

ZONING

255 Attachment 10

Table of Zoning Amendments

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 4-1985, 6-7-1985	Map	Land bounded on the west by Lake Montauk, on the south by Steven DeVitta property, on the east by East Lake Drive and on the north by Michael Kayel property, from Residence District A to Waterfront District (WF)
L.L. No. 6-1985, 6-7-1985	Map	The four-acre site, known as "Deep Hollow Ranch," from Residence District A5 to Residence District A2
L.L. No. 7-1985, 6-21-1985	Map	The Three Mile Harbor Inn property, from Residence District A to Neighborhood Business District (NB)
L.L. No. 8-1985, 8-16-1985	§§ 255-1-20, 255-2-45, 255-4-20A(4), 255-4-20D, 255-4-22, 255-4-34, 255-4-37C, 255-5-25, 255-5-45A(3), 255-5-45C, 255-5-50, 255-40A, 255-6-50, 255-6-72B(2), 255-6-72B(4), 255-6-72C, 255-11-10, 255-11-42I, 255-11-72E and 255-11-88	A local law providing for clarifying amendments to L.L. No. 23-1984.
L.L. No. 1-1986, 2-7-1986	Map	C. Jay Moorhead and Daniel L. Powers property, Parcel No. 300-194-02-1930 on the Suffolk County Tax Map, from Residence District B to Limited Business Overlay District (LBO)
L.L. No. 1-1986, 2-7-1986	Map	J.B. Ladd property, Parcel No. 33-194-02-1927 on the Suffolk County Tax Map, from Residence District B to Limited Business Overlay District (LBO)

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 2-1986, 4A-86	§§ 255-1-20; 255-4-25; 255-4-32A; 255-4-37A; 255-5-50, MULTIPLE INDUSTRIAL COMPLEX, Subsection (6); 255-5-50, PLANNED INDUSTRIAL PARK, Subsection	A local law providing for further clarification of town land use regulations (6); 255-6-30D
L.L. No. 3-1986, 5-16-1986	§ 255-11-45	A local law to amend the Schedule of off-street parking requirements with regard to senior citizen apartments
L.L. No. 5-1986, 10-3-1986	§ 255-4-20A	A local law to amend natural resource special permit features
L.L. No. 7-1986, 12-16-1986	Map	All 56 of the original lots in Blocks 33 and 36 of map of Montauk Lawns, Section 2, filed as Map No. 322, from Residence District B to Affordable Housing Overlay
L.L. No. 1-1987, 2-6-1987	Map	Suffolk County Tax Map parcels 300-50-01-10 and 300-50-01-11 on the south side of South Elmwood Avenue, from Resort District (RS) to Central Business District (CB)
L.L. No. 2-1987, 2-20-1987	Map	Correction of erroneous designations on Use District Map as shown on maps labeled A, B, D, E and F
L.L. No. 3-1987, 2-20-1987	Map	Parcels at Montauk Downs, from Park and Conservation District (PC) to Residence A District and Residence A District to Park and Conservation District (PC) to facilitate exchange of land
L.L. No. 5-1987, 4-3-1987	§ 255-5-50, National Resources Special Permit, Subsection (2); § 255-8-84	A local law to permit administrative issuance of certain natural resource special permits
L.L. No. 8-1987, 6-5-1987	§ 255-5-50, Filling Station, Subsection	A local law to permit self-service gas stations (9)
L.L. No. 9-1987, 7-17-1987	Map	Montauk gravel mine site from Commercial-Industrial District to Resort District

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 15-1987, 10-16-1987	§§ 255-1-20; 255-3-42; 255-3-45A and E; 255-8-50D (added); 255-8-60E (added)	A local law to bring town building and land use laws into compliance with the latest rules of the National Flood Insurance Program floodplain management criteria for flood-prone areas in order to prevent flood damage
L.L. No. 16-1987, 10-16-1987	§§ 255-1-20; 255-5-45D(5) (added); 255-5-50, SERVICE COMMERCIAL (added); 255-6-30D; 255-6-45; 255-6-49 (added); 255-11-10	A local law providing for simplified procedures for certain minor applications made pursuant to Chapter 255 of the East Hampton Town Code
L.L. No. 2-1988, 5-6-1988	§ 255-11-10, II. Use Table for Commercial Uses, Part 2	A local law providing for amendment of the East Hampton Town Code Chapter 255; elimination of retail special permit use in the Limited Business Overlay District
L.L. No. 4-1988, 7-1-1988	§§ 255-11-72E; 255-11-10, III. Residence Districts - Table of Dimensional Regulations; Illustration of § 255-11-72D	A local law amending the height regulations of the Town Zoning Law
L.L. No. 9-1988, 10-21-1988	§§ 255-1-41C (repealed); 255-5-50, OFFICE PARK (added); 255-4-20E (added); Use Table for Commercial Use, § 255-11-10A(29a)(added)	A local law amending Chapter 255 of the Code to provide for a new business use, office park; prohibiting clearing within 100 feet of a bluff line; and repealing § 255-1-41C
L.L. No. 1-1989, 1-20-1989	§ 255-1-20	A local law amending the maximum monthly rental and sales prices allowed for affordable housing units
L.L. No. 2-1989, 4-21-1989	§§ 255-4-95; 255-6-30E; 255-11-88, FUEL TANKS; FUEL DISPENSERS; HAZARDOUS MATERIALS STORAGE FACILITIES	A local law exempting the demolition, removal and installation of fuel tanks, fuel dispensers or other containers pursuant to Article 12 of the Suffolk County Sanitary Code from the requirements of the natural resources special permit
L.L. No. 3-1989, 4-21-1989	§ 255-11-10, III. Residence Districts - Table of Dimensional Regulations	A local law amending Chapter 255, Zoning, of the East Hampton Town Code to permit preexisting lots having a width of 100 feet at the building line in the B Residence Districts to qualify for a building permit

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 4-1989, 5-5-1989	§ 255-5-50, VETERINARIAN, VETERINARY HOSPITAL OR KENNEL	A local law amending Chapter 255 to correct veterinary hospital requirements
L.L. No. 5-1989, 5-19-1989	Map	Parcels as shown on maps labeled A through D and Maps F through M
L.L. No. 6-1989, 6-16-1989	§ 255-4-25	A local law providing for amendment to the East Hampton Town Code to permit emergency and minor maintenance repairs without natural resource special permits
L.L. No. 8-1989, 8-18-1989	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code to amend the District Map to change a certain parcel from NB to B District
L.L. No. 9-1989, 9-1-1989	Map	A local law placing the Montauk Playhouse property in the Affordable Housing District
L.L. No. 10-1989, 9-1-1989	§§ 255-3-65E and 255-5-50, CLEARING IN WATER RECHARGE OVERLAY DISTRICT	A local law amending Chapter 255 regarding Water Recharge Overlay District
L.L. No. 12-1989, 9-15-1989	§ 255-3-42A	A local law providing for the amendment of the Flood Hazard Overlay Zone to add map index numbers
L.L. No. 13 1989, 11-3-1989	§ 255-5-50, SEMI-PUBUC FACILITY	A local law to eliminate the requirement for front yard setbacks to be doubled
L.L. No. 2-1990, 3-2-1990	§ 255-5-50	A local law amending Chapter 255, Residential Uses in Resort District
L.L. No. 3-1990, 3-16-1990	§ 255-1-20; 255-11-88	A local law amending Chapter 255, relating to artist's studio
L.L. No. 4-1990, 3-16-1990	Map	Areas rezoned from Neighborhood Business to B residential as shown on map
L.L. No. 8-1990, 4-20-1990	Map	Areas rezoned from Resort District (RS) to Residence District A(A) as shown on map
L.L. No. 9-1990, 4-20-1990	§ 255-6-30B	A local law providing for amendment of Chapter 255, relating to site plan review and building permits

