

ZONING

255 Attachment 2

Town of East Hampton

Section 255-11-10

I. Use Table for Residential and Related Uses

[Amended 8-16-1985 by L.L. No. 8-1975; 9-24-1991 by L.L. No. 20-1991; 12-18-1992 by L.L. No. 33-1992; 12-18-1997 by L.L. No. 40-1997; 1-8-1999 by L.L. No. 1-1999; 11-2-2001 by L.L. No. 22-2001; 10-4-2002 by L.L. No. 32-2002; 5-6-2005 by L.L. No. 14-2005; 10-7-2005 by L.L. No. 31-2005; 5-4-2007 by L.L. No. 18-2007; 7-1-2010 by L.L. No. 6-2010; 10-2-2014 by L.L. No. 33-2014; 12-1-2016 by L.L. No. 49-2016; 6-20-2024 by L.L. No. 16-2024]

Use Codes:

P = Permitted use

SP = Special permit use

X = Prohibited use

| Use | Residential Districts | | | | | | | | | Commercial Districts | | | | | | Commercial Service | Special District |
|--|-----------------------|----|----|----|----|----|----|-----|-----|----------------------|----|-----------------|----|----------------|----|--------------------|------------------|
| | A10 | A5 | A3 | A2 | A | B | MF | AHO | LBO | RO | RS | NB | CB | WF | CI | CS | PC |
| A. Residential uses. | | | | | | | | | | | | | | | | | |
| (1) Single-family residence | | | | | | | | | | | | | | | | | |
| (a) New single-family residence | P | P | P | P | P | P | P | P | P | X | X | X | X | X | X | X | X |
| (b) Enlargement or reconstruction of existing single-family residence | P | P | P | P | P | P | P | P | P | X | SP | SP | SP | SP | SP | SP | X |
| (c) Residential museum, as accessory use | SP | SP | SP | SP | SP | SP | X | X | X | X | X | X | X | X | X | X | X |
| (2) 2-family residence | | | | | | | | | | | | | | | | | |
| (a) On single and separate parcel(s) | X | X | X | X | X | X | SP | SP | X | X | X | X | X | X | X | X | X |
| (b) On parcel(s) created pursuant to Chapter 193 of the East Hampton Town Code | P | P | P | P | P | P | X | P | P | X | X | X | X | X | X | X | X |
| (4) Change of use of a single-family residence | | | | | | | | | | | | | | | | | |
| (a) Accessory dwelling unit (within residence or detached structure) | SP | SP | SP | SP | SP | SP | SP | SP | SP | X | SP | SP | SP | SP | SP | X | X |
| (b) Mobile home on a single and separate parcel | P | P | P | P | P | P | P | X | SP | SP | SP | SP | SP | SP | SP | X | X |
| (c) Mobile home park | X | X | X | X | X | X | X | SP | X | X | X | X | X | X | X | X | X |
| (d) Apartment within commercial structure | X | X | X | X | X | X | X | X | SP | X | SP | SP ² | SP | X ³ | SP | SP | X |
| B. Residential community facility uses. ⁴ | | | | | | | | | | | | | | | | | |
| (1) Membership club (beach club, country or golf club, yacht club) | X | SP | SP | SP | SP | SP | SP | SP | X | SP | SP | SP | SP | SP | SP | X | SP |
| (2) Tennis club | X | SP | SP | SP | SP | SP | SP | X | SP | SP | SP | SP | SP | X | SP | X | X |
| (3) Fire station, police station or post office | X | SP | SP | SP | SP | SP | SP | SP | SP | X | SP | SP | SP | SP | SP | SP | SP |
| (4) Park | P | P | P | P | P | P | P | X | P | SP | P | P | P | P | P | X | P |
| (5) Semipublic facility (as defined) | X | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | X | SP |

EAST HAMPTON CODE

| Use | Residential Districts | | | | | | | | Commercial Districts | | | | | Commercial Service | Special District | | |
|-------------------------------------|-----------------------|----|----|----|----|----|----|-----|----------------------|----|----|----|----|--------------------|------------------|----|----|
| | A10 | A5 | A3 | A2 | A | B | MF | AHO | LBO | RO | RS | NB | CB | WF | CI | CS | PC |
| C. General community facility uses. | | | | | | | | | | | | | | | | | |
| (1) (Reserved) | | | | | | | | | | | | | | | | | |
| (2) (Reserved) | | | | | | | | | | | | | | | | | |
| (3) Nature preserve or sanctuary | P | P | P | P | P | P | P | P | P | X | P | P | P | P | P | X | P |
| (4) Public utility | SP | SP | SP | SP | SP | SP | SP | SP | SP | X | SP | SP | SP | SP | SP | SP | SP |
| (5) (Reserved) ² | | | | | | | | | | | | | | | | | |

NOTES:

¹ Any multiple residence must comply with Chapter 251 (Workforce Housing), if applicable.

² An apartment within a commercial structure is only permitted by special permit in the Resort Zone when the principal use within the commercial structure is retail.

³ Except where such an apartment is specifically included in the definition of a permitted or special permit use in § 255-1-20.

⁴ Except for "park," the uses listed under "residential community facility uses" are prohibited on any parcel of land which is located wholly or partly within the Agricultural Overlay District and which has a lot area of 10 acres or more. See § 255-3-35E.