

ZONING

197 Attachment 5

Village of Westhampton Beach

**Multifamily Residential Developments
Table of Dimensional Regulations
[Added 4-3-2008 by L.L. No. 5-2008]**

Dimension	Manor House	Townhouse
Minimum lot area (square feet)	30,000	50,000
Maximum density (dwelling units/acre)	Per § 197-81B	Per § 197-81B
Maximum lot coverage	30%	40%
Maximum total impervious area	50%	60%
Minimum lot width (feet)	75	75
Maximum height		
Stories	2	2
Feet	32	32
Minimum Setback Requirements ¹ (feet)		
Front yard ^{2,3}	35	35
Side yard – one	30	30
Side yards – Total	60	60
Side yard, abutting side street on corner lot	30	30
Rear yard	50	50
Minimum setback requirements, accessory buildings and structures (feet)		
Distance from street	50	50
Distance from side line	20	20
Distance from rear line	20	20
Maximum building size (square feet)	6,000	10,000

NOTES:

- 1 Bay windows may encroach on setback up to half of the dimension specified for the subject feature.
- 2 Unenclosed balconies, stoops, single-story open porches and terraces may encroach upon front setback up to 8 feet.
- 3 The front yard setback may be reduced based on the average front yard setback of adjacent buildings within 200 feet of property.