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 16-1990, 10-19-1990	Map	Areas rezoned from Residence District A(A) to Residence District A2(A2) as shown on map
L.L. No. 17-1990, 11-16-1990	§ 255-1-20; § 255-11-72E(1)	A local law providing for amendment of Chapter 255, relating to chimneys and height limitations
L.L. No. 19-1990, 12-21-1990	Map	Areas rezoned from Residence District A(A) to Commercial-Industrial District (CI) as shown on map
L.L. No. 4-1991, 3-15-1991	§ 255-1-20; § 255-1-41C; § 255-1-43; § 255-3-35; § 255-4-22; § 255-4-32; § 255-4-34; § 255-4-39A; § 255-6-30B; § 255-6-72B(4); § 255-8-84F(2); § 255-11-43C; § 255-11-10, III. Residence Districts - Table of Dimensional Regulations; § 255-11-88, SWIMMING POOL	A local law providing for amendment of Chapter 255, for further clarification of Town land use regulations
L.L. No. 6-1991, 4-16-1991	§ 255-5-50, RECYCLING OR SCRAP YARD	A local law amending Chapter 255, relating to recycling or scrap yards
L.L. No. 11-1991, 6-7-1991	§ 255-1-20; § 255-11-52A(5)	A local law providing for amendment of Chapter 255, relating to vending machines and signs
L.L. No. 13-1991, 7-5-1991	Map	Areas rezoned from A-Residential District to Commercial-Industrial (CI), as shown on map
L.L. No. 20-1991, 9-24-1991	§ 255-1-20; § 255-5-50; § 255-11-10; § 255-11-45	A local law providing for amendment of Chapter 255, relating to golf and tennis clubs
L.L. No. 2-1992, 3-6-1992	§ 255-8-60A	A local law providing for amendment of Chapter 255, relating to expansion of nonconforming buildings and structures
L.L. No. 3-1992, 3-6-1992	§ 255-9-30C	A local law providing for amendment of Chapter 255, relating to referral of zoning amendments to the Planning Board

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 4-1992, 3-6-1992	255-11-64H(1)	A local law providing for amendment of Chapter 255, relating to exceptions to uses prohibited in single-family residences
L.L. No. 11-1992, 5-1-1992	§ 255-9-26	A local law amending Chapter 255, relating to fees for various zoning applications
L.L. No. 15-1992, 6-5-1992	§ 163-1-20	A local law amending Chapter 255, changing the definition of "lot area"
L.L. No. 18-1992, 6-19-1992	§ 255-8-20; § 255-8-30A; § 255-8-30E; § 255-8-32; § 255-8-50C; § 255-8-50D;	A local law providing for amendment of Chapter 255, revising the same to comply with amendments made to the Town Law which take effect
	§ 255-8-60; § 255-8-82; § 255-8-85; § 255-9-23A; § 255-9-24	July 1, 1992; clarifying the burden of proof required of an applicant for a use variance; and clarifying the procedure by which variances may be issued without a public hearing
L.L. No. 19-1992, 7-2-1992	Map Sheet 4	Areas rezoned to Affordable Housing Overlay District, as shown on map
L.L. No. 21-1992, 7-17-1992	§ 255-4-25A(-2)	A local law providing for amendment of Chapter 255, relating to replacement of bluffs or dunes
L.L. No. 23-1992, 8-11-1992	§ 255-4-25A(2)	A local law providing for amendment of Chapter 255, relating to replacement of bluffs or dunes
L.L. No. 32-1992, 10-16-1992	§ 255-7-20	A local law amending Chapter 255, relating to the Architectural Review Board
L.L. No. 33-1992, 12-18-1992	§ 255-5-50, SINGLE-FAMILY RESIDENCE OR ENLARGEMENT OF SINGLE-FAMILY RESIDENCE; § 255-1 1-10, I. Use Table for Residential and Related Uses	A local law providing for amendment of Chapter 255, relating to single-family residences in certain commercial zoning districts
L.L. No. 1-1993, 1-28-1993	Map	Area rezoned from A-Residential District to B-Residential District, as shown on map

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 5-1993, 4-2-1993	§ 255-6-20; § 255-6-49; § 255-6-76; § 255-6-80	A local law providing for amendment of Chapter 255, relating to staged site plans; and to make technical corrections and charges to the provisions of site plan review
L.L. No. 7-1993, 5-7-1993	Map	Area rezoned from Residence A District to Residence A-5 District, as shown on map
5-7-1993	L.L. No. 9-1993, SUBDIVISION MAP PLOTS	§ 255-11-88, amendment of Chapter 255, relating to subdivision map plots
L.L. No. 10-1993, 5-7-1993	255-11-76	A local law providing for amendment of Chapter 255, relating to lot frontage on public streets
L.L. No. 13-1993, 5-21-1993	Map	Certain town-owned premises changed from current district classification to Parks and Conservation District
L.L. No. 17-1993, 7-2-1993	Maps	Tax Map No. 0300-048.00-03.00-050.000 from RS District to CB District; Tax Map No. 0300-049.00-03.00-008.000 from RS District to CB District; Tax Map No. 0300-049.00-03.00-007.00 1 from PS District to CB District; Tax Map No. 0300-049.00-03.00-039.00 1 from CB District to PS District; Tax Map No. 0300-049.00-03.00-001.001 from PS District to CB District; Tax Map No. 0300-049.00-03.00-00 1.002 from PS District to CB District; Tax Map No. 0300-049.00-03.00-003.000 from PS District to CB District; Tax Map No. 0300-049.00-03.00-004.000 from RS District to CB District; Tax Map
		No.0300-049.00-03.00-005.000 from RS District to CB District; Tax Map No. 0300-049.00-01.00-005.000 from RS District to CB District; Tax Map No. 0300-049.00-0 1.00-006,000 from RS District to CB District; Tax Map No. 0300-049.00-0 1.00-007.000 from RS District to CB District; and Tax Map No. 0300-049.01 (entire section) from RS/CB District to RS District.

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 27-1993, 9-17-1993	§ 255-5-50	A local law amending Chapter 255, Zoning, to change to required employee parking for major recreational facilities.
L.L. No. 28-1993, 9-17-1993	§§ 255-1-20, 255-2-45, 255-3-35, 255-5-50, 255-6-60, 255-11-20, 255-11-23, 255-11-88, 255-11-10	A local law amending Chapter 255, Zoning, to provide clarification.
L.L. No. 31-1993, 11-19-1993	§ 255-11-10	A local law amending Chapter 255, Zoning, to change the dimensional regulations for attached dwelling units.
L.L. No. 34-1993, 12-17-1993	§ 255-5-50	A local law amending Chapter 255, Zoning, to change the requirements for the natural resources permit.
L.L. No. 1-1994, 2-4-1994	§§ 255-1-20, 255-11-10, 255-11-45	A local law amending Chapter 255, Zoning, to permit the establishment of exercise studios in Central Business and Neighborhood Business Zoning Districts.
L.L. No. 2-1994, 2-4-1994	§ 255-11-88	A local law amending Chapter 255, Zoning, to provide additional requirements relating to the installation of swimming pools.

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 5-1994, 5-20-1994	Map	Tax Map Nos. 0300-119.00-02.00-002.000, 0300-119.00-02.00-003.000, 0300-119.00-02.00-004.000 from Residence A2 and Residence A to Residence A3; Tax Map Nos. 0300-055.00-07.00-003.000, 0300-073.00-03.00-001.000, 0300-073.00-03.00-011.002, 0300-073.00-03.00-011.003, 0300-073.00-03.00-011.004, 0300-073.00-03.00-011.005, 0300-073.00-03.00-006.001, 0300-073.00-03.00-006.002, 0300-073.00-03.00-006.003, 0300-073.00-03.00-006.004, 0300-073.00-03.00-005.000, 0300-073.00-06.00-001.000 from Residence A3, Water Recharge Overlay District to Residence A5, Water Recharge Overlay District; and Tax Map Nos. 0300-091.00-01.00-010.003, 0300-091.00-01.00-010.004, 0300-091.00-01.00-001.002, 0300-091.00-01.00-001.004, 0300-091.00-01.00-001.006, 0300-091.00-01.00-007.003, 0300-091.00-01.00-007.004, 0300-091.00-01.00-006.003, 0300-091.00-01.00-005.001, 0300-091.00-01.00-005.002, 0300-091.00-01.00-005.003, 0300-091.00-01.00-005.004 from Residence A2, Water Recharge Overlay District to Residence A3, Water Recharge Overlay District.
L.L. No. 8-1994, 9-16-1994	Map	Change use district classification of the following parcels as set forth on the Town Use District (Zoning) Map for the Town of East Hampton: (1) SCTM 300-86-2-4, 19.8; 300-87-1-1, 16.2; 300-66-1-2, 13.2; 300-67-2-1, 26.6; 300-44-1-11, 22.9; 300-48-3-23, 46.6; 300-52-1-8, 13.8; 300-28-9-2, 38.8, 300-32-1-13, 38.3; 300-20-300-20-3-21, 10.1; 300-21-1-5, 28.9; 300-14-3-10, 16.1; p/o 300-15-1-12, 70.9; said premises being land within the Montauk State Parkway, consisting of approximately 342 acres, to Parks and Conservation; (2) SCTM p/o 300-27-2-17, 47.6 acres; 300-27-2-19, .23; said premises being along Industrial Road and Flamingo Avenue, from existing Parks and Conservation to Commercial Industrial.

