

LAND DEVELOPMENT

157 Attachment 1

Borough of Hampton

Schedule II: Lot, Yard and Height Regulations

	RR-5	R-5	RR-2	R-2	R-1	RP-½ ¹	R½ (a) and (b) ¹	R¼ ¹	IC	HC	IR ²
Minimum lot area (acres)	5	5	2	2	1	½	½	¼	1	1	5
Minimum yards											
Front(feet) ³	100	100	75	75	75	50 ⁴	50 ⁴	25 ⁴	75	75	65 ⁵
Rear (feet)	40	40	40	40	40	40	40	35	— ⁶	— ⁶	40
Side											
One (feet)	40	40	20	25	20	10	10	10	— ⁶	— ⁶	40
Both (feet)	90	90	45	45	35	25	25	20	—	—	90
Accessory structures											
Rear (feet)	—	—	—	5	5	5	5	5	—	—	—
Either sides (feet)	—	—	—	5	5	5	5	5	—	—	—
Setbacks for farm structures											
Housing animals (feet)	— ⁷	—	— ⁷	— ⁷	—	—	—	—	—	—	—
Other (from property line) (feet)	50	—	50	50	50	—	—	—	—	—	—
Minimum frontage											
Property line (feet) ⁸	300	200	200	100	—	100	100	75	100	100	250
Setback line (feet)	300	200	200	100	—	50	50	50	100	100	250
Maximum height ⁹											
Principal structure (feet)	30	30	30	30	30	30	30	30	30	30	30
Accessory structure (feet)	15	15	15	15	15	15	15	15	— ¹⁰	— ¹⁰	— ¹⁰
Maximum lot coverage (percent)	None	—	—	—	—	—	—	—	—	—	50

HAMPTON CODE

NOTES:

¹ **[Amended 9-13-1982]**

² The following provisions of §§ 157-54 through 157-58 of Article IV, Zoning, shall not apply to new lots in the IR Zone [§ 157-58B(4) and (6)].

³ Front yard setback shall be measured from the center line of the road, except where otherwise noted. If additional land is to be provided for road-widening purposes where the setback is indicated to be measured from the right-of-way line, the setback shall be measured from the new right-of-way line. **[Amended 9-13-1982]**

⁴ As measured from right-of-way.

⁵ Measured from the center line of the private road right-of-way.

⁶ None, except when abutting a residence zone; then 20 feet of side yard and 40 feet of rear yard shall be required.

⁷ No structure used for the housing of farm animals shall be located closer than 100 feet to any property line or closer than 200 feet to any residences on adjacent property, whichever is closer.

⁸ On culs-de-sac, minimum frontage may be reduced to 100 feet.

⁹ Farm structures are exempt from any height restrictions.

¹⁰ The height of accessory structures may be determined by the Planning Board.

¹¹ For lots in residential zones wherein the average grade plan of a building would be equal to or greater than 4 feet and less than 6 feet below the finished floor, height shall be measured as the vertical distance from the average finished ground elevation around the foundation to the average height of the roof surface of a building. **[Added 3-22-2004 by Ord. No. 4-04]**