

# ZONING

## 280 Attachment 3

### Town of Southold Bulk Schedule for Residential Districts

[Added 1-10-1989 by L.L. No. 1-1989; amended 6-29-2021 by L.L. No. 9-2021; 10-18-2022 by L.L. No. 10-2022; 12-13-2022 by L.L. No. 16-2022; 7-18-2023 by L.L. No. 17-2023]

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Column No.	i	ii	iii	iv	v	vi	vii	ix	x	xi	xii
District	A-C	R-40	R-80	R-120	R-200	R-400	HD	RR	RO	Residential Unit Where Community Water and Sewer Available	2-Family Detached Dwellings in R-80 District
Minimum requirements for 1-family detached dwellings <sup>1</sup>											
Lot size (square feet)	80,000	40,000	80,000	120,000	200,000	400,000	20,000	20,000	40,000	10,000	160,000
Lot width (feet)	175	150	175	200	270	270	75	75	150	60	270
Lot depth (feet) <sup>0</sup>	250	175	250	300	400	400	120	120	175	80	400
Front yard (feet)	60	50	60	60	60	60	35	35	50	30	60
Primary front yard (feet)	60	50	60	60	60	60	35	35	50	30	60
Secondary front yard (feet)	40	35	40	40	40	40	25	25	35	20	40
Side yard (feet)	20	15	20	30	30	30	15	15	15	15	30
Both side yards (feet)	45	35	45	60	60	60	30	30	35	30	60
Rear yard (feet)	75	50	75	85	100	100	35	35	50	30	85
Livable floor area (square feet per dwelling unit)	850	850	850	850	850	850	850 <sup>2</sup>	850 <sup>3</sup>	850	850	850
Maximum permitted dimensions: <sup>4</sup>											
Lot coverage (percent)	20	20	20	10	5	5	25	25	20	25	10
Building height (feet) <sup>5,6</sup>	35/25	35/25	35/25	35/25	35/25	35/25	35	35/25	35	35	35
Number of stories	2	2	2	2	2	2	2	2	2	2	2

NOTES:

<sup>1</sup> See text of chapter and Density and Minimum Lot Size Schedules for applicable districts.

<sup>2</sup> Except one-bedroom or studio in multiple dwelling may have 600 square feet. Minimum floor area may be reduced up to 200 for moderate- and/or lower-cost dwellings.

<sup>3</sup> Except one-bedroom or studio in multiple dwelling may have 600 square feet.

<sup>4</sup> See limits to gross floor area (GFA) in § 280-4.

<sup>5</sup> Building height for all districts: 35 feet to peak of sloping roofs, 25 feet for flat or mansard roofs; see definitions.

<sup>6</sup> Roofs must be within the sky plane; see definitions.