increased side yard setback requirements for second stories in §271-231.

271 Attachment 1B

Village of East Hills

Table of Setback Requirements for Site Accessory Features

| Zone/Parameter | Shed | Barbeque/Outdoor Stove/Oven/ Firepit or similar | Outdoor Kitchen features other than stove/oven | Hot tub | Patio |
|-------------------------------------|-------------|--|---|----------------|--------------|
| R | | | | | |
| Minimum setback to primary building | 15' | 10' | 5' | 5' | 0' |
| Side yard minimum setback | 15' | 15' | 15' | 20' | 15' |
| Rear yard minimum setback | 10' | 10' | 10' | 10' | 10' |
| R-1 | | | | | |
| Minimum setback to primary building | 15' | 10' | 5' | 5' | 0' |
| Side yard minimum setback | 15' | 15' | 15' | 20' | 15' |
| Rear yard minimum setback | 10' | 10' | 10' | 10' | 10' |
| R-2 | | | | | |
| Minimum setback to primary building | 15' | 10' | 5' | 5' | 0' |
| Side yard minimum setback | 10' | 10' | 10' | 15' | 10' |
| Rear yard minimum setback | 5' | 5' | 5' | 5' | 5' |
| R-3 | | | | | |
| Minimum setback to primary building | 15' | 10' | 5' | 5' | 0' |
| Side yard minimum setback | 5' | 5' | 5' | 10' | 5' |
| Rear yard minimum setback | 5' | 5' | 5' | 5' | 5' |
| R-4 | | | | | |
| Minimum setback to primary building | 15' | 10' | 5' | 5' | 0' |
| Side yard minimum setback | 5' | 5' | 5' | 10' | 5' |
| Rear yard minimum setback | 5' | 5' | 5' | 5' | 5' |

See also §213 regarding Accessory Equipment.