

# ZONING

## 280 Attachment 2

**Town of Southold**  
**Density and Minimum Lot Size Schedule for Nonresidential Districts<sup>1</sup>**  
**[Added 1-10-1989 by L.L. No. 1-1989; amended 8-1-1989 by L.L. No. 14-1989; 5-6-2003 by L.L. No. 9-2003]**

District	LB Limited Business	HB Hamlet Business	B General Business	M-I Marine I	M-II Marine II	LIO Light Industrial Park/Planned Office Park	LI Light Industrial
Minimum lot size (square feet):							
Business, office, industrial or other nonresidential use							
Use with or without utilities	80,000	20,000	30,000	40,000	80,000	120,000	40,000
1-family detached dwelling							
Residential unit without utilities	80,000 (iii)	20,000 (vii)	40,000	40,000	40,000 (vii)	NA	NA
Residential unit with community water	NA	20,000 (vii)	40,000	20,000	20,000 (vii)	NA	NA
Residential unit with community water and sewer	NA	10,000 (xi)	40,000	10,000	10,000 (xi)	NA	NA
2-family detached dwelling							
2-family dwelling without utilities	160,000 (xii)	40,000 (ii)	40,000	NA	NA	NA	NA
2-family dwelling with community water	NA	40,000 (ii)	40,000	NA	NA	NA	NA
2-family dwelling with community water and sewer	NA	20,000 (vii)	40,000	NA	NA	NA	NA
Multiple dwelling unit or townhouse <sup>2</sup>							
Multiple dwelling or townhouse without utilities	NA	20,000	40,000	NA	NA	NA	NA
Multiple dwelling or townhouse with community water	NA	20,000	40,000	NA	NA	NA	NA
Multiple dwelling or townhouse with community water and sewer	NA	10,000	40,000	NA	NA	NA	NA
Motel, hotel or conference center guest unit <sup>2</sup>							
Guest unit without utilities	NA	6,000	6,000	NA	6,000	6,000	6,000
Guest unit with community water	NA	6,000	6,000	NA	6,000	6,000	6,000
Guest unit with community water and sewer	NA	4,000	4,000	NA	4,000	6,000	4,000

**KEY:**

NA = Not applicable.

**NOTES:**

<sup>1</sup> Roman numerals refer to the applicable column in the Residential Bulk Schedule.

<sup>2</sup> For multiple dwelling, hotel, motel and/or conference uses (where permitted), this table refers to minimum lot size per unit. Refer to the Residential Bulk Schedule for total lot size, yard and setback dimensions for the applicable district, unless more-restrictive requirements are indicated in the text of the chapter.