

ZONING

330 Attachment 5

Town of Southampton
§ 330-34.3, University District Table of
Use Regulations
[Added 6-12-2012 by L.L. No. 7-2012]

P = Permitted use
 SE = Special exception use
 X = Prohibited use

SIC Code	Use Classification	U-25 University
	A. Residential uses.	
	(1) 1-family detached dwelling, new.	SE
	(2) 2-family detached dwelling, new.	SE
	(3) Conversion of existing 1-family dwelling for 2 families.	SE
	(4) Dwelling lawfully existing prior to adoption of this chapter.	P
	(5) Apartment.	SE
	(6) Conversion into residential condominium or residential cooperative.	X
	(7) 3- and 4-family detached dwelling, new.	SE
	B. Residential community facilities.	
	(1) Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent.	P
	(2) (Reserved)	
	(3) Nursery school or child day care.	SE
	(4) Park, playground or recreational area when authorized or operated by the municipality.	P
	(5) Public library or museum.	P
	(6) Fire station, municipal office or any governmental building of similar character.	P
	(7) School, elementary or high, public, denominational or private, nonprofit, operated or licensed by the New York State Education Department.	P
	(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
8081	(9) Alcohol or substance abuse rehabilitation centers.	X

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SIC Code	Use Classification	U-25 University
8321	(10) Homeless shelters.	X
	C. General community facilities.	
	(1) Beach club, nonprofit.	X
	(2) Bus passenger shelter.	P
	(3) (Reserved)	
	(4) (Reserved)	
	(5) (Reserved)	
	(6) Nursing home or proprietary rest home.	X
	(7) Philanthropic, fraternal, social or educational institutional office or meeting room, nonprofit.	P
	(8) Public utility structure or right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality.	SE
	(9) Wireless communications towers and antennas.	SE
	(10) Yacht club and marina, nonprofit.	X
8321	(11) Individual and family social services.	SE
8399	(12) Social services not elsewhere classified.	X
	D. Business uses.	
	(1) Agricultural category.	
01	Agriculture, excluding animal husbandry	P
0279	Animal shelter, kennel or aviary	X
02	Animal husbandry	X
074	Veterinary services or kennel	X
0781	Landscape and horticultural services	SE
	Greenhouse, agricultural	P
	Greenhouse, commercial	X
	Plant nursery	P
	Horse farm, horse stabling facility or horseback riding academy	X
	(2) Wholesale business category.	
5012	Automotive and other motor vehicles	X
5013-4	Automotive parts and supplies	X
5021/3	Furniture and home furnishings	X
5031	Lumber, plywood and millwork	X
5041-2	Sporting and recreational goods and supplies	X
5043	Photographic equipment and supplies	X
5063	Electrical apparatus and equipment, wiring supplies and construction materials	X
5064	Electrical appliances, television and radio sets	X
5065	Electronic parts and equipment	X
5072	Hardware	X
5074-5	Plumbing and heating equipment and supplies	X
5078	Refrigeration equipment and supplies	X

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SIC Code	Use Classification	U-25 University
5081	Commercial office, business, food service and fountain machines and equipment	X
5083	Farm and garden machinery and equipment	X
5086	Professional equipment and supplies	X
5087	Service establishment equipment and supplies	X
5094	Jewelry, watches, diamonds and other precious stones	X
5099	Other durable goods' wholesale distribution	X
5111-3	Paper and paper products	X
5133	Piece goods (woven fabrics)	X
5134	Notions and other dry goods	X
5136-7	Clothing, furnishings and accessories	X
5139	Footwear	X
	Beer, wine and distilled alcoholic beverages, wholesale/retail beverage distribution	X
5191	Farm supplies	X
5199	Other nondurable goods' distribution	X
	(3) Retail business category.	X
5231	Paint, glass and wallpaper stores	X
5251	Hardware stores	X
5261	Retail nursery and lawn and garden supply stores	X
5271	Mobile home dealers	X
5311	Department stores	X
5334	Variety stores	SE
5399-3	General merchandise stores	SE
5411	Grocery stores	X
5422-3	Meat and fish stores	X
5431	Fruit and vegetable markets	X
5441	Candy, nut and confectionery stores	SE
5451	Dairy products stores	X
5426-3	Retail bakery, baking and selling	SE
5499	Other food stores	SE
5511-21	Motor vehicle dealers (new and used)	X
5531	Auto and home supply stores	X
5541	Gasoline service stations and filling stations	X
5551	Boat dealers	X
5561/99	Recreational and utility trailer dealers	X
5571	Motorcycle dealers	X
5611/51	Clothing, personal furnishings and accessories	SE
5661	Shoe stores	X
5661	Furriers	X
5699	Miscellaneous apparel	SE
5712	Furniture and home furnishings	X
5713	Floor covering stores	X

