

ZONING
255 Attachment 4

Town of East Hampton

Section 255-11-10

III. Residence Districts – Table of Dimensional Regulations, Part I

[Added 10-14-2004 by L.L. No. 28-2004; amended 2-17-2005 by L.L. No. 8-2005; 7-8-2008 by L.L. No. 12-2008; 10-1-2015 by L.L. No. 35-2015; 1-5-2017 by L.L. No. 3-2017; 12-5-2024 by L.L. No. 24-2024; 3-20-2025 by L.L. No. 6-2025]

Lot size (square feet)	39,999 or less	40,000 – 83,999	84,000 – 124,999	125,000 – 199,999	200,000 – 424,999	425,000 and up
Setbacks ^{1,2,3}						
Principal building or structure, minimum yards (feet) ⁴						
Front ⁵	20	40	50	60	70	80
Each side and rear	15	20	30	35	40	45
Accessory building or structures, minimum yards (feet) ^{6,7}						
Front	30	50	60	70	80	90
Each side and rear ^{8,9}	10	15	20	25	30	35
Lot coverages ^{10,11,12}						
Building coverage maximum	20% or 5,999 sq. ft. whichever is less	15% or 8,399 sq. ft. whichever is less	10% or 9,999 sq. ft. whichever is less	8% or 13,999 sq. ft. whichever is less	7% or 25,499 sq. ft. whichever is less	6% or 35,599 sq. ft. whichever is less
Total lot coverage maximum	50% or 15,999 sq. ft. whichever is less	40% or 29,399 sq. ft. whichever is less	35% or 37,499 sq. ft. whichever is less	30% or 49,999 sq. ft. whichever is less	25% or 80,000 sq. ft. whichever is less ¹³	80,000 sq. ft. ¹³
Gross floor area (single-family residence)						
Maximum (square feet)	7% of lot area plus 1,500 or 10,000, whichever is less					

NOTES:

- ¹ These setbacks shall apply to all lots unless any portion of the primary structure on an already improved lot has been rendered legally preexisting, nonconforming by Local Law #28 of 2004, in which case the property owner may opt to utilize setbacks based on the current residential zoning district of that lot as set forth in Part II of this Table.
- ² Side and rear yard setbacks for certain structures on nonconforming lots may be reduced pursuant to § 255-1-43D.
- ³ A flag lot shall have no front yard setback from its interior lot lines; the applicable setbacks from these lot lines shall be those for side and rear yards.
- ⁴ The setbacks for a principal building shall also be complied with by any garage, shed, deck, porch, patio, veranda or similar structure that is attached to that building. A stoop giving entry to the principal building shall not be required to meet these setbacks.
- ⁵ A lot has a front yard for every street on which it fronts. In the case of a waterfront lot other than an oceanfront lot, however, the yard opposite the water is a rear yard, even if it also fronts on a street. See § 255-1-20 (Lot line, front).
- ⁶ Excepting the following structures, for which no minimum yards are required: driveways, walkways, below-ground wastewater disposal devices, fences and walls, stoops, outdoor showers, Bilco doors, open cellar stairways, and furnace flues.
- ⁷ Yard setbacks from all property lines are doubled for playing courts and must be at least 50 feet in depth adjoining residential property, pursuant to § 255-11-88, Playing court.
- ⁸ Side and rear yard setbacks are doubled for swimming pools, including pool decks, slabs patios and pool equipment pursuant to § 255-11-88, Swimming pool, Subsection D.
- ⁹ For a waterfront lot other than an oceanfront lot, the yard opposite the water is a rear yard, even if it fronts on a street. The rear yard required of an accessory building or structure on such a lot is double the normal rear yard for an accessory structure in that district, pursuant to § 255-11-74C.
- ¹⁰ These building and total lot coverage limitations shall apply to all lots unless existing building and lot coverage on an already improved lot has been rendered legally preexisting, nonconforming by Local Law # 28 of 2004, in which case the property owner may opt to utilize lot coverage standards based on the current residential zoning district of that lot as set forth in Part II of this Table.
- ¹¹ Lot coverage may be further restricted by the clearing restrictions of the Water Recharge Overlay District, the Harbor Protection Overlay District and the residential clearing provisions. See § 255-3-65E, § 255-3-75D and § 255-2-60.
- ¹² Agricultural buildings and structures are subject to more restrictive coverage limitations. See § 255-11-88 (Agriculture).
- ¹³ Clearing of more than 80,000 square feet requires site plan approval and special permit pursuant to § 255-2-60A(3).

