

SOUTHOLD CODE

280 Attachment 6

**Town of Southold**

**Schedule for Open Space, Buffers and Setbacks for Residential Site Plans**

[Added 1-20-2009 by L.L. No. 2-2009]

| <b>Size of Property<br/>(acres)</b> | <b>Minimum Open Space<br/>Set-Aside (as a percent of<br/>total land area of project)</b> | <b>Minimum Setback<br/>(feet)<sup>1</sup></b> | <b>Minimum Buffer<br/>(feet)<sup>2</sup></b> |
|-------------------------------------|--|---|--|
| <15                                 | 20   | 30  | 20   |
| 15-39                               | 30   | 35  | 25   |
| >39                                 | 50   | 75  | 50   |

NOTES:

<sup>1</sup> Perimeter setback from property line to all structures, including driveways, patios and decks (includes the buffer area). Setback must be vegetated. Where open space is between the property line and the buildings, the buildings must be set back from the open space a minimum of 10 feet as measured from the edge of the structure to the nearest edge of open space. The portion of the setback not encompassing the buffer area is excluded from the open space calculation.

<sup>2</sup>The buffer is located within the minimum setback. The buffer begins at the property line and extends in towards the interior of the parcel. The area of the buffer shall be included in open space calculations. At the discretion of the Planning Board, buffers can either be nondisturbance, meaning the buffer area is left in its natural state and vegetation is not cut or removed, or a buffer can be planted and landscaped according to a plan approved by the Planning Board.