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 9-1994, 9-16-1994	Maps	All Use District Maps.
L.L. No. 13-1994, 12-2-1994	§§ 255-1-20, 255-5-50, 255-11-10, 255-11-45, 255-11-88,	A local law amending Chapter 255, Zoning, to create two classes of car wash operations and to set standards for them; to make changes to the definition of "automobile laundry" and "filling station."
L.L. No. 14-1994, 12-2-1994	§§ 255-6-25, 255-6-50, 255-6-60, 255-6-72	A local law amending Chapter 255, Zoning, relating to fire protection and site plan review
L.L. No. 15-1994, 12-2-1994	§§ 255-3-65 255-5-50	A local law amending Chapter 255, Zoning, to clarify language and relax restrictions pertaining to the Water Recharge Overlay District.
L.L. No. 12-1995, 10-6-1995	Map; §§ 255-1-20, 255-3-10, 255-3-70, 255-3-71, 255-3-73, 255-3-75, 255-3-79, 255-4-37, 255-5-50	A local law to establish an overlay district to be known as the "Harbor Protection Overlay District," to establish regulations for the same, to depict the boundaries of said district and to make certain related amendments
L.L. No. 2-1996, 3-15-1996	§§ 255-1-20, 255-5-50, 255-11-10, 255-11-88	A local law providing for the amendment of Chapter 255, Zoning, to add winery as a special permit use in certain residential and commercial use districts and to establish regulations governing the same
L.L. No. 5-1996, 4-19-1996	§ 255-5-50	A local law amending Chapter 255, Zoning, to alter and make additions to the standards for construction of docks serving residential property
L.L. No. 9-1996, 6-7-1996	§ 255-2-20	A local law amending Chapter 255, Zoning, to provide for a change in the use designation of SCTM #0300-05-04-002, 15 West Lake Drive from its present classification as Residence B, to Resort (RS) classification

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L.L. No. 12-1996, 8-16-1996	§ 255-2-20	A local law amending Chapter 255, Zoning, to provide a change in the use district classification of SCTM 300-108-01-004.000 from Parkland to A Residential, said premises consisting of approximately 6.3 acres, being at Lazy Point, Napeague
L.L. No. 13-1996, 8-16-1996	§ 255-2-20	A local law amending Chapter 255, Zoning, to provide a change in the use district classification of SCTM 300-149-03-06, 07, 08 and 09 from A3 Residential to A Residential, said premises consisting of approximately 2.8 acres, being between Town Lane and Abrams Path, consisting of 4 parcels on the Suffolk County Tax Map
L.L. No. 16-1996, 8-16-1996 (amends 12-1996)	§ 255-2-20	A local law amending Chapter 255, Zoning, to provide a change in the use district classification of SCTM 300-108-01-004.000 from Parkland to A-2 Residential, said premises consisting of approximately 6.3 acres, being at Lazy Point, Napeague
L.L. No. 19-1996, 11-15-1996	§§ 255-1-10, 255-1-14, 255-1-20, 255-1-40, 255-1-42, 255-1-43, 255-3-35, 255-4-15, 255-4-20, 255-4-32, 255-4-34, 255-4-37, 255-4-39, 255-5-50, 255-6-30, 255-6-45, 255-6-49, 255-6-63, 255-6-72, 255-6-90, 255-7-30, Art. VIII, 255-9-23, 255-9-24, 255-9-30, 255-9-32, 255-9-35, 255-10-50, 255-11-30, 255-11-74, 255-11-76, 255-11-88, Use Table for Residential and Related Uses Use Table for Commercial Uses Business and Commercial - Industrial Districts - Table of Dimensional Regulations	A local law providing for the amendment of Chapter 255, Zoning of the East Hampton Town Code to make certain improvements, corrections and updates to said chapter, by making the additions, deletions and other changes more fully described in the accompanying findings and objectives and which are set forth in the text of said local law

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 10-1997, 3-7-1997	§ 255-11-10, Residence Districts -- Table of Dimensional Regulations	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code to make certain improvements, corrections and other changes to Town Code § 255-11-10, Table III: Table of Dimensional Regulations for Residence Districts, in accordance with the findings and objectives set forth in the local law adopted November 15, 1996, as Local Law No. 19 of 1996
L.L. No. 19-1997, 5-15-1997	§ 255-11-10, Residence Districts -- Table of Dimensional Regulations	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code to correct inadvertent errors in Footnote 10 to § 255-11-10, Table III: Table of Dimensional Regulations for Residence Districts
L.L. No. 20-1997, 6-6-1997	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article III thereof (Use District Zoning Map) in order to change the use district zoning classifications of certain lands
L.L. No. 21-1997, 6-19-1997	§ 255-1-20 and § 255-11-88	A local law providing for amendment to Chapter 255, Zoning, relating to portable swimming pools
L.L. No. 23-1997, 7-17-1997	§ 255-1-20	A local law providing for the amendment of Chapter 255, Zoning, in order to change the definition of "bluff"

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L.L. No. 27-1997, 8-5-1997	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII thereof (the Use District Zoning Map), in order to change the use district (zoning) classification of an approximately 6.062-acre parcel of land owned by the Town of East Hampton and located on the parcel of land owned by the Town of East Hampton and located on the northwest side of Accabonac Highway in East Hampton, south of Queens Lane, identified on the Suffolk County Tax Map as SCTM parcel #300-147-9-37.1, from A-Residence to A-Residence & Affordable Housing Overlay (AHO)
L.L. No. 38-1997, 12-18-1997	§§ 255-1-20, 255-4-22, 255-4-23, 255-4-24, 255-4-25, 255-4-30, 255-4-32, 255-4-34, 255-4-37, 255-4-38, 255-4-39, 255-4-40, 255-4-43, 255-4-45, 255-4-70, 255-4-85, 255-4-90, 255-4-95, 255-5-20, 255-5-36, 255-5-50, 255-9-22, 255-9-23 and 255-11-88	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to establish a special permit to be known as resources permit," to delegate the administration of said permit to the Town Trustees pursuant to the Town's powers under the Municipal Home Rule Law and to make certain related changes to Chapter 255
L.L. No. 39-1997, 12-18-1997	§§ 255-1-20, 255-5-50, 255-11-45 and 255-11-10	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to allow a storage garage as a permissible commercial use in certain zoning districts
L.L. No. 40-1997, 12-18-1997	§§ 255-1-20, 255-5-26, 255-5-50, 255-11-10, 255-11-45, 255-11-88	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to institute improved zoning regulations governing ferry terminals within the town and to make certain other related changes in the Zoning Code, all as more fully set forth in the text of local law

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L.L. No. 6-1998, 2-10-1998	§§ 255-1-20, 255-4-20, 255-4-23, 255-4-24, 255-4-24, 255-4-25, 255-4-26, 255-4-28, 255-4-43, 255-4-80, 255-4-90, 255-5-20, 255-5-36, 255-5-50, 255-9-22, 255-9-23 and 255-11-88	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to repeal provisions of L.L. No. 38-1997 which created the Trustee environmental resources permit and delegated certain zoning powers to the Town Trustees
L.L. No. 19-1998, 5-5-1998	§§ 255-1-20, 255-11-10	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to amend the definitions of "home occupations" and "home professional office"
L.L. No. 20-1998, 5-15-1998	§§ 255-1-12 255-1-20, 255-3-40, 255-3-41, 255-3-42, 255-3-43, 255-3-44, 255-3-45, 255-3-46, 255-3-47, 255-4-20, 255-8-50, 255-9-21, 255-10-22	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to update the Zoning Code's Flood Hazard Overlay District provisions, in accordance with the directives of the Federal Emergency Management Agency
L.L. No. 30-1998, 9-4-1998	§§ 255-4-90, 255-4-100, 255-5-38, 255-5-100, 255-6-90, 255-6-100, 255-7-90, 255-7-100, 255-8-90, 255-8-100	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to treat violations of Trustee permits as Zoning Code violations and to make other improvements in the language of the Code provisions regarding violations
L.L. No. 35-1998, 10-27-1998	§ 255-8-35	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to limit the time period within which appeals may be taken from decisions of the Building Inspector, said local law being intended to supersede New York State law in this respect
L.L. No. 36-1998, 11-6-1998	§§ 255-1-20, 255-3-65, 255-3-75	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to clarify the definition of "lot area" and to exempt clearing for common driveways from the restrictions of the Water Recharge and Harbor Protection Overlay Districts