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SIC Code	Use Classification	U-25 University
5714	Drapery, curtain and upholstery stores	X
5719	Miscellaneous home furnishings	X
5722	Household appliance stores	X
5732	Radio, television and related stores	X
5733	Music stores	X
5812	Drive-through or drive-in establishment	X
5812	Restaurant, drive-in	X
5812	Restaurant, drive-through or drive-thru	X
5812	Restaurant, fast-food	SE
5812	Restaurant, standard	SE
5812	Restaurant, take-out	SE
5813	Bar, tavern or nightclub	X
5912	Drugstores	X
5921	Liquor stores (beer and wine)	X
5931	Used merchandise stores	X
5934	Antique stores	X
5941	Sporting goods and bicycle shops	X
5942	Bookstores	P
5943	Stationery stores	SE
5944	Jewelry stores	X
5945	Hobby, game and toy stores	X
5946	Camera and photographic supply stores	X
5947	Gift, novelty and souvenir shops	SE
5948	Luggage and leather goods	X
5949	Sewing, needlework and piece goods stores	X
5961	Mail-order houses	X
5982	Fuel and ice dealers (except oil and gas)	X
5983	Fuel oil dealers (fuel storage in tanks)	X
5984	Liquefied-gas dealers (fuel storage in tanks)	X
5992	Florists	X
5993	Cigar stores and tobacconists	X
5994	News dealers and newsstands	P
	Retail center	X
	Community	X
	Hamlet	X
	Regional	X
5999	Other retail	SE
	(4) Office business category.	SE
60-1	Banks and credit agencies	SE
60-1	Drive-through or drive-in bank	X
62	Security and commodity brokers, exchanges and services	X
63-4	Insurance offices	X
65-6	Real estate offices	X

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SIC Code	Use Classification	U-25 University
67	Other investment offices	X
731	Advertising services	X
732	Credit/mercantile reporting agencies	X
733	Mailing, reproduction, commercial art and steno services	SE
736	Personnel supply agencies	SE
737	Computer and data processing services	SE
7392	Management, consulting and public relations services	SE
7393	Protective and security agencies	X
801-4	Offices of physicians, dentists and other health practitioners and medical arts buildings	P
807	Medical and dental laboratories	P
808	Outpatient care facilities	P
809	Health and allied services	P
811	Legal services	P
824	Correspondence and vocational schools	P
829	Other schools and educational services	P
861-3	Business, professional and labor organizations	P
864	Civic, social and fraternal associations	P
865	Political organizations	P
869	Other membership organizations	P
891	Engineering, architectural and surveying services	P
892	Noncommercial educational, scientific and research organization	P
893	Accounting, auditing and bookkeeping services	P
899	Other services	
	(5) Personal and other service categories.	
15-17	Building construction, general and special trade contractors	X
41	Public passenger transportation services and terminals	SE
497	Irrigations systems	X
721	Laundry, dry-cleaning plants and garment services	X
	Laundry, dry-cleaning and garment services (pickup/drop-off centers only)	X
	Dry cleaning - neighborhood service facility	X
722	Photographic studios	X
723-4	Beauty or barber shops	X
725	Shoe repair	X
726	Funeral services, except crematory	X

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SIC Code	Use Classification	U-25 University
729	Costume and formal wear rental; diet or weight reducing workshops; and tanning salons	X
729	Other personal services	X
734	Household and building services	X
7394	Appliance, furniture and equipment rental and leasing	X
751	Auto, truck and trailer rental and leasing	X
753169	Automotive and auto body repair shops	X
7534	Tire retreading and repair shops	X
7535	Auto paint shops	X
7542	Auto cleaning and carwashes	X
7549	Other auto services	X
762	General electrical repair shops	X
763	Watch, clock and jewelry repair	X
764	Reupholstery and furniture repair	X
769	Other repair services, welding	X
4121	Taxicab services, including repairs	X
7399	Business services, not elsewhere classified	X
	(6) Amusement and recreational business category.	
782	Motion-picture, film and tape distribution	X
783	Motion-picture theaters, community	SE
791	Dance halls, studios or schools	SE
793	Bowling alleys or billiards	SE
799	Physical fitness facilities	P
7999	Other indoor activities	SE
7999	Miniature golf, driving ranges, pitch-n-putt, batting cages, go-carts, bumper cars or similar outdoor recreation	X
7999	Art galleries	P
	(7) Other business uses.	
	Hotels and motels, transient	X
	Motels, resort	X
	Marinas and yacht clubs, for profit	X
	Waterfront business complex	X
	E. Industrial uses.	X
	(1) Nonmanufacturing industry.	X
422	Warehousing	X
	Self-service storage facility	X
	(2) Manufacturing industry.	X
025	Bakeries, wholesale	X
2092	Fresh or frozen packaged fish or commercial fishing facilities	X

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SIC Code	Use Classification	U-25 University
2097	Manufactured ice	X
27	Printing or publishing	SE
321-3	Glass and glass products	X
326	Pottery and related products	X
373	Ship and boat building and repairing or boatyards	X
3949	Sporting and athletic goods, not elsewhere classified	X
411	(3) Local and suburban passenger transportation.	SE
4121	(4) Taxicabs.	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
	(2) Customary accessory structures and/or uses, except those prohibited by this chapter.	P
	(3) Home occupations other than home professional offices.	X
	(4) Home professional offices.	X
	(5) Private garages or private off-street parking pursuant to §§330-92 through 330-101.	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.	SE
	(7) Private swimming pools.	P
	(8) Signs pursuant to §§330-85 through 330-91.	P
	(9) Temporary roadside stands for sale at retail of farm products grown on the premises.	P
	(10) Housing for restaurant employees.	X
	(11) Greenhouses, private.	P
	(12) Accessory apartment pursuant to Article IIA of this chapter.	SE
7011	(13) Bed-and-breakfast in an accessory building.	X
7011	(14) Bed-and-breakfast above stores and restaurants.	X