

ZONING

330 Attachment 3

Town of Southampton
§ 330-33, Business Districts Table of Use Regulations
[Last amended 6-10-2025 by L.L. No. 20-2025]

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

SIC Code ¹	Use Classification	VB Village Business	HB Highway Business	SCB Shopping Center Business	OD Office Business	MTL Motel Business	RWB Resort and Waterfront Business	HO Hamlet Office/ Residential	HC Hamlet Commercial/ Residential
	A. Residential uses.								
	(1) 1-family detached dwelling, new.	X	X	X	SE	P	X	P	P
	(2) 2-family detached dwelling, new.	X	X	X	SE	SE	X	P	P
	(3) Conversion of existing 1-family dwelling for 2 families.	X	X	X	SE	SE	X	P	P
	(4) Dwelling lawfully existing prior to adoption of this chapter.	P	P	P	P	P	P	P	P
	(5) Apartment. ²	SE	X	X	SE	X	X	SE	SE
	(6) Conversion into residential condominium or residential cooperative.	SE	SE	SE	SE	SE	SE	SE	SE
	(7) 3- and 4-family detached dwelling, new	X	X	X	X	X	X	SE	SE
	B. Residential community facilities.								
	(1) Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent.	P	P	P	P	P	P	P	P
	(2) (Reserved)								
	(3) Nursery school or child day care.	SE	SE	X	SE	X	X	SE	SE
	(4) Park, playground or recreational area when authorized or operated by the municipality.	P	P	P	P	P	P	P	P
	(5) Public library or museum.	P	P	P	P	P	P	P	P
	(6) Fire station, municipal office or any governmental building of similar character.	P	P	P	P	P	P	P	P
	(7) School, elementary or high public, denominational or private, nonprofit, operated or licensed by the New York State Education Department.	P	P	P	P	P	P	P	P
	(8) Living quarters for golf course employees. *SE where a golf course is existing	X	SE	X	X	X	X	X	X

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NOTES:

¹ "SIC" refers to the 1972 Standard Industrial Classification Manual as supplemented in 1977. Said manual and supplement are incorporated by reference as part of this chapter.

² Per Article IIA and § 330-158.

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	(8) School for the mentally challenged, public or private, nonprofit, for which a certificate of incorporation has been approved and an operating certificate issued under Article 31 of the Mental Hygiene Law of the State of New York.	SE	SE	SE	SE	SE	SE	SE	SE
8081	(9) Alcohol or substance abuse rehabilitation centers.	X	SE	X	X	X	X	X	X
8321	(10) Homeless shelters.	X	SE	X	X	X	X	X	X
	C. General community facilities.								
	(1) Beach club, nonprofit.	X	X	X	X	X	SE	X	X
	(2) Bus passenger shelter.	P	P	P	X	X	P	P	P
	(3) (Reserved)								
	(4) (Reserved)								
	(5) (Reserved)								
	(6) Nursing home or proprietary rest home.	X	SE	X	SE	X	X	X	X
	(7) Philanthropic, fraternal, social or educational institutional office or meeting room, nonprofit.	SE	P	P	SE	P	X	SE	SE
	(8) Public utility structure or right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality.	SE	SE	SE	SE	SE	SE	SE	SE
	(9) Wireless communications towers and antennas.	SE	SE	SE	SE	SE	SE	X	X
	(10) Yacht club and marina, nonprofit.	X	X	X	X	X	SE	X	X
8321	(11) Individual and family social services.	X	X	X	P	X	X	P	X
8399	(12) Social services not elsewhere classified.	X	X	X	P	X	X	P	X
	(13) Assisted-living facility.		SE		SE				
	D. Business uses.								
	(1) Agricultural category.								
01	Agriculture, excluding animal husbandry	X	P	P	P	P	P	P	P
0279	Animal shelter, kennel or aviary	X	SE	X	X	X	X	X	X
02	Animal husbandry	X	X	X	X	X	X	X	X
074	Veterinary services or kennel	X	SE	X	X	X	X	X	X
0781	Landscape and horticultural services	P	P	X	P	X	X	P	P

