

ZONING

197 Attachment 2

Village of Westhampton Beach

**Business Districts, Hamlet Commercial/Residential District and Hotel District  
Table of Dimensional Regulations**  
[Added 2-14-2000 by L.L. No. 1-2000; amended 5-3-2007 by L.L. No. 7-2007;  
5-7-2009 by L.L. No. 4-2009; 4-15-2020 by L.L. No. 4-2020]

Dimensional Regulation	Zoning District <sup>1</sup>				
	B-1	B-2	B-3	Hotel	HC
Minimum lot area (square feet)	2,000	20,000	40,000	200,000	10,000
Minimum lot width (feet)	60	100	150	300	75
Maximum building coverage	50%	20%	20%	20%	30%
Front yard depth					
Minimum (feet)	0	50	50	50	20
Maximum (feet)	5	None	None	None	
Side yards					
Minimum for each (feet)	None	20	20	50	10
Minimum total for two (feet)	None	50	50	100	25
Rear yard depth – minimum (feet)	25	50	50	100	30
Maximum building height (feet)	35	35	35	35	35
Minimum lot area per use (square feet)					
Preexisting dwelling	20,000	20,000	20,000	20,000	10,000
Finance, insurance, real estate office	None	4,000	4,000	NA	4,000
All other principal uses	2,000	10,000	10,000	20,000	10,000
Accessory uses	None	None	None	None	None

**NOTES:**

<sup>1</sup> All buildings and structures accessory to a single-family dwelling shall be placed in the rear yard, no less than 15 feet from any property line with a height of no greater than 16 feet except for a garage which may be no higher than 20 feet.