

APPENDIX H

ZONING SUPPORTING MATERIALS

EXISTING ZONING

330 Attachment 5

Town of Southampton
 § 330-34, Business Districts Table of Dimensional Regulations
 [Amended 5-13-1986 by L.L. No. 7-1986; 7-12-2005 by L.L. No. 29-2005]

Dimension	VB Village Business	HB Highway Business	SCB Shopping Center Business	OD Office Business	MTL Motel Business	RWB Resort and Waterfront Business
Lot area ¹						
Minimum (square feet)	None	40,000	220,000	12,000	40,000	40,000
Minimum per dwelling unit (square feet)	None	Not permitted	Not permitted	11,000	40,000	Not permitted
Lot Coverage						
Maximum lot coverage by main and accessory buildings (percent)	70	30	20	30	20	20
Lot width, minimum (feet)	20	150	400	100	150	150
Height, maximum						
Stories	2	2	2	2	2	2
Feet	35	35	35	35	35	35
Yards, principal building, minimum (feet)						
Front ²	10	50 ³	100	30	60	60
Side, minimum for 1 ³	No	20	50	15	50	50
Side, total for both on interior lot	requirement, except 15 if provided	60	100	40	100	100
Side, abutting side street on corner lot	10	50 ³	100	30	60	60
Rear	35	50	50	30	50	50
Yards, accessory buildings and structures, except fences and retaining walls, minimum (feet)						
Distance from street	20	100	Not permitted	10	60	60
Distance from side line	-	-	-	-	-	-
Distance from rear line	35	50	Not permitted	10	50	50

NOTES:

¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the town and Suffolk County Department of Health Services.

² The front yard setback/transition yard requirement may be reduced to the average front setback of existing buildings within 200 feet of either side of the property.

³ Subject to the provisions of § 330-83.

ZONING

330 Attachment 7

Town of Southampton
 § 330-38, Industrial Districts Table of Dimensional Regulations
 [Amended 5-13-1986 by L.L. No. 7-1986]

Dimension	LI-40 Light Industry
Lot area ¹	
Minimum (square feet)	40,000
Minimum per dwelling unit (square feet)	Not permitted
Lot Coverage	
Maximum lot coverage by main and accessory buildings (percent)	30
Lot width, minimum (feet)	150
Height, maximum	
Stories	3
Feet	40
Yards, principal building, minimum (feet)	
Front	50
Side, minimum for 1	20
Side, total for both on interior lot	60
Side, abutting side street on corner lot	60
Rear	60
Yards, accessory buildings and structures, except fences and retaining walls, minimum (feet)	
Distance from street	60
Distance from side and rear lot	60

NOTES:

¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the town and Suffolk County Department of Health Services.

ZONING

330 Attachment 3

Town of Southampton

§ 330-11, Residence Districts Table of Dimensional Regulations⁵

[Amended 5-13-1986 by L.L. No. 7-1986; 10-24-1989 by L.L. No. 22-1989; 1-10-1995 by L.L. No. 3-1995; 5-13-2003 by L.L. No. 41-2003; 6-10-2003 by L.L. No. 47-2003; 10-26-2004 by L.L. No. 33-2004; 6-28-2005 by L.L. No. 28-2005; 4-22-2008 by L.L. No. 24-2008; 7-28-2009 by L.L. No. 33-2009; 5-25-2010 by L.L. No. 16-2010; 5-27-2014 by L.L. No. 17-2014]

Dimension	CR-40 Country Residence	R-80 Residence	R-20 Residence	R-15 Residence	MHS-40 Mobile Home Subdivision Residence	OSC ¹
Lot area ²						
Minimum (square feet)	40,000	80,000	20,000	15,000	40,000	--
Minimum per dwelling unit (square feet)	n/a	n/a	n/a	n/a	40,000	--
Maximum number of dwelling units on any 1 parcel, except as provided in § 330-8						
Lot Coverage						
Maximum lot coverage by main and accessory buildings (percent)	20	10	20	20	20	--
Lot width, minimum (feet)	150	175	120	100	150	--
Height, maximum ³						
Stories	2	2	2	2	2	--
Feet	32	32	32	32	32	--
Yards, principal building, minimum ⁴ (feet)						
Front	60	80	40	40	60	--
Side, minimum for 1	20	30	20	15	20	--
Side, total for both on interior lot	60	75	45	35	60	--
Side, abutting side street on corner lot	60	80	40	40	60	--
Rear	70	100	60	50	70	--
Yards, accessory buildings ⁶ and structures, except fences and retaining walls, minimum (feet)						
Distance from street ⁷	70	90	50	50	70	--
Distance from side and rear lot lines	20	30	10	10	20	--
Distance between buildings						

NOTES:

¹ There are no dimensional regulations for OSC; however, all construction is subject to site plan approval by the Planning Board.

² Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the town and Suffolk County Department of Health Services.

³ Maximum height in any AE or VE Zone as shown on the applicable Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the Town of Southampton shall not exceed elevation +40 feet NAVD (88) plus required Residential Code of New York State freeboard or the maximum height in feet as shown on this table, whichever is less.

⁴ Minimum yards may be modified pursuant to the provisions of § 330-45A or 330-83K.

⁵ Chapter 138, Coastal Erosion Hazard Area, of this Code defines two areas along the Atlantic Ocean shoreline of the Town, the coastal erosion hazard area and the coastal erosion hazard adjacent area. Certain dimensional regulations for those areas, governing, inter alia, yards, setbacks from dune crests, native vegetation and clearing and site disturbance, are set forth in Chapter 138 and supersede any conflicting requirements of this Chapter 30.

⁶ Minimum yards for a residential storage shed may be modified pursuant to the provisions of §330-77E.

⁷ Unroofed steps, decks, patios and terraces shall not be subject to distance from street regulations.

⁸ All structures located on a serviant parcel shall be set back a minimum of 5 feet from the boundary of any easement established for the purpose of ingress or egress.