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 41-1998	§ 255-11-10	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to impose a maximum size limit of 20,000 square feet (gross floor area) upon single-family residences in residential zones
L.L. No. 1-1999, 1-8-1999	§§ 255-3-35, 255-6-30, 255-6-60, 255-11-10	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to provide greater protection for the town's remaining agricultural lands, both by requiring site plan review of residential construction on parcels of 10 acres or more within the Agricultural Overlay District and by prohibiting certain semipublic or nonresidential uses on such parcels, all as more fully set forth in the text of the local law
L.L. No. 2-1999, 1-8-1999	§ 255-11-64	A local law providing for the amendment of Chapter 255, Zoning, Article XI, Subsection 64, "Uses prohibited in single-family residences," of the East Hampton Town Code, to prohibit all persons, including the owner of a single-family residence, from hosting for a fee more than one social event or reception per calendar year at the single-family residence
L.L. No. 6-1999, 2-9-1999	§§ 255-1-20, 255-11-88	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to amend the definition of "ferry passenger capacity" and to require that the Building Inspector determine and keep a record of the ferry passenger capacity of every passenger ferry terminal
L.L. No. 10-1999, 5-21-1999	Maps	A local law providing for the amendment of Chapter 225, Zoning, of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map], in order to change the use district (zoning) classifications of certain lands

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 15-1999, 7-2-1999	§ 255-5-45	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to allow the Planning Board to reduce the setbacks for accessory structures associated with semipublic facilities on parcels adjoining nonresidential property
L.L. No. 16-1999, 7-2-1999	§ 255-11-42	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code, in order to amend provisions for providing required off-street parking on adjacent or nearby property
L.L. No. 21-1999, 8-6-1999	§§ 255-1-20, 255-10-10 255-10-22 255-10-50	A local law providing for the addition of a new chapter, "Ordinance Enforcement Department," of the East Hampton Town Code, and the amendment of several other Code chapters pertaining thereto, including Chapter 255, Zoning
L.L. No. 26-1999, 10-19-1999	§§ 255-1-20, 255-6-72, 255-7-10, 255-7-20, 255-7-25, 255-7-30 255-7-40, 255-7-50, 255-7-60, 255-7-100, 255-8-30, 255-8-50, Art. XIII	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code, in order to enact regulations governing historic landmarks and historic districts and any lots, lands, buildings, structures or uses located therein
L.L. No. 27-1999, 10-19-1999	§§ 255-1-20, 255-5-50	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code, in order to amend the definitions of "supermarket" and "superstore" and to make related changes to Chapter 255
L.L. No. 28-1999, 11-5-1999	§ 255-6-25	A local law to amend Chapter 255, Zoning, of the East Hampton Town Code, relating to installation of fire protection
L.L. No. 29-1999, 11-5-1999	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code, at Art. XII thereof [the Use District (Zoning) Map], in order to change the use district (zoning) classification of certain lands

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 30-1999, 11-5-1999	§ 255-4-26	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code, in order to require that, for all work occurring on lands within the jurisdiction of the East Hampton Town Trustees, Trustee approval of the work be obtained prior to the issuance of any required building permit
L.L. No. 3-2000, 3-16-2000	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map] in order to change the use district (zoning) classifications of certain lands west of Three Mile Harbor-Hog Creek Road from Waterfront (WF) to A Residence
L.L. No. 6-2000, 6-2-2000	§§ 255-7-20, 255-7-25, 255-7-30, 255-7-60, 255-8-30, 255-8-50	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to require that guidelines for historic landmarks and historic districts be enacted by the Town Board by local law and to limit appeals from decisions of the Architectural Review Board
L.L. No. 7-2000, 6-2-2000	Map, Art. XIII	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII [Use District (Zoning) Map] and Article XIII (Table of Historic Landmarks and Historic Districts), in order to designate certain lands and lots and the buildings and structures located thereon as the "Amagansett Historic District."
L.L. No. 8-2000, 6-2-2000	Appendix A	A local law adopting guidelines for the Amagansett Historic District, pursuant to East Hampton Town Code § 255-7-25D
L.L. No. 12-2000 7-7-2000	Map	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code in order to change the use district (zoning) classification of certain property described as a part of SCTM #300-120-2-10

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 14-2000, 7-7-2000	§§ 255-1-20, 255-4-26, 255-5-50, 255-11-10, 255-11-45, 255-11-88	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code in order to provide for the exclusion of certain small playing courts from the Code's double setback requirements for a tennis court
L.L. No. 15-2000, 7-7-2000	Comprehensive Plan	A local law providing for the amendment of the Community Preservation Project Plan (Open Space Plan) component of the Comprehensive Plan for the Town of East Hampton
L.L. No. 18-2000, 8-4-2000	Map	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map], in order to change the use district (zoning) classification of certain lands situate east of Springs-Fireplace Road, East Hampton
L.L. No. 19-2000, 8-4-2000	Map	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map], in order to change the use district (zoning) classification of certain lands off Stratton Square, East Hampton
L.L. No. 20-2000, 8-4-2000	Map	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map], in order to change the use district (zoning) classification of certain lands situate at South Euclid Avenue, Montauk
L.L. No. 4-2001, 4-19-2001	§ 255-11-45	A local law amending § 255-11-45, Schedule of Off-Street Parking Requirements, of Chapter 255 (Zoning) of the Code of the Town of East Hampton to provide that the parking requirements for exercise studios in Central Business District Zones be the same as for retail stores or personal service shops, namely one parking space per 180 square feet of gross floor area

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 7-2001, 5-17-2001	§§ 255-1-20, 255-10-25	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code in order to supersede, with respect to Town zoning enforcement proceedings, the "stay upon appeal" provisions of Subdivision 6 of § 267-a of the New York Town Law
L.L. No. 11-2001, 6-14-2001	§§ 255-1-20, 255-1-95, 255-3-45.1, 255-7-30, 255-11-10, 255-11-36, 255-11-38, 255-11-55, 255-11-67, 255-11-72	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code to provide for changes affecting the placement and definition of fences and walls, regulations governing surface water runoff, amended building design regulations designed to codify and regulate breezeways in residential home construction, recognition that flood zone requirements for mobile homes will be governed by the applicable FEMA guidelines in VE Zones, a clarification of the pyramid law, a minor spelling correction in the sign regulations and a proposed amendment to the Code's treatment of recreational marinas to allow larger boats in this use designation
L.L. No. 16-2001, 9-20-2001	§ 255-3-1965	A local law providing for the amendment of Chapter 255 (Zoning) of the East Hampton Town Code to authorize the Planning Board to allow up to 50% clearing for schools on lots in residence districts within the Water Recharge Overlay Districts
L.L. No. 20-2001, 10-18-2001	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map] in order to change the use district (zoning) classification of certain lands located north of Main Street in Amagansett

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 21-2001, 10-18-2001	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map] in order to change the use district (zoning) classification of certain lands located at the intersection of Soak Hides Road and Three Mile Harbor Road
L.L. No. 22-2001, 11-2-2001	§§ 255-11-10, 255-2-12	Creating a new zoning land use classification to be known as "Commercial-Service," which will allow some uses presently permitted within existing commercial zoning districts, but which will prohibit heavy or intense commercial and industrial uses
L.L. No. 23-2001, 11-2-2001	Map	Changing the land use district (zoning) classification from B Residence to CS Commercial-Service of approximately 10 acres south of Springs-Fireplace landfill, north of Dayton Avenue, east of King Street, west of Suffolk Avenue
L.L. No. 29-2001, 12-7-2001	Map	Changing the land use district (zoning) classification from B Residence/A Residence to B Residence of 1.2 acres located at 179 Skimhampton Road
L.L. No. 30-2001, 12-20-2001	Map	Changing the land use district (zoning) classification from A Residence to A Residence/ Affordable Housing Overlay District of 1.8 acres located at 219 Accabonac Road
L.L. No. 32-2001, 12-20-2001	Map	Changing the land use district (zoning) classification from B Residence to B Residence/ Affordable Housing Overlay District of 1.45 acres owned by the Town of East Hampton on Ocean Parkway
L.L. No. 33-2001, 12-20-2001	§ 255-1-20	Amending the definition of "home occupation"

