

Average Front Yard Setback

This handout to be used in conjunction with Chapter 70 of the Town of North Hempstead Code

Requirement:

In all residential zoning districts, the minimum front yard depth shall be the same as the average front yard depth of the existing buildings within 200 feet (300 feet for zoning district AA) on each side of the lot and within the same block front and district or the front yard setback for that district, whichever is greater.

When Required:

Construction of a new dwelling, front addition, second story over existing first story, or any front portico, porch or vestibule.

Blockfront:

The street and the space surrounding it, including the buildings and open space fronting on both sides of the streets.

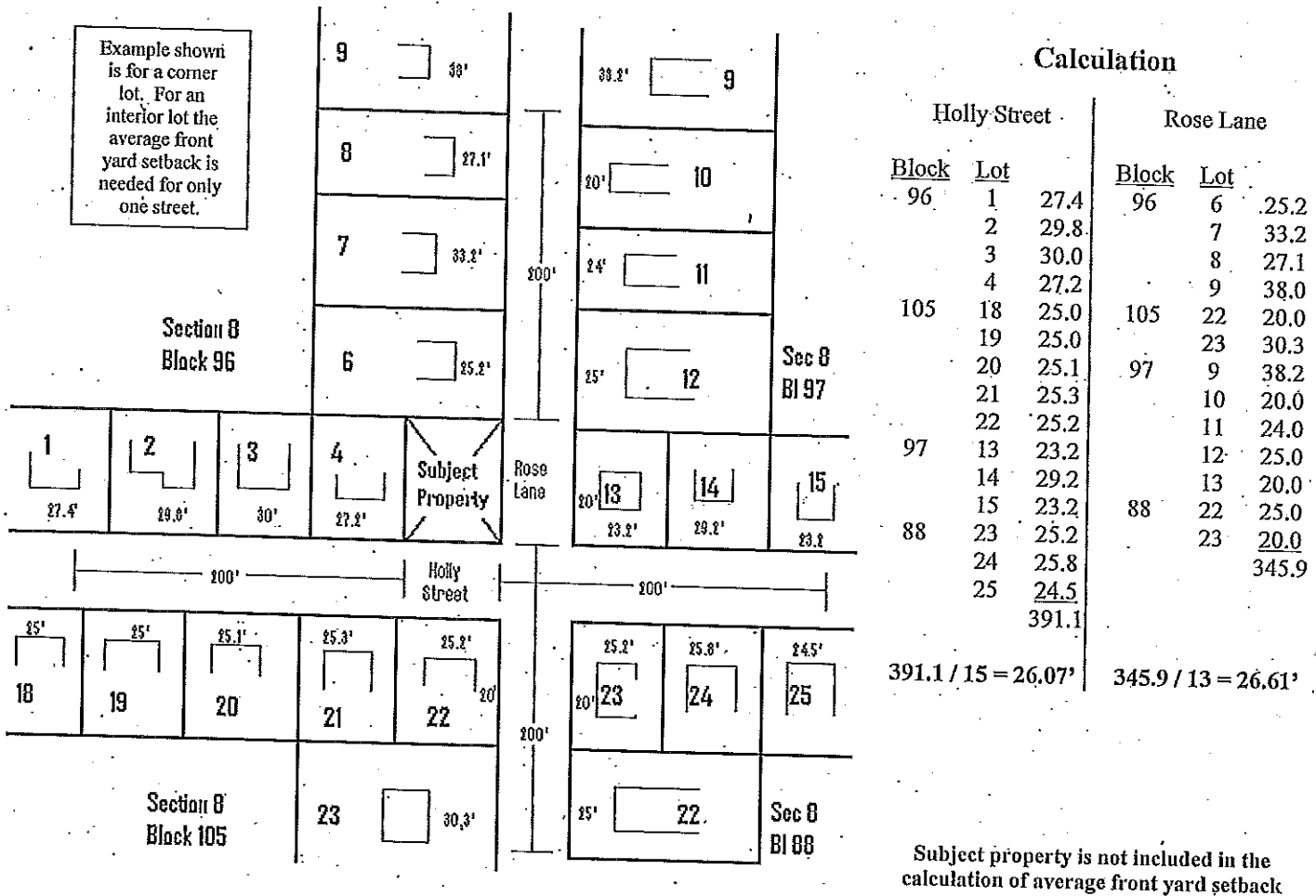
Corner Lot:

On a corner lot a separate calculation is required for each front yard.

Existing Buildings:

The front yards of the existing building is measured to the main building, not permitted encroachments such as open porches, enclosed porches, vestibule and porticos.

The following is an example of the diagram and calculation which must be provided on the plans:



- The existing front yard setbacks of the required buildings may be obtained by actual field survey performed by a Licensed Land Surveyor or by filing FOIL requests with the Town of North Hempstead Building Department for a copy of any survey which may exist in the property folders of the subject properties. When using surveys from the town records it is the applicant's responsibility to verify that the surveys depict current field conditions.
- The average front yard is required to be provided even if the applicant is proposing to build directly over or to the side of an existing first floor at the front of the existing dwelling.