

SUMMARY OF THE PROPOSED ZONING ORDINANCE

INTRODUCTION

The Zoning Ordinance and the Zoning Map, which is an integral part of the Ordinance, are one of the most important measures for implementing both the Planning Objectives and the Master Plan. As a legal guide to private and semi-public land uses, they make it possible for these two major components of development initiative to mesh with public land use and public facilities and utilities in seeking common goals. In the Southampton Community this is particularly important because there are three specific physical parameters that are essential limits for ultimate community development and two socio-economic parameters, which must be reckoned with as well. These factors are:

1. The need to preserve the essentials of the natural environment and its ecological systems for the benefit of the broader human community as well as for the social and economic welfare of the local community.
2. The recognized necessity to balance the population capacity of the future community with the projected maximum safe yield of the fresh water supply, considering all the requirements of the human environment. In this regard, to plan for a population capacity in excess of the reasonable safe yield, based on the available information, would be tantamount to projecting a critical emergency. To project such a capacity at the expense of the natural environment and its ecological systems would be equally catastrophic.
3. The recorded past and predictable future danger to both life and property and the change in land forms that occur as a result of tidal action, coastal storms and winds.
4. The concern for making it possible for the traditional farming activity of the Southampton Community to continue on some of the most productive soils in New York State where that very activity is also an essential quality of the community character that supports its resort economy as well.
5. The need to make available an adequate housing inventory for residents of the community and providing a reasonable

choice of housing types and costs without ignoring the physical parameters of the environment, water resource and tidal, coastal storm and wind damage.

The proposed Zoning Ordinance and Zoning Map for the Town of Southampton reflect a cooperative effort by the Planning Boards of the Town and Village of Southampton and the Village of Queque. Out of their existing ordinances they sought to establish common definitions, similar districts where an overlapping occurred, and identical procedures. In this manner, the residents, administrators, and developers all might better understand the resultant zoning ordinances and maps as a means of implementing their shared goal, the overall Southampton Community Master Plan. It is anticipated that this basic consistency will also lead to more effective administration and enforcement measures on the part of the town and the villages.

In this summary only the broad concepts of the proposed Zoning Ordinance will be described. The complete text, the Zoning Map (four sections) and a zoning flyer are all presented as separate documents.

THE EXISTING BUILDING ZONE ORDINANCE AND BUILDING ZONE MAP

The Town of Southampton adopted its first Building Zone Ordinance in 1957 after a comprehensive review of the community's existing and potential future development and the evident land use problems at that time. Subsequently, after some seven years of experience, new data and analyses became available from various public and private sources. When examined in relation to the community's future it was readily apparent that the then existing zoning regulations provided for a future population far in excess of the community's resources. As a result, two steps were undertaken.

First the town, with professional assistance, proceeded to review the new data and analyses in the light of known development trends and existing land uses and to prepare a comprehensive amendment of the Building Zone Map. This first stage considered the more obviously needed amendments. The second stage was to contract for a more detailed analyses and a Town Master Plan. This Urban Planning Assistance Program project is that second stage.

The first stage resulted in the comprehensive zoning map amendment of 1966. The second stage is presented in this Master Plan and proposed Zoning Ordinance and Zoning Map.

It is notable that the Town of Southampton Building Zone Ordinance and Building Zone Map were relatively stable from 1957 through 1966 and from 1966 to date. The proposals described here are further refinements or modifications of those earlier zoning actions designed to implement the proposed Southampton Town Master Plan.

THE PROPOSED ZONING ORDINANCE FORMAT AND PROCEDURE

In an effort to make the proposed Zoning Ordinance and Zoning Map more useful to the average reader, this comprehensive amendment proposes three general changes in format.

First, for general reader orientation, the text is reorganized to more clearly identify the contents of the Ordinance. It establishes a numerical identification for each section, subsection and paragraph for easy reference and possible amendment procedure. This results in six main section titles:

Section 1-00	GENERAL PROVISIONS
Section 2-00	DISTRICT PROVISIONS
Section 3-00	SUPPLEMENTAL RULES AND REGULATIONS
Section 4-00	SPECIAL EXCEPTION
Section 5-00	BOARD OF APPEALS
Section 6-00	ADMINISTRATION AND ENFORCEMENT

The headings of the Ordinance subsections, as listed in the Table of Contents act as a simplified index system. A further feature for general reader orientation is a more detailed Declaration of Purpose which is found in Section 1-00, General Provisions.

