

ZONING

330 Attachment 2

Town of Southampton

§ 330-11, Residence Districts Table of Dimensional Regulations⁹

[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; 2-11-2025 by L.L. No. 3-2025]

Dimension	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 Multifamily Residence	MHS-40 Mobile Home Subdivision Residence	SC-44 Senior Citizen Housing	MFPRD	OSC ¹
Lot area ²																	
Minimum (square feet)	200,000	120,000	80,000	60,000	40,000	120,000	80,000	60,000	40,000	20,000	15,000	10,000	44,000	40,000	44,000	220,000 ³	--
Minimum per dwelling unit (square feet)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	N/a	n/a	n/a	n/a	n/a	11,000 ⁴	40,000	5,500	11,000 ⁵	--
Maximum number of dwelling units on any 1 parcel, except as provided in § 330-8															75	--	--
Lot coverage																	
Maximum lot coverage by main and accessory buildings (percent)	5	10	10	15	20	10	10	15	20	20	20	20	20	20	20	20	--
Lot width, minimum (feet)	200	200	175	150	150	200	175	150	150	120	100	75	200	150	200	--	--
Height, maximum ⁶																	
Stories	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	--
Feet	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	--
Yards, principal building, minimum ⁸ (feet)																	
Front	100	80	80	80	60	80	80	80	60	40	40	30	50	60	50	50	--
Side, minimum for 1	50	30	30	25	20	30	30	25	20	20	15	10	50	20	50	50	--
Side, total for both on interior lot	125	75	75	65	60	75	75	65	60	45	35	25	100	60	100	100	--
Side, abutting side street on corner lot	100	80	80	80	60	80	80	80	60	40	40	30	50	60	50	50	--
Rear	100	100	100	100	70	100	100	100	70	60	50	30	50	70	50	50	--
Yards, accessory buildings ¹⁰ and structures, except fences and retaining walls, minimum (feet)																	
Distance from front lot line ¹¹	110	90	90	90	70	90	90	90	70	50	50	40	60	70	60	60	--
Distance from side and rear lot lines	50	30	30	30	20	30	30	30	20	10	10	8	20	20	50	50	--
Distance between buildings															50 ⁷	50	--

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 the Suffolk County Health Department.

³ Requires 220,000 square feet for each development, but no minimum for each individual building lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to Art. IV.

⁴ The effect of this section shall be prospective only, and no lands presently zoned MF-44 shall be affected hereby.

⁵ Minimum is determined by dwelling unit type and may be modified by density incentive pursuant to § 330-25D(2).

⁶ 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.

⁷ Unless both opposing walls of the building lack windows, in which case the distance may be reduced to 30 feet.

⁸ Minimum yards may be modified pursuant to the provisions of § 330-45A or 330-83K.

⁹ Chapter 138, Coastal Erosion Hazard Areas, 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 330.

¹⁰ Minimum yards for a residential storage shed may be modified pursuant to the provisions of § 330-77E.

¹¹ Unroofed steps, decks, patios and terraces shall not be subject to distance from street regulations.

¹² All structures located on a servient parcel shall be set back a minimum of 5 feet from the boundary of any easement established for the purposes of ingress and egress.