

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	<del>4,000</del> 5,000 0	<del>40</del> 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

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

See also §213 regarding Accessory Equipment.