

# ZONING

## 271 Attachment 1

### Village of East Hills

**Table of Requirements for Residential Construction and Building Limitations**

<b>Zone</b>	<b>Min. Lot Area (square feet)</b>	<b>Min. Street Frontage (feet)</b>	<b>Front Yard Min. Required (feet)</b>	<b>Corner Lot Front Yards (feet)</b>	<b>Rear Yard Min. Required (feet)</b>	<b>Side Yard Min. Required (feet)</b>	<b>Total Aggregate Side Yard (feet)</b>	<b>Max. Lot Coverage</b>	<b>Floor Area Ratio (FAR)</b>	<b>Max. Floor Area Allowed (square feet)</b>	<b>Front Height/Setback Ratio</b>	<b>Side Height/Setback Ratio</b>	<b>Rear Height/Setback Ratio</b>	<b>Max. Permitted Height (feet)</b>
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	4,000	40	15	25	25	5	13	45%	0.45	3,600	1.4	3.6	0.85	28