

ZONING

240 Attachment 1

Village of Flower Hill

APPENDIX A
ILLUSTRATIVE TABLE OF RESIDENTIAL ZONING CRITERIA
[Amended 5-2-2022 by L.L. No. 5-2022]

ZONING DISTRICTS	R-1	R-2	R-3	R-4	R-5	R-6	R-7
Minimum Lot Area	1 acre	22,000 square feet	18,000 square feet	15,000 square feet	12,500 square feet	10,000 square feet	7,500 square feet
Maximum Lot Coverage	15%	20%	20%	25%	30%	30%	30%
Maximum Floor Area Ratio	0.165	0.23	0.24	0.28	0.32	0.36	0.42
Required Front Yard or Minimum Setback (Feet)	85% of average of two houses each side and five houses across street						
	60	40	40	30	30	30	30
Minimum Rear Yard (Feet)	25	25	25	25	25	25	25
Minimum Side Yard (Feet)	20	15	10	10	10	10	8
Aggregate Side Yard (Feet)	60	35	30	30	30	25	20
Maximum Height (Overall) (Feet)	35	35	32	32	32	30	30
	Or 2½ stories, whichever is greater						
Sky Exposure Plane (SEP)	1.0	1.33	1.33	2.0	2.0	2.0	2.5
Maximum Height (At Side Setback) (Feet)	20	20	20	20	20	20	20
Minimum street Frontage (Feet)	100	100	100	100	75	75	75

*See § 240-6L for maximum floor area ratio based on lot area.