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	Greenhouse, agricultural	P	P	P	P	X	X	X	SE
	Greenhouse, commercial	X	SE	SE	SE	X	X	X	X
	Plant nursery	P	P	P	P	X	X	X	X
	Horse farm, horse stabling facility or horseback riding academy	X	SE	X	SE	X	X	X	X
	(2) Wholesale business category.								
5012	Automotive and other motor vehicles	X	SE	X	X	X	X	X	X
5013-4	Automotive parts and supplies	P	P	X	X	X	X	X	X
5021/3	Furniture and home furnishings	P	P	X	X	X	X	X	P
5031	Lumber, plywood and millwork	X	SE	X	X	X	X	X	X
5041-2	Sporting and recreational goods and supplies	X	P	X	X	X	X	X	X
5043	Photographic equipment and supplies	P	P	P	X	X	X	X	P
5063	Electrical apparatus and equipment, wiring supplies and construction materials	X	P	X	X	X	X	X	X
5064	Electrical appliances, television and radio sets	X	P	X	X	X	X	X	X
5065	Electronic parts and equipment	X	P	X	X	X	X	X	X
5072	Hardware	X	P	X	X	X	X	X	X
5074-5	Plumbing and heating equipment and supplies	X	P	X	X	X	X	X	X
5078	Refrigeration equipment and supplies	X	P	X	X	X	X	X	X
5081	Commercial office, business, food service and fountain machines and equipment	X	P	X	X	X	X	X	X
5083	Farm and garden machinery and equipment	X	SE	X	X	X	X	X	X
5086	Professional equipment and supplies	X	P	X	X	X	X	X	X
5087	Service establishment equipment and supplies	X	P	X	X	X	X	X	X
5094	Jewelry, watches, diamonds and other precious stones	X	P	X	X	X	X	X	P
5099	Other durable goods' wholesale distribution	X	P	X	X	X	X	X	X
5111-3	Paper and paper products	X	P	X	X	X	X	X	X
5133	Piece goods (woven fabrics)	X	P	X	X	X	X	X	P
5134	Notions and other dry goods	X	P	X	X	X	X	X	X
5136-7	Clothing, furnishings and accessories	X	P	X	X	X	X	X	P
5139	Footwear	X	P	X	X	X	X	X	P

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5181-2	Beer, wine and distilled alcoholic beverages, wholesale/retail beverage distribution	X	SE	X	X	X	X	X	X
5191	Farm supplies	X	SE	X	X	X	X	X	X
5199	Other nondurable goods' distribution							X	X
	(3) Retail business category.								
5231	Paint, glass and wallpaper stores	P	P	P	X	X	X	P	P
5251	Hardware stores	P	X	P	X	X	X	X	P
5261	Retail nursery and lawn and garden supply stores	X	P	P	X	X	X	X	SE
5271	Mobile home dealers	X	P	X	X	X	X	X	X
5311	Department stores	P	X	P	X	X	X	X	X
5334	Variety stores	P	X	P	X	X	X	X	P
5399-3	General merchandise stores	P	X	P	X	X	X	X	P
5411	Grocery stores	P	X	P	X	X	X	X	P
5422-3	Meat and fish stores	P	X	P	X	X	X	X	SE
5431	Fruit and vegetable markets	P	X	P	X	X	X	X	P
5441	Candy, nut and confectionery stores	P	X	P	X	X	X	X	P
5451	Dairy products stores	P	X	P	X	X	X	X	P
5426-3	Retail bakery, baking and selling	P	X	P	X	X	X	X	P
5499	Other food stores	P	X	P	X	X	X	X	P
5511-21	Motor vehicle dealers (new and used)	X	SE	X	X	X	X	X	X
5531	Auto and home supply stores	X	P	X	X	X	X	X	X
5541	Gasoline service stations and filling stations	X	SE	X	X	X	X	X	X
5551	Boat dealers	X	SE	X	X	X	X	X	X
5561/99	Recreational and utility trailer dealers	X	SE	X	X	X	X	X	X
5571	Motorcycle dealers	X	SE	X	X	X	X	X	X
5611/51	Clothing, personal furnishings and accessories	P	X	P	X	X	X	X	P
5661	Shoe stores	P	X	P	X	X	X	X	P
5661	Furriers	P	X	P	X	X	X	X	P
5699	Miscellaneous apparel	P	X	P	X	X	X	X	P
5712	Furniture and home furnishings	P	P	P	X	X	X	P	P
5713	Floor covering stores	P	P	P	X	X	X	P	P
5714	Drapery, curtain and upholstery stores	P	P	P	X	X	X	P	P

