

TOWN OF HEMPSTEAD
DEPARTMENT OF
BUILDINGS

One Washington Street, Hempstead, NY, 11550
Office: 516-489-5000 Fax: 516-483-1573

Zoning Requirements

RESIDENCE "A"

LOT AREA	6,000 Sq. Ft.
FRONT WIDTH	60 Ft.
LOT AREA OCCUPIED	25%
SIDE YARD	Neither individual side yard shall be of a width that is less than 50% of the width of the opposite side yard.
SIDE YARDS AGGREGATE	See Below
REAR YARD (1 STORY)	Must have at least 15'
REAR YARD (2 STORIES)	Must have at least 25'
HEIGHT	No more than 2 1/2' stories & 30' from Crown of Road to peak of building
FRONT YARD SETBACK	Equal or more than the avg. of the existing buildings within 200' & not more than 40'
F.Y.S. FOR CORNER LOTS	Not Less than 30'

RESIDENCE "B" & LPRD(Levittown)

LOT AREA	6,000 Sq. Ft.
FRONT WIDTH	"B" = 55' / LPRD 60'
LOT AREA OCCUPIED	"B" = 27.5% = 30%
SIDE YARD	Same as Res. "A" except LPRD = 5'
SIDE YARDS AGGREGATE	See Below for "B" /LPRD = 15'

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REAR YARD (1 STORY)	"B" = 15' / LPRD = 25'
REAR YARD (2 STORIES)	Must have at least 25'
HEIGHT	No more than 2 1/2' stories & 30' from Crown of Road to peak of building
FRONT YARD SETBACK	Equal or more than the avg. of the existing buildings within 200' & not more than 40'
F.Y.S. FOR CORNER LOTS	Not less than 25'
<u>RESIDENCE "C"</u>	
LOT AREA	6,000 Sq. Ft.
FRONT WIDTH	50 Ft.
LOT AREA OCCUPIED	35%
SIDE YARD	Neither individual side yard shall be of a width that is less than 50% of the width of the opposite side yard
SIDE YARDS AGGREGATE	See Below
REAR YARD (1 STORY)	Must have 15'
REAR YARD (2 STORIES)	Must have 25'
HEIGHT	No more than 2 1/2 stories & 30' from Crown of Road to peak of building
FRONT YARD SETBACK	Equal or more than the avg. of the existing buildings within 200' & not more than 40'
F.Y.S. FOR CORNER LOTS	Not less than 20'

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SIDE YARDS AGGREGATE REQUIREMENTS FOR DISTRICTS "A", "B"
& "C"

Width less than 50'	Average aggregate of the houses within 200' on both sides of the street except when the aggregate is at least 15'
Width between 50' & 59.99'	Minimum aggregate shall be at least 15'
Width between 60' & 79.99'	Minimum aggregate shall be not less than 25% of the width of lot
Width between 80' & 89.99'	Minimum aggregate shall not be less than 30% of the width of lot
Width 90' or greater	Minimum aggregate shall not be less than 35% of the width of lot

- ***Example: If the lot width is 60' , 25% = 15'***