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 9-2002, 5-3-2002	§ 255-5-50	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to eliminate the minimum lot area requirement for motion-picture theaters and to modify the required distance from municipal parking for theaters in the Central Business (CB) District
L.L. No. 10-2002, 5-3-2002	§ 255-11-46	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code in order to increase the allowable percentage of required off-street parking which can be placed in grass, and to set forth standards for allowing the use of grass parking
L.L. No. 12-2002, 6-20-2002	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map] in order to change the use district zoning classification of certain lands located on the south side of Two Rod Highway and east side of Fox Croft Lane, Wainscott
L.L. No. 13-2002, 6-20-2002	Map	A local law providing for the amendment of Chapter 255, Zoning, of the East Hampton Town Code at Article XII thereof [the Use District (Zoning) Map] in order to change the use district zoning classification of certain lands located on the north side of Old Montauk Highway, at intersection with Montauk Highway (S.R. 27), Montauk
L.L. No. 15-2002, 7-5-2002	Map	A local law amending Chapter 255, Article XII [the Use District (Zoning) Map] in order to change the use district zoning classification of SCTM #300-192-2-4.2, located on the north side of Montauk Highway, at the westerly intersection with Montauk Highway (S.R.27), Wainscott, from Commercial-Industrial (CI) to Central Business (CB)

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 21-2002, 7-18-2002	§ 255-11-65B	A local law amending Chapter 255 relating to certain presumptions that may be drawn as a result of advertisements in print or other media offering shares, or daily or weekly rentals, or other prohibited uses of single-family residences within the Town
L.L. No. 23-2002, 8-2-2002	§§ 255-1-20; 255-10-50; 255-11-64; 255-11-67	A local law amending Chapter 255 to prohibit overcrowding in single-family residences by requiring minimum square footage in bedrooms and guest rooms and providing daily penalties for violation of the overcrowding prohibitions
L.L. No. 28-2002, 9-19-2002	Map Table of Historic Landmarks and Districts	Boundaries of Bluff Road Historic District; setting forth the properties comprising the Bluff Road Historic District
L.L. No. 29-2002, 9-19-2002	Appendix B	Guidelines for the Bluff Road Historic District
L.L. No. 31-2002, 10-4-2002	§ 255-1-20	Amending the definition of "clearing"
L.L. No. 32-2002, 10-4-2002	§§ 255-1-20, 255-5-45, 255-5-50, 255-11-10	Amending provisions regarding the Park & Conservation (PC) District
L.L. No. 33-2002, 10-17-2002	Map	Changing the land use district classification of SCTM # 300-192-2-18 at the north-west corner, intersection of Old Montauk Highway with Hedges Lane, Wainscott from Commercial-Industrial (CI) to Central Business (CB)
L.L. No. 34-2002, 11-1-2002	§§ 255-1-11, 255-1-14, 255-1-20, 255-1-30, 255-1-41, 255-2-11, 255-2-45, 255-2-46, 255-2-80, 255-2-90, 255-5-50, 255-6-30, 255-6-40, 255-6-41, 255-6-45, 255-6-51, 255-6-52, 255-7-30, 255-8-30, 255-9-19, 255-9-21, 255-9-26, 255-9-40, 255-10-60	Adding provisions regarding personal wireless service facilities (PWSF's)

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 36-2002, 11-14-2002	§§ 255-7-20, 255-7-90	Amending Chapter 255, Zoning, in order to make any property owned by the Town of East Hampton that is designated as an historic landmark or is located within an historic district subject to review by the Architectural Review Board
L.L. No. 4-2003	Map	Amending the District Zoning Map in order to change the use district zoning classification of certain lands along the southeasterly side of Cove Hollow Road and the southwesterly side of Buckskill Road from A-Residence to Neighborhood Business
L.L. No. 15-2003, 6-10-2003	Map	Amending the Use District (Zoning) Map to rezone SCTM 300-145-5-16, approximately 0.35 acre, from B-Residence to CS Commercial Service
L.L. No. 16-2003, 6-17-2003	Map	Amending the Use District (Zoning) Map to rezone SCTM 300-130-2-1, approximately .25 acre, from A3-Residence to NB Neighborhood Commercial and SCTM 300-130-2-p/o 2, 1.30 acres, from A3-Residence NB Neighborhood Business
L.L. No. 34-2003, 9-18-2003	§ 255-10-50	Amending Chapter 255, Zoning, to increase fines and the potential term of imprisonment for violations of that chapter, make each day of a continuing violation a separate offense, and make each violation a misdemeanor for jurisdictional purposes
L.L. No. 36-2003, 10-21-2003	Map	Amending the Use District Zoning Map in order to change the district zoning classification of approximately 0.28 acre of land owned by D'Agostino and a 0.19 acre parcel of land owned by the Montauk Clothing Company, Inc., from Resort (RS) to Central Business (CB)
L.L. No. 37-2003, 11-7-2003	§ 255-8-33	Amending Ch. 255, Zoning, to include ADA matters within the jurisdiction of the Zoning Board of Appeals

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 40-2003, 12-5-2003	§§ 255-1-20, 255-2-80, 255-5-50, 255-6-40, 255-6-51, 255-6-52	Amending Ch. 255, Zoning, in order to clarify certain sections related to wireless service facilities
L.L. No. 41-2003, 12-5-2003	§ 255-9-30	Amending Ch. 255, Zoning, to change procedures for Use District Map amendments
L.L. No. 45-2003, 12-23-2003	Map	Amending Ch. 255, Zoning, of the East Hampton Town Code at Article XII thereof, the Use District Zoning Map, in order to change the use district zoning classification of certain lands (SCTM 300-48-20-4.4 and SCTM 300-48-2-4.5)
L.L. No. 3-2004, 3-18-2004	Article XII	Designation of lands in The Springs Historic District
L.L. No. 4-2004, 3-18-2004	Appendix C	The Springs Historic District Guidelines
L.L. No. 9-2004, 6-4-2004	255-1-30	Requiring a building permit for the removal and/or closure of fuel oil storage tanks
L.L. No. 11-2004, 6-4-2004	255-11-46	Providing a limited waiver of off-street parking requirements within an historic district
L.L. No. 13-2004	Articles XII and XIII	Amending the Use District Zoning Map and the Table of Historic Landmarks and Historic Districts to add the Cedar Island Lighthouse Historic Landmark
L.L. No. 14-2004, 6-4-2004	§§ 255-5-45, 255-5-50, 255-11-10	Allowing the Planning Board authority to vary the setback requirements for principal structures and to designate a single front yard for lots in central business use districts
L.L. No. 15-2004, 6-8-2004	§§ 255-1-20, 255-1-30, 255-2-60 255-3-65, 255-3-75, 255-6-30	Adding definitions and regulations for revegetation and clearing in residential districts, allowing for the maintenance of invasive species and the restoration of historic landscapes
L.L. No. 23-2004, 9-3-2004	Map	To change the use district zoning classification of land on Springs Fireplace Road from B-Residence to B-Residence/Affordable Housing Overlay District

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 28-2004, 10-14-2004	§ 255-11-10	To create new dimensional setbacks for structures base don lot size rather than zoning district, provide for an exception to the application of the new setbacks would permit a property owner to elect to utilize setbacks based on the current zoning district of that parcel if, as a result of this enactment, a portion of a primary structure is rendered legally preexisting, nonconforming, and add an exception allowing outdoor showers to be constructed without minimum setbacks
L.L. No. 29-2004, 10-19-2004	Articles XII and XIII	To designate certain lands and lots and the building and structures located thereon as the Montauk Association Historic District
L.L. No. 30-2004, 10-19-2004	Appendix D	Guidelines for Montauk Association Historic District
L.L. No. 35-2004, 12-16-2004	§ 255-1-40	To create a procedure for the establishment of a preexisting nonconforming use that requires newspaper publication and at least 10 days' notice to all abutting property owners prior to the Building Inspector making any determination as to the legality of that use
L.L. No. 36-2004, 12-16-2004	§ 255-1-20	To combine definitions of "basement" and "cellar" and more clearly detail the location of natural grade on the property that will be utilized in measuring the height of a story
L.L. No. 37-2004, 12-16-2004	§§ 255-1-20, 255-1-30, 255-6-30, 255-6-35	To create a definition of "ice rink," amend the definition of "playing court" to include ice rinks, require a building permit for the conversion of a legally existing playing court for seasonal use as an ice rink, create a new exception from site plan review and exempt conversion of a playing court to a seasonal ice rink from site plan review
L.L. No. 6-2005, 2-4-2005	Articles XII and XIII	To designate certain land and the structures located thereon as the Conklin House Historic Landmark