Second, the new format includes schedules rather than texture description of the land use and dimensional regulations for each zoning district. This makes it possible to study the Ordinance from two points of view: that of determining in which zoning districts a particular use is permitted, or that of analyzing how the various districts compare with each other.

Third, with the anticipated increased development activity and the complexity of potential building projects, the proposed Zoning Ordinance text provides clearer and more specific procedural directions. This may be noted particularly in the Sections on the Board of Appeals and on Special Exceptions. More specifically, the special exception uses, which require planning judgment, are to become a direct responsibility of the

Planning Board. In the same manner, the Administration and Enforcement Section provides for a detailed site plan review procedure prior to the issuance of a building permit for any use other than a single or two-family dwelling.

PROPOSED ZONING DISTRICTS

The proposed Zoning Ordinance contains an expanded list of districts with identifying titles descriptive of their intended land use functions. These are more specific in this so that they may better implement the projected Master Plan of Future Land Use. These districts are as follows:

Residence Districts

- CR-130 District, Single Family Country Residence
- CR- 87 District, Single Family Country Residence
- CR- 40 District, Single Family Country Residence
- R- 87 District, Single Family Residence
- R- 40 District, Single Family Residence
- R- 20 District, Single Family Residence
- R- 15 District, Single Family Residence
- R- 10 District, Single Family Residence
- MF- 44 District, Multi-Family Residence

Business Districts

- VB District, Village Business
- HB District, Highway Business
- SCB District, Shopping Center Business
- DD District, Office District Business
- MTL District, Motel Business
- RWB District, Resort and Waterfront Business

Industrial District

- LI District, Light Industry

In addition to the above listed 15 regular zoning districts, there are three "overlay districts" which are superimposed over the regular zoning districts on the Zoning Map. They designate

unique areas of the town that share a common condition for which special regulations are provided. They reflect two of the parameters affecting this Zoning Ordinance as their titles indicate:

Agricultural Overlay District

Tidal Wetland and Ocean Beach Overlay District

Tidal Flood Plain Overlay District

Within these districts note should be made of two residential regulations especially designed to promote the basic purposes of this proposed Zoning Ordinance and also the parameters set forth. First, there is the "planned residential development" which permits residential dwelling units to be clustered on a portion of a given site and the type of dwelling unit to be varied provided that the overall dwelling unit capacity of the site as determined by the applicable zoning district provisions in effect, shall not be exceeded. And second, in extension of this same principal the proposed Zoning Ordinance provides for the transfer of residential development rights. This procedure recognizes two concerns of the Master Plan. One is the need to preserve broad areas of farm land not simply small farm units surrounded by nearby residence. With the transfer of residential development rights, development from several farms may be located in one well suited area. The other concern is that whereas a limited number of apartment dwelling units may be desirable in central hamlet locations, an increased density on such sites would materially increase the ultimate population capacity of the overall community in contravention of its physical parameters. This could be overcome through the transfer of the allowable residential development from another site to an apartment site. The site so stripped of its residential development rights would then be restricted to only open land or park uses.

PROPOSED COURSE OF ACTION

The next step in establishing this proposal as the adopted Zoning Ordinance of the Town of Southampton is up to the Town Planning Board. They should study the proposal in relationship to the Town Master Plan and provide opportunities for public discussion of both documents in various areas of the community. Upon completion of this phase, the Planning Board should make its final adjustments to the Zoning Ordinance text and the Zoning Map. The results should then be transmitted to the Town Board as the Planning Board's recommendation for action. The Town Board would appropriately present the proposed Zoning Ordinance and Zoning Map for public hearing

in accordance with the statutes. Based on the various considerations noted in this process, the Town Board should then be ready to consider final adjustments and adopt the Zoning Ordinance and Zoning Map.

A further proposed future action discussed in the Bridgehampton-Sagaponack-Hayground-Mecox Detail Master Plan is the establishment of an historic district. In order to provide boundaries for such a district more detailed study will be necessary of the landmarks to be included. The district itself would become a fourth overlay district. It would provide for the preservation of the exterior of such buildings and also require that other structures and the environment be compatible with the historic character of the district.