

ZONING

225 Attachment 4

Village of Plandome Manor

Appendix A

Illustrative Table of Sky Exposure Plane (Height/Setback Ratio) Application (all measurements in feet)

Zoning District	R-220				R-110				R-22				R-15			
	Front	Rear	Side (one)	Side (both)	Front	Rear	Side (one)	Side (both)	Front	Rear	Side (one)	Side (both)	Front	Rear	Side (one)	Side (both)
Yard																
Minimum required setback	75	75	40	60	75	75	30	45	45	45	20	30	35	35	20	20
Sky exposure plane(height/setback ratio) requirement	2	2	1	1	2	2	1	1	1.75	1.75	0.75	0.75	1.5	1.5	0.75	0.75
Minimum height of building permitted at the required setback*	35	35	35	35	35	35	30	35	25.71	25.71	26.66	35	23.33	23.33	26.66	26.66
Minimum distance to achieve maximum permitted height of 35 feet*	75	75	40	60	75	75	35	45	61.25	61.25	26.25	30	52.5	52.5	26.25	26.25

NOTES:

*Examples apply to principal buildings only.