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 7-2005, 2-17-2005	§§ 255-1-20 255-11-20	To permit accessory structures and buildings to be constructed on conforming residential lots held in common ownership contiguous to a lot with a single family dwelling provided the applicant demonstrates the existence of adequate buildable area on that lot and to require removal of that structure or the construction of a principal structure should common ownership of the lots cease
L.L. No. 8-2005, 2-17-2005	§ 255-11-10	To create new lot coverage and building coverage maximums based on lot size rather than zoning district as Part I of the Dimensional Regulations Table
L.L. No. 9-2005, 3-4-2005	§§ 255-1-30, 255-2-60	To give the Planning Board discretion in approving clearing in excess of allowable limits on residential lots when granting subwaiver or subdivision approval under certain delineated conditions and to clarify when an individual must obtain a building permit for clearing or grading property
L.L. No. 12-2005, 4-14-2005	§ 255-11-88	To provide for the replacement of existing mobile homes, to establish a consistent building coverage limit and to provide guidelines for the installation of accessory structures
L.L. No. 13-2005, 4-14-2005	§ 255-2-45	To provide information as to how the number of uses on a property is to be determined
L.L. No. 14-2005, 5-6-2005	§§ 255-2-10, 255-11-10	To add the new Residence District A10 and to add dimensional requirements for such new use district
L.L. No. 15-2005, 5-6-2005	§§ 255-3-51, 255-3-52, 255-3-57	To permit the inclusion of certain properties at North Main Street within the Limited Business Overlay District
L.L. No. 16-2005, 5-6-2005	Map	To implement the first phases of the Comprehensive Plan by amending the Use District (Zoning) Map to change the use district zoning classification of certain lands to the A3 Residence District

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 18-2005, 6-3-2005	§§ 255-11-45, 255-11-46	To provide parking requirements for horse farms and riding academies and to give the Planning Board discretion to allow up to 75% of the parking requirements for horse farms to be seasonal grass parking
L.L. No. 19-2005, 7-1-2005	§§ 255-3-90, 255-3-91, 255-3-92, 255-3-93, 255-5-50	To create a Recreational Overlay District
L.L. No. 20-2005, 7-1-2005	§§ 255-1-20, 255-1-30, 255-6-35	To create a definition of "ice rink," amend the definition of "playing court" to include ice rinks, require a building permit for the conversion of a legally existing playing court for a seasonal use as an ice rink, create a new section for exceptions from site plan review and exempt said conversion from site plan review
L.L. No. 21-2005, 7-1-2005	§ 255-6-30	To clarify when an applicant must obtain site plan approval prior to clearing or grading property
L.L. No. 23-2005, 8-5-2005	Map	To implement the first phase of the Comprehensive Plan by amending the Use District (Zoning) Map to change the use district zoning classification of certain lands due to scrivener's errors
L.L. No. 24-2005, 8-5-2005	§ 255-1-43	To provide for the merging of improved, adjacent, nonconforming parcels held in the same ownership
L.L. No. 25-2005, 8-18-2005	§§ 255-1-20, 255-5-50, 255-6-35, 255-11-88	To create a two-tiered permit system for the conversion of a playing court to an ice rink that will allow a simple conversion by building permit, while requiring Planning Board approval for a complicated conversion

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 29-2005, 9-20-2005	§ 255-8-60	To vest the Zoning Board of Appeals with the ability to consider application for variances that, if approved, would change the lot line configuration or the division, diminishment or expansion of any lot located in any urban renewal map and vest the Planning Board with the ability to issue subdivision approvals or waivers for property included in an urban renewal map, both subject to the Town Board's ability to approve or deny any modification of the urban renewal map
L.L. No. 31-2005, 10-7-2005	§§ 255-1-20, 255-2-45, 255-5-50, 255-11-10	To allow for apartments within commercial structures as a special permit use in Commercial Industrial and Commercial Service Zoning Districts, to specify that such apartments should not be considered a principal use, and to encourage applicants to incorporate them into commercial structures while preserving their use for moderate- and low-income families
L.L. No. 32-2005, 10-7-2005	§ 255-8-30, 255-8-50	To eliminate confusion as to the fee for the issuance of a certificate of occupancy, create criteria for the revocation of a certificate of occupancy, give the Zoning Board of Appeals jurisdiction over the merits of the revocation of a certificate of occupancy, and require the Building Inspector to refer any revocation to the Zoning Board of Appeals
L.L. No. 33-2005, 10-7-2005	Map	To change the use district zoning classification of SCTM # 300-181-1-5.1 from A-5 Residence with Water Recharge Overlay to A-5 Residence with Water Recharge Overlay and Recreational Overlay
L.L. No. 38-2005, 11-4-2005	§ 255-11-55	To include the Ordinance Enforcement Department as an agency authorized to remove illegally placed signs
L.L. No. 40-2005, 12-2-2005	§ 255-11-20	To expand definition of common ownership for purposes of permitting accessory structures on a residential lot contiguous to a lot with a single-family dwelling

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 3-2006, 1-19-2006	Map, Art. XIII	Designating land and structures as the "Elisha Conklin House and Barn Historic Landmark"
L.L. No. 5-2006, 3-17-2006	Appendix B	Amending guidelines for the Bluff Road Historic District
L.L. No. 6-2006, 3-17-2006	Map	To change the use district classification for SCTM # 300-145-3-19 & 20 from B Residence to Commercial/ Industrial; and SCTM # 300-147-1-14 through 22 from Commercial Service to B Residence
L.L. No. 7-2006, 3-17-2006	§§ 255-5-100, 255-6-100, 255-7-100, 255-10-50, 255-11-64, 255-11-67, 255-11-88	Setting minimum fines for violations
L.L. No. 23-2006, 9-21-2006	§§ 255-1-30, 255-6-30	To require a building permit and site plan approval prior to resurfacing parking areas on driveways servicing commercial properties
L.L. No. 24-2006, 10-6-2006	§§ 255-1-20, 255-3-51, 255-3-57, 255-3-58, 255-11-42	To permit art and antique-related uses, impose a limitation on the size or portion of a structure that may be utilized for a limited business use and permit construction of parking spaces for these locations
L.L. No. 25-2006, 10-6-2006	§§ 255-1-20, 255-11-88	Amending the definition of "artist's studio," adding a definition for "fine arts," clarifying kitchen appliances allowed, revising application process and creating penalties for violations
L.L. No. 27-2006, 10-6-2006	§§ 255-1-20, 255-1-81, 255-1-82, 255-1-83, 255-1-84, 255-6-30, 255-6-50, 255-6-61, 255-11-52	To control and regulate exterior lighting
L.L. No. 32-2006, 11-17-2006	§§ 255-3-54, 255-3-57	Adding requirements regarding existing commercial uses in the Limited Business Overlay District and amending requirements for buildings used for limited business purposes
L.L. No. 33-2006, 12-15-2006	§ 255-5-50	Adding additional special permit standards for semipublic facilities operating as schools

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 7-2007, 2-2-2007	§§ 255-7-25, 255-7-30, 255-7-90	Clarifying Town Board's authority to designate individual historic structures as landmarks
L.L. No. 10-2007, 2-16-2007	Map	To change the use district classification for SCTM # 300-48-2-4.4 from Resort with Harbor Protection Overlay to A-3 Residence with Harbor Protection Overlay
L.L. No. 11-2007, 2-16-2007	Map	To change the use district classification for SCTM # 300-6-2-6 and -7 from Waterfront with Harbor Protection Overlay to A Residence with Harbor Protection Overlay
L.L. No. 13-2007, 3-16-2007	Art. XIII	Designating certain structures as historic landmarks
L.L. No. 14-2007, 4-13-2007	§§ 255-1-20, 255-1-42, 255-3-44, 255-3-80 through 255-3-85, 255-4-10 through 255-4-85, 255-5-50, 255-5-51, 255-6-35, 255-8-50, 255-8-60, 255-8-62, 255-8-84, Map	To protect the Town's coastline by implementing the coastal erosion recommendations of the Local Waterfront Revitalization Program and creating the Coastal Erosion Overlay District
L.L. No. 18-2007, 5-4-2007	§§ 255-1-20, 255-11-10, 255-11-63, 255-11-67	Permit the construction of affordable accessory apartments in Residential Zoning Districts
L.L. No. 20-2007, 5-17-2007	Art. XIII	Designating Amagansett Life-Saving Station as historic landmark
L.L. No. 21-2007, 6-1-2007	Map	To change the use district classification for SCTM Nos. 300-6-2-6 and -7 from Waterfront with Harbor Protection Overlay to A Residence with Harbor Protection Overlay
L.L. No. 25-2007, 7-6-2007	§§ 255-2-60, 255-3-65, 255-3-75	Amending minimum open space requirements for and allowable clearing on building lots within open space subdivisions
L.L. No. 26-2007, 7-19-2007	§ 255-1-20	Amend the definitions of "bar or tavern," "nightclub" and "restaurant," and add the definition of "catered affair"
L.L. No. 4-2008, 3-7-2008	§ 255-1-20	Amend the definition of "guest room"