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5719	Miscellaneous home furnishings	P	X	P	X	X	X	P	P
5722	Household appliance stores	P	P	P	X	X	X	X	P
5732	Radio, television and related stores	P	P	P	X	X	X	X	P
5733	Music stores	P	X	P	X	X	X	X	P
5812	Drive-through or drive-in establishment	X	X	SE	X	X	X	X	X
5812	Restaurant, drive-in	X	X	X	X	X	X	X	X
5812	Restaurant, drive-through or drive-thru	X	X	SE	X	X	X	X	X
5812	Restaurant, fast-food	SE	SE	SE	X	X	X	X	X
5812	Restaurant, standard	P	P	P	P	P	P	SE	P
5812	Restaurant, take-out	P	P	P	X	P	P	X	X
5813	Bar, tavern or nightclub	X	SE	SE	X	SE	SE	X	X
5912	Drugstores	P	X	P	X	X	X	X	P
5912	Medical marijuana dispensary	SE	SE	X	X	X	X	X	SE
5921	Liquor stores (beer and wine)	P	P	P	X	X	X	X	P
5931	Used merchandise stores	P	P	P	X	X	X	X	P
5934	Antique stores	P	P	P	P	X	X	P	P
5941	Sporting goods and bicycle shops	P	X	P	X	X	X	X	P
5942	Bookstores	P	X	P	X	X	X	X	P
5943	Stationery stores	P	X	P	X	X	X	X	P
5944	Jewelry stores	P	X	P	X	X	X	X	P
5945	Hobby, game and toy stores	P	X	P	X	X	X	X	P
5946	Camera and photographic supply stores	P	X	P	X	X	X	X	P
5947	Gift, novelty and souvenir shops	P	X	P	X	X	X	X	P
5948	Luggage and leather goods	P	X	P	X	X	X	SE	P
5949	Sewing, needlework and piece goods stores	P	X	P	X	X	X	SE	P
5961	Mail-order houses	P	P	P	X	X	X	SE	P
5982	Fuel and ice dealers (except oil and gas)	X	SE	X	X	X	X	X	X
5983	Fuel oil dealers (fuel storage in tanks)	X	SE	X	X	X	X	X	X
5984	Liquefied-gas dealers (fuel storage in tanks)	X	SE	X	X	X	X	X	X
5992	Florists	P	X	P	X	X	X	SE	P
5993	Cigar stores and tobacconists	P	X	P	X	X	X	X	P
5994	News dealers and newsstands	P	X	X	X	X	X	X	P

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	Retail center								
	Community	X	X	SE	X	X	X	X	X
	Hamlet	SE	X	SE	X	X	X	X	X
	Regional	X	X	X	X	X	X	X	X
5999	Other retail	P	X	P	X	X	X	SE	P
	(4) Office business category.								
60-1	Banks and credit agencies	P	P	P	P	X	X	X	P
60-1	Drive-through or drive-in bank	X	SE	P	SE	X	X	X	X
62	Security and commodity brokers, exchanges and services	P	P	P	P	X	X	P	P
63-4	Insurance offices	P	P	P	P	X	X	P	P
65-6	Real estate offices	P	P	P	P	X	X	P	P
67	Other investment offices	P	P	P	P	X	X	P	P
731	Advertising services	P	P	P	P	X	X	P	P
732	Credit/mercantile reporting agencies	P	P	P	P	X	X	P	P
733	Mailing, reproduction, commercial art and steno services	P	P	P	P	X	X	P	P
736	Personnel supply agencies	P	P	P	P	X	X	P	P
737	Computer and data processing services	P	P	P	P	X	X	P	P
7392	Management, consulting and public relations services	P	P	P	P	X	X	P	P
7393	Protective and security agencies	P	P	P	P	X	X	P	P
801-4	Offices of physicians, dentists and other health practitioners and medical arts buildings	P	P	P	P	X	X	P	P
807	Medical and dental laboratories	X	P	P	P	X	X	X	SE
808	Outpatient care facilities	X	P	P	P	X	X	X	X
809	Health and allied services	X	P	P	P	X	X	X	SE
811	Legal services	P	P	P	P	X	X	P	P
824	Correspondence and vocational schools	P	P	X	P	X	X	X	SE
829	Other schools and educational services	P	P	X	P	X	X	X	SE
861-3	Business, professional and labor organizations	P	P	X	P	X	X	P	P

