

ZONING

330 Attachment 4

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	HO Hamlet Office/ Residential	HC Hamlet Commercial
Lot area ¹								
Minimum (square feet)	None	40,000	220,000	12,000	40,000	40,000	10,000	10,000
Minimum per dwelling unit (square feet)	None	Not permitted	Not permitted	11,000	40,000	Not permitted	10,000	10,000
Lot coverage								
Maximum lot coverage by main and accessory buildings (percent)	70	30	20	30	20	20	20	20
Lot width, minimum (feet)	20	150	400	100	150	150	75	75
Height, maximum								
Stories	2	2	2	2	2	2	2	2
Feet	35	35	35	35	35	35	32	32
Yards, principal building, minimum (feet)								
Front ²	10	50 ³	100	30	60	60	30 ³	30 ³
Side, minimum for 1 ³	No	20	50	15	50	50	15	15
Side, total for both on interior lot	requirement, except 15 if provided	60	100	40	100	100	30	30
Side, abutting side street on corner lot	10	50 ³	100	30	60	60	30	30
Rear	35	50	50	30	50	50	30 ³	30 ³
Yards, accessory buildings and structures, except fences and retaining walls, minimum (feet)								
Distance from street	20	100	Not permitted	10	60	60	40	40
Distance from side line	—	—	—	—	—	—	5	5
Distance from rear line	35	50	Not permitted	10	50	50	10	10

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 the 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.