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 9-2008, 5-6-2008	§ 255-11-63	To allow any owner of the property containing an affordable accessory apartment to occupy the primary residence, regardless of degree of ownership
L.L. No. 12-2008, 7-8-2008	§§ 255-11-10, 255-11-67	To set the maximum gross floor area of a single-family residence at 12% of the lot area plus 1,600 square feet, not to exceed 20,000 square feet
L.L. No. 4-2009, 2-6-2009	Map	To change the use district classification of certain lands located at 44 Three Mile Harbor Road, identified as SCTM # 300-161-4-9, from Commercial Industrial to Neighborhood Business
L.L. No. 8-2009, 3-10-2009	Map; Art. XIII	Depicting boundaries of the Selah Lester House and Barn and designating such as an historic landmark
L.L. No. 9-2009, 4-3-2009	Map	To change the use district classification for SCTM # 300-162-5-22, Springs Fireplace Road, from A Residence to A Residence/Affordable Housing Overlay District
L.L. No. 13-2009, 5-1-2009	Map	To change the use district classification for SCTM # 0300-130-2-3, 8 Dunes Lane, from PC to A-Residence; SCTM # 0300-83-2-18, 281 Old Stone Highway, from PC to A5-Residence with Harbor Protection Overlay; SCTM # 0300-122-5-19, 291 Three Mile Harbor Road, from PC to A-Residence with Harbor Protection Overlay; SCTM # 0300-15.1-1-p/o 29, Camp Hero Road, from PC to B-Residence
L.L. No. 15-2009, 6-5-2009	Map; Art. XIII	Depicting boundaries of Duck Creek Farm and designating such as an historic landmark

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 23-2009, 9-8-2009	§§ 255-1-20, 255-3-40	Amendment of definitions and zoning legislation that applies to FEMA-designated flood zones to bring legislation into compliance with latest regulations of National Flood Insurance Program floodplain management criteria and in coordination with the adoption of amended federal flood zone maps
L.L. No. 27-2009, 12-18-2009	§ 255-4-70	Addition of new provisions concerning "shoreline fencing, which will provide guidelines for a permit and for installation of temporary fencing to aid in sand replenishment on ocean and bay beaches
L.L. No. 28-2009, 12-18-2009	§ 255-5-50	Amendment to increase the maximum square footage for three-bedroom units in a multiple residence
L.L. No. 29-2009, 12-18-2009	§ 255-7-60	Amendment to change standards and criteria for Architectural Review Board's review of applications concerning historic landmarks and districts
L.L. No. 5-2010, 6-17-2010	§ 255-11-88	Amendment to add rules for driveways, gates, pillars and other obstructions
L.L. No. 6-2010, 7-1-2010	§§ 255-1-20, 255-5-50, 255-11-10, 255-11-45, 255-11-62	Addition of provisions concerning residential museums as accessory to residential uses, providing a definition and special permit standards
L.L. No. 10-2010, 9-25-2010	§ 255-1-83	Amendment setting date for legally preexisting noncompliant lighting to comply with § 255-6-61A through D
L.L. No. 12-2010, 11-14-2010	Map	To change the use district classification for SCTM #0300-161-1-27.4, the northeasterly corner of Oakview Highway and Middle Highway, from A3-Residence/Affordable Housing Overlay to A-Residence
L.L. No. 4-2011, 4-7-2011	§§ 255-1-20, 255-4-20, 255-4-40	Amending the definition of "lot area" and amending the setback for bluff areas
L.L. No. 12-2011, 7-7-2011	§ 255-11-64	Amending parking as a use prohibited in single-family residences

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 7-2012, 3-15-2012	Map	To change the use district classification for SCTM # 300-147-7-6, 16 Washington Avenue, from B-Residence to Commercial Industrial; SCTM # 300-147-7-28, 135 Springs Fireplace Road, from B-Residence to Commercial Industrial
L.L. No. 12-2012, 8-16-2012	§§ 255-5-50, 255-11-10	Allowing veterinarian or veterinary hospital as a special permit use in the CB District and adding regulations regarding such uses
L.L. No. 13-2012, 9-6-2012	§§ 255-1-20, 255-10-10, 255-10-25	Amending the definition of “Ordinance Enforcement Officer” and revising provisions regarding enforcement and stays on appeals
L.L. No. 12-2013, 12-5-2013	§§ 255-4-70, 255-4-70.1, 255-4-70.2	Amending shoreline fencing, purpose, and installation and maintenance of shoreline fencing
L.L. No. 9-2014, 5-15-2014	§ 255-11-64	Technical corrections to ensure cross-references more accurately correspond to intended sections of the Town Code
L.L. No. 10-2014, 5-15-2014	§ 255-2-45	Allowing for a taxi office, not including the parking or dispatch of taxis, to occupy an office unit without it being considered an additional use
L.L. No. 11-2014, 5-15-2014	§ 255-11-62	Allowing the limited use of a small taxi office, that does not include dispatch, storage, repair, washing, or maintenance of taxis, as a supplemental use in a single-family residence under certain criteria
L.L. No. 21-2014, 7-3-2014	§§ 255-1-20, 255-1-80 through 255-1-84, 255-6-30, 255-6-50, 255-6-61, 255-11-52, 255-11-52	Amendments related to the control and regulation of exterior lighting
L.L. No. 27-2014, 7-17-2014	Map; Art. XIII	Depicting boundaries of the Brooks-Park property and designating such as an historic landmark
L.L. No. 32-2014, 9-18-2014	§§ 255-1-20, 255-5-50, 255-11-10, 255-11-88	Adding the definition of “formula business” and restricting formula businesses in the Town of East Hampton

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 33-2014, 10-2-2014	§§ 255-5-50, 255-11-10	Providing for affordable apartments in the Limited Business Overlay District
L.L. No. 34-2014, 10-2-2014	§§ 255-3-53, 255-3-57	Clarifying provisions regarding the expansion of preexisting commercial structures converted to other commercial uses and providing for affordable apartments
L.L. No. 11-2015, 5-21-2015	§§ 255-1-20, 255-5-50, 255-11-10, 255-11-45	Allowing a florist or flower shop in a Limited Business Overlay District
L.L. No. 12-2015, 5-21-2015	§ 255-11-38	Exempting certain deer fencing from review by the Architectural Review Board and instead providing for administrative approval by the Building Department
L.L. No. 20-2015, 6-4-2015	§ 255-11-64	Enhancing the penalty schedule for violations of prohibited uses in single-family residences
L.L. No. 23-2015, 7-2-2015	§§ 255-5-50, 255-11-10, 255-11-88	Requiring resorts and transient motels to obtain a special permit prior to establishing an accessory restaurant and/or bar
L.L. No. 26-2015, 7-16-2015	§§ 255-6-60, 255-11-74	Granting the Planning Board the authority to require new buildings to be sited at 20 feet from the property line where appropriate
L.L. No. 30-2015, 8-6-2015	§ 255-4-40	Correcting an omission to restore coastal setbacks to 150 feet
L.L. No. 35-2015, 10-19-2015	§§ 255-1-83, 255-2-12, 255-3-10, 255-11-10, 255-11-23, 255-11-67	Correcting errors and omissions to properly reflect the original intent of the local laws
L.L. No. 3-2016, 2-4-2016	Map	To change the use district classification of SCTM No. 0300-032.00-06.00-014.000, 40 DeForest Road, Montauk, from Resort District (RS) to B Residence District
L.L. No. 14-2016, 4-7-2016	§ 255-1-20	Adding the definition of “overnight”

