



**TOWN OF NORTH HEMPSTEAD  
OFFICE OF THE TOWN ATTORNEY**

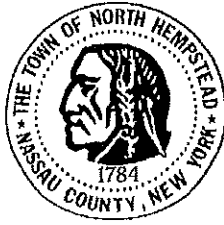
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**LOCAL LAW MEMO**

**To:** Supervisor and Members of the Town Board  
**From:** Elizabeth D. Botwin, Town Attorney *E.D.B.*  
**Re:** Proposed Local Law Amending Chapter 70 of the Town Code entitled  
"Zoning"  
**Date:** March 20, 2015

Enclosed is a copy of a proposed Local Law amending Chapter 70 of the Code of the Town of North Hempstead entitled "Zoning". The purpose of the amendment is to modify the front yard setback requirements for certain properties in the Multiple Residence District.

cc: Wayne H. Wink, Jr.  
Cindy Cardinal  
Robert Troiano  
Aline Khatchadourian  
Nick Guariglia  
Rachel Brinn



**TOWN OF NORTH HEMPSTEAD  
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**PROPOSED LOCAL LAW AMENDING  
CHAPTER 70 OF THE TOWN CODE ENTITLED "ZONING"**

**LOCAL LAW MEMORANDUM**

**Purpose of Law:**

The purpose of the amendment is to modify the front yard setback requirements for certain properties in the Multiple Residence District.

**Budget Implications:**

The adoption of the proposed local law will not have any direct budgetary implications.

**Explanation:**

Matter in **bold** and underscored is new; matter in brackets with strikethrough [~~—~~] is old law to be omitted.

**TOWN OF NORTH HEMPSTEAD  
LOCAL LAW NO. OF 2015**

**A LOCAL LAW AMENDING CHAPTER 70 OF THE TOWN CODE  
ENTITLED "ZONING"**

**BE IT ENACTED** by the Town Board of the Town of North Hempstead, as follows:

**Section 1. Legislative Intent.**

The Board finds that it is in the best interest of the Town of North Hempstead to make amendments to Chapter 70 entitled "Zoning" in order to modify the front yard setback requirements for certain properties in the Multiple Residence District.

**Section 2.**

Chapter 70, Article VIII, § 70-75. of the Town Code is hereby amended as follows:

§ 70-75. Front yard.

A. Unless the main building on the lot is controlled by § 70-75C, there shall be a front yard, the depth of which shall not be less than 25 feet.

B. On a corner lot, a front yard shall be required on each street and, unless the building is controlled by § 70-75C, the front yard on the narrower street frontage shall be not less than 25 feet in depth, and the other front yard shall be not less than 20 feet in depth: and if the street frontages are equal, a minimum front yard of 25 feet in depth shall be required on each street front.

C. [~~The minimum front yard depth shall be the same as the average front yard depth of the existing primary buildings within 200 feet on each side of the lot on the same side of the street and within the same zoning district, or 25 feet, whichever is greater. No front yard shall be required to have a depth greater than 40 feet. On a lot with multiple street fronts, the average front yard setback shall only apply to the primary front yard.~~] **No front yard shall be required for properties located within the New Cassel Urban Renewal Overlay District.** [Amended 4-12-2011 by L.L. No. 7-2011; 7-10-2012 by L.L. No. 11-2012]

**Section 3.**

This Local Law shall take effect immediately upon filing with the Secretary of State.