

ZONING REMINDERS

SACHEM'S HEAD ASSOCIATION ZONING COMMISSION

As a friendly reminder, with a new Zoning Enforcement Officer, we're eager to see regulations followed and enforced throughout the Association. The **SHA Zoning Regulations** (full regs available on the SHA website) protect safety, accessibility, and the residential character of our neighborhood, so please review the frequently encountered requirements below and make any necessary arrangements for your property or contractors.



DO I NEED A ZONING PERMIT?

- **All construction projects** - erecting, moving, enlarging, or externally/structurally altering any building or structure
- **Modifying the use** of any premises/lot
- **Earth excavation** (changing avg ground level by > 2½ ft), OR moving/importing/removing more than 100 cubic yards in a calendar year



HEDGE HEIGHT

Regulations **limit living hedges to 6½ feet in height** above average ground level in front, side, and rear yards (with a lower 3-foot limit near street intersections and driveways).

We know many homeowners aren't aware of this limit, since hedges tend to grow gradually over time. If yours has crept past 6½ feet, no action is needed right away, but we'd appreciate a trim at your next scheduled maintenance so we can keep sightlines and neighborhood character consistent across the Association.

We will begin enforcement in 2027.



DISPLAYING SIGNS

- **Contractor advertising signs:** not permitted
- **Political signs:** must be removed within 10 days after the election closes
- **"For Sale"/ "For Rent" signs:** max 5 sq ft, one per lot, removed within 10 days of sale/rental
- **Construction/safety signs:** max 1 sq ft, safety only
- **All other signs:** require SHA Zoning Commission approval



KEEP THE WAY CLEAR

Please trim hedges and shrubbery so they do not encroach on public sidewalks, streets, or rights-of-way. Cars may not be parked on or block sidewalks.



CONTRACTOR HOURS (exterior)

Monday–Friday, 7:30 a.m. – 5:30 p.m.

Saturday, 7:30 a.m. – 4:00 p.m.

Sunday, not permitted

Federal Holidays May 1 – Sept 30, not permitted



RENTALS

- **Minimum Rental Period:** no dwelling (principal or accessory) may be rented for < 7 continuous days
- **Short-Term Rentals (7–30 days):** limit to one short-term rental per calendar month, per dwelling. If a rental spans two calendar months, it counts against the limit for both months
- **Long-Term Rentals (31+ days):** principal dwellings may be rented, accessory dwelling allowed only if the owner is in residence the whole time, and capped at 90 days total



VIEW LANES

Waterfront properties must keep an **unobstructed View Lane to the water**, free of structures, fencing (except see-through), and landscaping > 3 ft, see regulations for full guidelines.

THANK YOU FOR HELPING KEEP OUR NEIGHBORHOOD SAFE, ACCESSIBLE & BEAUTIFUL

Questions about your property?

Reach out to our Zoning Enforcement Officer, shazoning@gmail.com, and we're happy to help.