

# TOWN OF EASTHAM SETBACK REQUIREMENTS

Updated May 2023

## One Family/Two Family Structures

### Zoning District A – Residential

Residential lots subdivided **prior** to April 19, 1988:

- 25 feet from side and rear lot lines
- 30 feet from any lot line that abuts a street or way. Paper roads that have not been developed, ancient cart paths, private ways, etc. still require the 30 foot setback

Residential lots subdivided **after** April 19, 1988:

- 30 feet from side and rear lot lines
- 50 feet from any lot line that abuts a street or way. Paper roads that have not been developed, ancient cart paths, private ways, etc. still require the 50 foot setback

### Zoning Districts B (Marina) & District E (Residential/Limited Commercial)

Residential and commercial structures:

- 100 feet from all ways
- 25 feet from side and rear lot lines

## Detached Accessory Structures

Districts A, B, E, G, H

Detached accessory structures used for any purpose, in-ground and above ground pools including surrounding deck/patio areas and paved courts used for recreational purposes regardless of when lot was created:

- Height of structure from side and rear lot lines (12 foot minimum)
- 30 feet from any lot line that abuts a street or way

## Perimeter Vegetation

All Districts

- An area not less than six (6) feet in width measured from and perpendicular to the lot line around the perimeter of the lot shall be landscaped with grass, trees, shrubs or other plants. Portions of this area may be paved for pedestrian and vehicular access but at no time shall the pedestrian and/or vehicular access be located within 6 feet of the side property lines.

**\*\*FOR INFORMATIONAL PURPOSES ONLY\*\***

Consult Town of Eastham Building Commissioner or Town Planner for specific guidance