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864	Civic, social and fraternal associations	P	P	X	P	X	X	P	P
865	Political organizations	P	P	X	P	X	X	P	P
869	Other membership organizations	P	P	X	P	X	X	P	P
891	Engineering, architectural and surveying services	P	P	X	P	X	X	P	P
892	Noncommercial educational, scientific and research organization	P	P	X	P	X	SE ¹	P	P
893	Accounting, auditing and bookkeeping services	P	P	X	P	X	X	P	P
899	Other services	P	P	X	P	X	X	P	P
	(5) Personal and other service categories.								
15-17	Building construction, general and special trade contractors	X	SE	X	X	X	X	X	X
41	Public passenger transportation services and terminals	X	SE	X	X	X	X	X	X
497	Irrigations systems	X	SE	X	X	X	X	X	X
721	Laundry, dry-cleaning plants and garment services	X	SE	X	X	X	X	X	X
	Laundry, dry-cleaning and garment services (pickup/drop-off centers only)	P	X	P	P	X	X	X	SE
	Dry cleaning - neighborhood service facility	SE	SE	SE	SE	X	X	X	SE
722	Photographic studios	P	X	P	P	X	X	SE	P
723-4	Beauty or barber shops	P	X	P	X	X	X	X	P
725	Shoe repair	P	X	P	X	X	X	SE	P
726	Funeral services, except crematory	X	P	X	P	X	X	P	P
729	Costume and formal wear rental; diet or weight-reducing workshops; and tanning salons	P	P	P	X	X	X	X	X
729	Other personal services	X	P	X	X	X	X	X	X
734	Household and building services	X	P	X	X	X	X	X	X
7394	Appliance, furniture and equipment rental and leasing	X	P	X	P	X	X	X	X
751	Auto, truck and trailer rental and leasing	X	SE	X	X	X	X	X	X
753169	Automotive and auto body repair shops	X	SE	X	X	X	X	X	X
7534	Tire retreading and repair shops	X	SE	X	X	X	X	X	X

NOTES:

¹ The noncommercial educational, scientific or research organization shall primarily be engaged in the study of the marine environment.

