

# ZONING

## 330 Attachment 1

### Town of Southampton § 330-10, Residence Districts Table of Use Regulations [Last amended 6-10-2025 by L.L. No. 26-2025]

P = Permitted use  
SE = Special exception use  
X = Prohibited use  
X\* = Except as identified within designated opportunity area zones

ALL UNLISTED USES ARE PROHIBITED IN ALL DISTRICTS

Use Classification	CR-200 Country Residence	CR-120 Country Residence	CR-80 Country Residence	CR-60 Country Residence	CR-40 Country Residence	R-120 Residence	R-80 Residence	R-60 Residence	R-40 Residence	R-20 Residence	R-15 Residence	R-10 Residence	MF-44 Multi- family Residence	MHS-40 Mobile Home Subdi- vision Residence	SC-44 Senior Citizen Housing	MFPRD	OSC
<b>A. Residential uses.</b>																	
(1) 1-family detached dwelling, new.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	P	X
(2) 2-family detached dwelling, new.	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X
(3) Multiple dwelling for 3 or more families.	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	P	X
(4) Conversion of existing single-family dwelling for 2 families.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	P	X	X	X	X
(5) Dwelling lawfully existing prior to adoption of this chapter.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
(6) Planned residential development.	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
(7) Camping ground.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X
(8) Mobile home.	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X
(9) Senior citizen housing.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P	P	X
(10) Conversion into residential condominium or residential cooperative.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
(11) Density incentive.	X	X	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
(12) Recreational vehicle parks.	X	X	X	X	X	X	X	X	SE	SE	SE	SE	X	X	X	X	X
(13) Living quarters for golf course employees, *SE where a golf course is existing	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
<b>B. Residential community facilities.</b>																	

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(1) Church or similar place of worship or religious instruction, parish house rectory, seminary or convent.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X
(2) (Reserved)																	
(3) Nursery school or child day care.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X
(4) Park, playground or recreational area when authorized or operated by the municipality.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(5) Public library or museum.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X
(6) Fire station, municipal office or any government building of similar character.	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X
(7) School, elementary or high, public, denominational or private, operated or licensed by the New York State Education Department.	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X
(8) School for the intellectually disabled, public or private, nonprofit, for which a certificate of incorporation has been issued under Article 31 of the Mental Hygiene Law of the State of New York.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X
(9) Colleges and universities.	X	X	X	X	X	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X
<b>C. General community facilities.</b>																	
(1) Beach club, nonprofit.	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X
(2) Bus passenger shelter.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X
(3) Cemetery.	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X
(a) Expansion of preexisting nonconforming cemetery.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X
(4) Helicopter landing area.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(5) (Reserved)																	
(6) (Reserved)																	
(7) (Reserved)																	
(8) Nursing home or proprietary rest home.	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	SE	X	X

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(9) Philanthropic, fraternal, social or educational institutional office or meeting room, nonprofit.	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	SE	X	X
(10) Public utility structure or right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality, except wireless communications towers and antennas.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	SE
(11) (Reserved)																	
(12) Yacht club, nonprofit.	X	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X
(13) Wireless communications towers and antennas.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	SE
(14) Hospitals.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X
(15) Hospice residence home.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X
(16) Assisted-living facility.															SE		
<b>D. Business uses.</b>																	
(1) Agriculture, excluding animal husbandry.	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X
(2) Animal husbandry, dairy and dairy products.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X
(3) Greenhouse, agricultural.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X
(4) Horse farm, horse stabling facility or horseback riding academy.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	SE
(5) Plant nursery.	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X
(6) Winery.	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X	X	X	X	X
(7) Marinas and boatyards lawfully existing prior to adoption of this chapter							P	P	P	P	P	P					
(8) Reconstruction or expansion of preexisting marinas and boatyards in Residential Districts							SE	SE	SE	SE	SE	SE					
(9) Battery energy storage systems in excess of 600 kWh	X	X	X	X	X	X	SE	SE	X	X	X	X	SE	X	SE	X	X
(10) Commercial-scale solar energy systems	X*	X*	X*	X	X	X*	X*	X	X	X	X	X	X	X	X	X	X*

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<b>E. Industrial uses (none permitted).</b>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<b>F. Accessory uses.</b>																	
(1) Accommodations for not more than 2 roomers or boarders in a 1-family detached dwelling, provided that separate kitchen and entrance facilities shall not be provided.	X	X	X	X	X	P	P	P	P	P	P	X	X	X	X	X	X
(2) Customary accessory structure and/or use, except those prohibited by this chapter.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(3) Home occupation other than home professional office.	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	SE	X	X
(4) Home professional office.	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	X	X	X
(5) Agricultural labor housing	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	SE	X	X	X
(6) Private garage or private off-street parking area pursuant to §§ 330-92 through 330-101.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
(7) Private mooring, dock or similar marine structure in a tidal wetland or walkway over the dunes on an ocean beach pursuant to § 330-39 et seq.	X	P	P	P	P	P	P	P	P	P	P	P	SE	P	X	X	X
(8) Private swimming pool.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	P	X
(9) Signs pursuant to §§ 330-85 through 330-91.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
(10) Temporary roadside stand for sale at retail of fish and shellfish taken by the vendor from local waters.	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	X
(11) Temporary roadside stand for sale at retail of farm products grown on the premises.	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X
(12) Wind energy conversion systems.	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X
(13) Greenhouse, private.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X
(14) Accessory apartment pursuant to Article IIA of this chapter.	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X

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(15) Bed-and-breakfast in an accessory building.	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X
(16) Battery energy storage systems, small scale pursuant to §123-39.3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
(17) Battery energy storage systems, Tier One and Tier Two pursuant to Article XXXIII.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X