

# ZONING

## 255 Attachment 5

### Section 255-11-10 IV. Business and Commercial-Industrial Districts -- Table of Dimensional Regulations Town of East Hampton

[Amended 8-16-1985 by L.L. No. 8-1985; 10-16-1987 by L.L. No. 15-1987;  
12-2-1994 by L.L. No. 13-1994; 11-15-1996 by L.L. No. 19-1996; 11-2-2001 by L.L. No. 22-2001; 6-4-2004 by L.L. No. 14-2004]

Lot area	CB Central Business	NB Neighborhood Business	WF Waterfront	RS Resort	CI Commercial Industrial	CS Commercial Service
Lot area						
Minimum (square feet)	3,000	10,000	20,000 <sup>11</sup>	84,000	40,000	20,000
Minimum per business or industry (square feet)	3,000 <sup>1</sup>	10,000 <sup>1</sup>	20,000 <sup>1</sup>	n/a	40,000 <sup>2</sup>	10,000
Minimum for transient hotel or motel (square feet)	n/a	n/a	n/a	3,630	n/a	n/a
Minimum for resort motel or multiple-dwelling unit (square feet)	n/a	n/a	n/a	7,260	n/a	n/a
Lot coverage						
Building coverage (maximum percent)	50	40	40	15	50 <sup>4</sup>	20
Total lot coverage (maximum percent)	80 <sup>3</sup>	70 <sup>3</sup>	75	75	75 <sup>3,4</sup>	75
Lot width						
Minimum at the street and waterfront (feet)	40	70	100	100	100	100
Height, maximum						
Stories	2	2	2	2	2	2
Maximum height (feet)	30	30	30	30	35 <sup>6</sup>	35
Gabled roof (feet)	35	35	35 <sup>5</sup>	35	35 <sup>6</sup>	35
Setback						
Yards, principal building, minimum (feet) <sup>13</sup>						
Front (corner lots have 2 front yards) <sup>12</sup>	10	25	40	30	50	25
Each side	10 <sup>8</sup>	15 <sup>7</sup>	10 <sup>7</sup>	15 <sup>7</sup>	15 <sup>7</sup>	15 <sup>7</sup>
Rear	25	25 <sup>7</sup>	25 <sup>9</sup>	15 <sup>7</sup>	25 <sup>7</sup>	15 <sup>7</sup>
Yards, accessory buildings and structures (feet)	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>	<sup>10</sup>
Habitable floor area						
Minimum (square feet)	See § 255-5-50	See § 255-5-50	n/a	See § 255-5-50	n/a	n/a
Maximum (square feet)					n/a	n/a

**NOTES:**

<sup>1</sup> Except pursuant to a special permit for multiple-business-use complex.

<sup>2</sup> Except pursuant to a special permit for planned industrial park.

<sup>3</sup> Except that the Planning Board may allow a greater percentage of lot coverage for a minor car wash, pursuant to site plan review.

<sup>4</sup> Except in Water Recharge Overlay District where lot coverage shall be a thirty-percent maximum, and total lot coverage shall be a forty-percent maximum, and total clearing (as defined) shall be a fifty-percent maximum.

<sup>5</sup> Except by special permit for boat storage and repair buildings.

<sup>6</sup> Except by special permit for industries requiring interior heights up to fifty (50) feet.

<sup>7</sup> Except for yards bordering a residence district, in which case the figure shown shall be doubled.

<sup>8</sup> If building is not to directly abut a business building on either side.

<sup>9</sup> Except pursuant to special permit for waterfront-related uses which require direct access to the waterfront edge.

<sup>10</sup> Accessory buildings and structures shall have minimum yards corresponding to those required for principal buildings and structures, unless the yard requirements for these accessory structures are reduced by the Planning Board during site plan review pursuant to § 255-6-63 hereof. No minimum yards are required for driveways, walkways, below-ground wastewater disposal devices, fences, retaining walls, stoops, Bilco doors, open cellar stairways and furnace flues, but the absence of minimum yard requirements for these structures shall not preclude the Planning Board from controlling their location during site plan review.

<sup>11</sup> Except for special permit uses which specify a larger lot area as a specific standard and safeguard. (See § 255-5-45.)

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<sup>12</sup> Corner lots in central business use districts shall have one front yard only. The Planning Board shall designate the front yard. Only the rear yard opposite the designated front yard shall be subject to rear yard setbacks. All other yards other than the designated front yard and corresponding rear yard shall be deemed side yards subject to the side yard setback requirements set forth herein, and all applicable exceptions thereto.

<sup>13</sup> For principal buildings and structures located in a Limited Business Overlay (LBO) District and principal buildings and structures for semi-public facilities, the minimum setbacks may be reduced by the Planning Board during site plan review pursuant to § 255-5-45 and § 255-5-50, respectively.