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 21-2016, 7-7-2016	§§ 255-11-88, 255-11-89	Amending and adding provisions concerning additional requirements for accessory structures and uses of swimming pools to enhance energy conservation and reduce reliance upon fossil fuels by making swimming pools more energy efficient
L.L. No. 32-2016, 7-21-2016	§§ 255-1-13, 255-1-20, 255-1-51, 255-1-70, 255-1-95, 255-5-100, 255-6-100, 255-7-100, 255-10-22, 255-10-30, 255-10-40, 255-10-40, 255-10-50, 255-10-40, 255-11-90	Clarifying legal responsibility for complying with the standards set within the Town Code zoning provisions and amending violations sections
L.L. No. 35-2016, 8-4-2016	Map; Art. XIII	Depicting boundaries of the George and Sarah Fowler House property and designating such as an historic landmark
L.L. No. 49-2016, 12-1-2016	§§ 255-1-20, 255-5-50, 255-11-10, 255-11-23, 255-11-63	Permitting affordable accessory apartments within detached structures
L.L. No. 2-2017, 1-5-2017	§ 255-1-20	Amending the definition of “gross floor area” for habitable buildings
L.L. No. 3-2017, 1-5-2017	§§ 255-11-10, 255-11-67	Amending the maximum gross floor area per lot area of a single-family residence
L.L. No. 4-2017, 1-5-2017	§ 255-1-20	Amending the definition of “building coverage (or lot coverage)”
L.L. No. 15-2017, 6-15-2017	§§ 255-1-20, 255-11-10, 255-11-45, 255-11-88	Adding provisions for fast-food restaurants and take-out food stores
L.L. No. 17-2017, 6-15-2017	§§ 255-1-20, 255-11-88	Adding and amending provisions related to outdoor dining at restaurants
L.L. No. 22-2017, 7-20-2017	Map	To change the use district classification of SCTM Nos. 0300-149-1-4, 401 Accabonac Road, and 0300-149-1-5, 393 Accabonac Road, from Park and Conservation (PC) to Commercial-Industrial (CI)
L.L. No. 23-2017, 7-20-2017	Map	To change the use district classification of SCTM No. 0300-147-7-27.1, 137 Springs Fireplace Road, from Residence District B (B) to Commercial-Industrial (CI)

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 31-2017, 8-17-2017	§ 255-11-67	Clarifying that the maximum gross floor area of a single-family residence within the Town applies to the aggregate of all the residences on the lot and not each residence individually
L.L. No. 42-2017, 12-7-2017	Appendix E	Adding guidelines for the preservation of special historic landmarks within the Town
L.L. No. 43-2017, 12-7-2017	Art. XIII	Designating certain historic structures as historic landmarks
L.L. No. 44-2017, 12-7-2017	§§ 255-1-20, 255-2-45, 255-7-25, 255-7-60, 255-11-20, 255-11-23, 255-11-88	Promoting the preservation of special historic landmarks within the Town by allowing some of the maximum permitted gross floor area on those properties to be allocated to an accessory dwelling unit on the same lot
L.L. No. 4-2018, 5-8-2018	§§ 255-1-20, 255-11-10, 255-11-45, 255-11-88	Amending provisions for fast-food restaurants and take-out food stores
L.L. No. 18-2018, 11-20-2018	§§ 255-5-50, 255-11-84	Amending resort accessory uses
L.L. No. 5-2019, 2-7-2019	§ 255-4-40	Correcting language regarding required setbacks
L.L. No. 6-2019, 2-7-2019	§§ 255-1-20, 255-1-83, 255-1-84	Clarifying restriction on temporary lighting
L.L. No. 13-2019, 3-21-2019	§§ 255-1-20, 255-1-67, 255-1-83	Updating Code language from “mass gathering” to “special event”
L.L. No. 15-2019	§ 255-10-25	Repealing section
L.L. No. 26-2019	§ 255-11-63	Amending required minimum lot size for affordable accessory apartment within detached structure
L.L. No. 28-2019	§§ 255-4-26, 255-5-31, 255-6-50, 255-6-60, 255-7-60, 255-9-50	Requiring the consideration of existing scenic, conservation easements or development rights agreements on properties involved in applications before various Town boards
L.L. No. 29-2019	§§ 255-1-20, 255-11-88	Amending provisions regarding artist’s studio
L.L. No. 31-2019	Art. XIII	Designating certain historic structures as historic landmarks
L.L. No. 34-2019	§§ 255-10-50, 255-11-88	Providing that, with regard to agricultural activities, soil must be reasonably protected from wind erosion, and providing penalties for noncompliance

ZONING

Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 9-2020	Map	To change the use district classification of SCTM Nos. 0300-122.00-07.00-019.000 and 0300-122.00-07.00-020.000 from Residence (A3) to Residence/Affordable Housing Overlay District (A3)
L.L. No. 1-2021	Map	To change the use district classification of SCTM No. 0300-165.00-05.00-022.000 from Parks and Conservation (PC) to Commercial-Industrial (CI)
L.L. No. 6-2021	Map and Table of Historic Landmarks and Districts	Amending the Use District Zoning Map and the Table of Historic Landmarks and Historic Districts to add the Second House and Barn
L.L. No. 19-2021	Map and Table of Historic Landmarks and Districts	Amending the Use District Zoning Map and the Table of Historic Landmarks and Historic Districts to add the Carl Fisher House and Annex property
L.L. No. 5-2022	Map	To change the use district classification of SCTM 0300-133.00-01.00-010.000, 0300-133.00-01.00-011.001 and 0300-133.00-01.00-009.000 from A2 Residence to A2 Residence/Affordable Housing Overlay District
L.L. No. 6-2022	§ 255-5-50	Allowing an increased number of municipally sponsored affordable housing opportunities
L.L. No. 10-2022	§ 255-11-88	Amending rules for outdoor dining at restaurants
L.L. No. 20-2022	§§ 255-1-83, 255-1-84	Updating outdoor lighting requirements
L.L. No. 21-2022	§ 255-11-88	Amending outdoor dining at restaurants, providing for an administrative permit for the transfer of indoor restaurant dining seating to outdoor seating
L.L. No. 23-2022	Map	Changing SCTM 0300-189-01-004 from A5 Residence to A5 Residence/Affordable Housing Overlay District
L.L. No. 24-2022	§§ 255-1-11; 255-1-20; 255-1-30; 255-1-41; 255-1-45; 255-2-11; 255-2-80; 255-4-43; 255-5-50; 255-6-30; 255-6-41; 255-6-45; 255-6-51; 255-6-52; 255-9-40; 255-11-10	Updating regulations on personal wireless service facilities

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Local Law Number and Adoption Date	Code § or Map Amendment	Description
L.L. No. 18-2023	§§ 255-1-20, 255-5-50, 255-11-63	Amending provisions related to affordable housing
L.L. No. 25-2023	§ 255-4-29	Adding provisions regarding emergency activities within the Coastal Erosion Overlay District
L.L. No. 4-2024	§ 255-1-11	To ensure that Chapter 255 adheres to the findings, goals and recommendations of the Town's Comprehensive Plan
L.L. No. 16-2024	§§ 255-1-20, 255-2-45, 255-5-50, 255-7-60, 255-11-20, 255-11-23, 255-11-67, 255-11-88,	Amending provisions related to accessory buildings, structures and dwelling units
L.L. No. 17-2024	§ 255-5-50	Increasing the density permitted for affordable senior housing developments
L.L. No. 19-2024	§§ 255-1-20, 255-1-83,	To reduce light pollution, trespass, and energy waste to preserve the Town of East Hampton as a Dark Sky community
L.L. No. 24-2024	§§ 255-1-20, 255-11-10, 255-11-23, 255-11-67, 255-11-72, 255-11-74	To ensure that Chapter 255 adheres to the findings, goals and recommendations of the Town's Comprehensive Plan
L.L. No. 25-2024	§ 255-7-20	To appoint additional members to the Town's Architectural Review Board to ensure that applicants receive the benefit of a full board
L.L. No. 26-2024	§ 255-8-20	To appoint additional members to the Town's Zoning Board of Appeals to ensure that applicants receive the benefit of a full board
L.L. No. 3-2025	Map and Table of Historic Landmarks and Districts	Amending the Use District Zoning Map and the Table of Historic Landmarks and Historic Districts to add the 1904 Louisa Edwards Osborn Main House and the 17 th century Osborn Barn
L.L. No. 5-2025	§§ 255-1-41, 255-7-30	To clarify the requirements for applications for personal wireless facilities and that the Architectural Review Board is required to review and not approve personal wireless facilities applications
L.L. No. 6-2025	§ 255-11-10	To amend the gross floor area requirements in a single-family residence
L.L. No. 8-2025	§ 255-5-50	To amend affordable housing development regulations
L.L. No. 13-2025	§ 255-11-88	To extend the expiration date for outdoor dining and seating pilot program

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