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7535	Auto paint shops	X	SE	X	X	X		X	X	X
7542	Auto cleaning and carwashes	X	SE	X	X	X		X	X	X
7549	Other auto services	X	SE	X	X	X		X	X	X
762	General electrical repair shops	X	P	X	X	X		X	X	X
763	Watch, clock and jewelry repair	P	X	X	X	X		X	X	P
764	Reupholstery and furniture repair	X	P	X	X	X		X	SE	SE
769	Other repair services, welding	X	SE	X	X	X		X	X	X
4121	Taxicab services, including repairs	X	SE	X	X	X		X	X	X
7399	Business services, not elsewhere classified	X	SE	X	X	X		X	X	X
	Battery energy storage systems, small scale pursuant to §123-39.3.	P	P	P	P	P		P	P	P
	Battery energy storage systems, Tier One, pursuant to Article XXXIII	SE	SE	SE	SE	SE		X	SE	SE
	Battery energy storage systems, Tier Two pursuant to Article XXXIII	X	X	X	X	X		X	X	X
	Commercial-scale, solar energy systems	X*	SE	SE	SE	SE		SE	SE	SE
5993	Nonmedical cannabis dispensary	X	SE	SE	X	X		X	X	X
	(6) Amusement and recreational business category.									
782	Motion-picture, film and tape distribution	P	X	P	X	X		X	X	SE
783	Motion-picture theaters, community	SE	SE	SE	X	X		X	X	X
791	Dance halls, studios or schools	SE	SE	SE	X	X		X	SE	SE
793	Bowling alleys or billiards	X	SE	SE	X	SE		SE	X	X
799	Physical fitness facilities	P	P	P	X	X		X	X	X
7999	Other indoor activities	X	SE	SE	X	SE		SE	X	X
7999	Miniature golf, driving ranges, pitch-n-putt, batting cages, go-carts, bumper cars or similar outdoor recreation	X	SE	X	X	SE		X	X	X
7999	Art galleries	P	X	P	P	X		X	P	P
	(7) Other business uses.									
	Hotels and motels, transient	X	X	X	X	SE		X	X	X
	Motels, resort	X	X	X	X	X		SE	X	X
	Marinas and yacht clubs, for profit	X	X	X	X	X		SE	X	X
	Waterfront business complex	X	X	X	X	X		SE	X	X
	E. Industrial uses:									
	(1) Nonmanufacturing industry.									

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422	Warehousing	X	P	X	X	X		X	X	X
	Self-service storage facility	X	SE	X	X	X		X	X	X
	(2) Manufacturing industry.									X
025	Bakeries, wholesale	X	P	X	X	X		X	X	X
2092	Fresh or frozen packaged fish or commercial fishing facilities	X	X	X	X	X		SE	X	X

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2097	Manufactured ice	X	P	X	X	X	X	X	X
27	Printing or publishing	SE	P	X	X	X	X	X	X
321-3	Glass and glass products	X	SE	X	X	X	X	X	X
326	Pottery and related products	X	SE	X	X	X	X	X	X
373	Ship and boat building and repairing or boatyards	X	X	X	X	X	SE	X	X
3949	Sporting and athletic goods, not elsewhere classified	X	SE	X	X	X	X	X	X
411	(3) Local and suburban passenger transportation.	X	SE	X	X	X	X	X	X
4121	(4) Taxicabs.	X	SE	X	X	X	X	X	X
	F. Accessory uses.								
	(1) Accommodations for not more than 2 roomers or boarders in 1-family detached dwelling, provided that separate kitchen and entrance facilities shall not be provided.	SE	SE	SE	SE	P	SE	SE	SE
	(2) Customary accessory structures and/or uses, except those prohibited by this chapter.	P	P	P	SE	P	P	P	P
	(3) Home occupations other than home professional offices.	P	P	P	SE	SE	SE	P	P
	(4) Home professional offices.	P	P	P	P	P	P	P	P
	(5) Private garages or private off-street parking pursuant to §§ 330-92 through 330-101.	P	P	P	P	P	P	P	P
	(6) Private mooring, docks or similar marine structures in tidal wetlands or walkways over the dunes on an ocean beach pursuant to § 330-39 et seq.	X	X	X	X	X	P	P	P
	(7) Private swimming pools.	P	P	P	P	P	P	P	P
	(8) Signs pursuant to §§ 330-85 through 330-91.	P	P	P	P	P	P	P	P
	(9) Temporary roadside stands for sale at retail of farm products grown on the premises.	X	P	X	X	X	X	SE	SE
	(10) Housing for restaurant employees.	SE	SE	X	SE	SE	SE	SE	SE
	(11) Greenhouses, private.	P	P	P	P	P	P	P	P
	(12) Accessory apartment pursuant to Article IIA of this chapter.	P	P	P	P	P	P	P	P
7011	(13) Bed-and-breakfast in an accessory building.	SE	SE	X	SE	SE	SE	SE	SE
7011	(14) Bed-and-breakfast above stores and restaurants.	SE	X	X	X	X	X	SE	SE
	(15) Battery energy storage systems less than or equal to 600 kWh	P	P	P	P	P	P	P	P
	(16) Battery energy storage systems in excess of 600 kWh	SE	SE	SE	SE	X	X	SE	SE