EAST HAMPTON CODE

Town of East Hampton Section 255-11-10

III. Residence Districts – Table of Dimensional Regulations, Part II

[Amended 7-1-1988 by L.L. No. 4-1988; 4-21-1989 by L.L. No. 3-1989; 3-15-1991 by L.L. No. 4-1991; 11-19-1993 by L.L. No. 31-1993;
3-7-1997 by L.L. No. 10-1997; 5-15-1997 by L.L. No. 19-1997; 12-4-1998 by L.L. No. 41-1998; 7-7-2000 by L.L. No. 14-2000;

6-14-2001 by L.L. No. 11-2001; 10-14-2004 by L.L. No. 28-2004; 2-17-2005 by L.L. No. 8-2005; 5-6-2005 by L.L. No. 14-2005; 7-8-2008 by L.L. No. 12-2008; 1-5-2017 by L.L. No. 3-2017]

	A10 Residence	A5 Residence	A3 Residence	A2 Residence	A Residence	B Residence	MF Multifamily Residence	Attached Dwelling Units Pursuant to Open Space Subdivision Approval
Lot area								
Minimum (square feet)	425,000	200,000	125,000	84,000	40,000	20,000	170,000	n/a
Minimum per dwelling unit (square feet)	n/a	n/a	n/a	n/a	n/a	n/a	5,445	7,260
Lot coverage ^{1,2,3}								
Building coverage maximum (percent)	6	7	8	10	15	20	20	20
Total lot coverage maximum (percent)	18	30	30	35	40	50	75	75
Lot width								
Minimum at the building line (feet)	270	250	230	200	160	1104	n/a	n/a
Height, maximum ⁵								
Stories	2½	2½	2½	2½	2½	2½	2½	2½
Maximum height (feet)	25	25	25	25	25	25	25	25
Gabled roof, maximum height (feet)	32	32	32	32	32	30	30	32
Setbacks ^{6,7,8}								
Principal building or structure, minimum yards (feet)								
Front ^{9,10}	70	70	60	50	40	20	50	As per residence district
Each side and rear	40	40	35	30	20	15	50	As per residence district
Accessory building or structures, minimum yards (feet) ^{5,11,12,13}								
Front	80	80	70	60	50	30	50	As per residence district
Each side and rear ¹⁴	30	30	25	20	15	10	20	As per residence district
Habitable floor area								
Minimum (square feet)	600	600	600	600	600	600	400	500
Gross floor area (single-family residence)								
Maximum (square feet)	10% of lot area plus 1,000 or 20,000, whichever is less						20,000	20,000

NOTES:

¹ Subject to the clearing restrictions of the Water Recharge Overlay District and the Harbor Protection Overlay District. See § 255-3-65E and § 255-3-75D.

² Agricultural buildings and structures are subject to more restrictive coverage limitations. See § 255-11-88 (Agriculture).

³ These building and total lot coverage limitations shall only apply at the election of the property owner if existing building and lot coverage on an already improved lot has been rendered legally preexisting, nonconforming by L.L. No. 8-2005.

⁴ One hundred feet for lots in existence prior to 12-18-1984.

⁵ Subject to the relative height (pyramid law) restrictions of § 255-11-72D.

⁶ These setbacks shall only apply at the election of the property owner if any portion of the primary structure on an already improved lot has been rendered legally preexisting, nonconforming by L.L. No. 28-2004.

⁷ A flag lot shall have no front yard setback from its interior lot lines; the applicable setbacks from these lot lines shall be those for side and rear yards.

⁸ Side and rear yard setbacks for certain structures on nonconforming lots may be reduced pursuant to § 255-1-43D.

⁹ The setbacks for a principal building shall also be complied with by any garage, shed, deck, porch, patio, veranda or similar structure that is attached to that building. A stoop giving entry to the principal building shall not be required to meet these setbacks.

¹⁰ A lot has a front yard for every street on which it fronts. In the case of a waterfront lot other than an oceanfront lot, however, the yard opposite the water is a rear yard, even if it also fronts on a street. See § 255-1-20 (Lot line, front).

¹¹ Excepting the following structures, for which no minimum yards are required: driveways, walkways, below-ground wastewater disposal devices, fences and walls less than six feet in height, stoops, outdoor showers, Bilco doors, open cellar stairways, and furnace flues.

¹² Side and rear yard setbacks are doubled for swimming pools, including pool decks, slabs and patios and pool equipment pursuant to § 255-11-88, Swimming pool, Subsection (4).

¹³ Yard setbacks from all property lines are doubled for playing courts and must be at least 50 feet in depth adjoining residential property, pursuant to § 255-11-88, Playing court.

¹⁴ For a waterfront lot other than an oceanfront lot, the yard opposite the water is a rear yard, even if it fronts on a street. The rear yard required of an accessory building or structure on such a lot is double the normal rear yard for an accessory structure in that district, pursuant to § 255-11-74C.