

ZONING

225 Attachment 1

Village of Plandome Manor

Schedule of Area, Yard, Building and Coverage Requirements

Zone	R-220	R-110	R-22	R-15
Minimum Requirements				
Lot area (square feet)	220,000	110,000	22,000	15,000
Lot width (feet)	300	250	100	75
Lot frontage	250	150	100	75
Front yard (feet)	75	75	45	35
Side yard, one (feet)	40	30	20	20
Side yard, both (feet)	100	75	50	40
Rear yard (feet)	75	75	45	35
Open space ratio	90%	85%	65%	55%
Habitable floor area, 2 story (square feet)	2,200	2,200	2,000	2,200
Habitable floor area, 1 story (square feet)	1,800	1,800	1,800	1,800
Maximum Requirements				
Height (feet)	35	35	35	35
Height (stories)	2.5	2.5	2.5	2.5
Building coverage	5%	7.5%	20%	20%
Floor area ratio		(See § 225-6)		
Sky plane exposure		(See § 225-7)		