

Town of East Hampton Set Back Requirements

SECTION 6 – GENERAL ZONING REGULATIONS

6.1 – Lot and Building Area and Dimensional Requirements

	LOT AND BUILDING SCHEDULE			
	Min. Lot Area (Sq. Feet) w/o sewer-with	Min. Lot Width (Feet) w/o sewer-with	Min. Lot Depth (Feet) w/o sewer-with	Min. Lot Frontage (Feet) w/o sewer-with
R1	60,000 - 20,000	150 - 125	200 - 125	100
R2	60,000 – 40,000	150 – 150	200 - 175	100
R3	65,000 – 45,000	150 – 150	200 - 175	100
R4	85,000 – 85,000	150 - 150	200 - 200	100
C	40,000	150	175	100
I	40,000	150	175	100
POR	20,000	125	125	100
DD	5 Acres	150	175	100
VC	20,000	100	150	100

YARD SETBACKS, LOT COVERAGE AND HEIGHT SCHEDULE

	Maximum Lot Coverage w/o sewer-with	Front Setback w/o sewer-with	Side Setback w/o sewer-with	Rear Setback w/o sewer-with	Maximum Bldg. Hgt.
R1	10 - 20	50 - 25	25 - 15	50 - 25	30
R2	10 - 10	50 - 50	25 - 25	50 - 50	30
R3	10 - 10	50 - 50	25 - 25	50 - 50	30
R4	10 - 10	50 - 50	25 - 25	50 - 50	30
C	60	50	25	25	35
I	50	65	25	50	45
POR	20	25	15	25	30
DD	50	(See Section 7)			50
VC	75	10 Min. 20 Max.	10	20	30

Inland Wetlands and Watercourse Protective Provisions shall be found in the IWWA Regulations for all uses. Special Provisions applicable to all uses within the Salmon River Protection Area shall be Found in Sec. 9. Aquifer Protection provisions shall be found in Sec. 8.

ACCORDING TO THE PUBLIC HEALTH CODE TECHNICAL STANDARDS 11c, any part of the septic system must be located a minimum of (15') from the building served.

16.7.1 – Maximum house size allowed on Non-Conforming lots of record in R1 Zone

For the purposes of preventing the overcrowding of land, promote public safety, and allow for the orderly development of neighborhoods; the following shall be the maximum house sizes permitted in non-conforming lots of record in the R1 Zone:

Lot Size	House Size (Habitable space)	First Floor Max. Sq. Ft.
less than 5,000 sq. ft.	1500 sq. ft.	750 sq. ft.
5,000 - 10,000 sq. ft.	1800 sq. ft.	900 sq. ft.
10,001 - 19,999 sq. ft.	2200 sq. ft.	1100 sq. ft.

16.8 - Enlargement of a Permitted use on Non-Conforming Lots

Buildings containing a permitted use, but which does not conform to the requirements of the Regulations regarding height, floor area, percentage of lot coverage, setbacks or parking facilities, may be enlarged or altered provided:

- 1 .Such enlargement contains no more dwelling units than now exist.
2. Additions are constructed within the applicable yard requirements, or with the approval of the Zoning Board of Appeals, are not closer to the lot lines than the existing building or structure.