

ZONING

278 Attachment 3

**Village of East Hampton
Side Yard Setback Relief
[Added 3-2-2017 by L.L. No. 6-2017]**

Section 278-3A(6). In the case of lots which are nonconforming to building line width as determined in § 278-3A(2), each side yard setback shall be reduced to 20% of the average lot width. The calculation shall be the average of two chords measured at the required front lot width and the required rear lot width.

Section 278-1. Definitions:

Lot Width, Front: The dimension measuring the shortest distance from side lot line to side lot line at the required minimum front yard setback for a principal building.

Lot Width, Rear: The dimension measuring the shortest distance from side lot line to side lot line at the required minimum rear yard setback for a principal building.

The sketch below illustrates the calculation of side yard setback relief for a sample lot of 8,000 square feet that requires a 25-foot front yard setback and a 20-foot rear yard setback.

FRONT LOT WIDTH 85'
REAR LOT WIDTH 95'
TOTAL 180'

AVERAGE LOT WIDTH $180' / 2 = 90'$
RELIEF SETBACK $90 \times 20\% = 18'$

