

ZONING

255 Attachment 3

Town of East Hampton Section 255-11-10

II. Use Table for Commercial Uses

[Amended 10-16-1987 by L.L. No. 16-1987; 5-6-1988 by L.L. No. 2-1988; 10-21-1988 by L.L. No. 9-1988; 9-17-1993 by L.L. No. 28-1993; 2-4-1994 by L.L. No. 1-1994; 12-2-1994 by L.L. No. 13-1994; 3-15-1996 by L.L. No. 2-1996; 10-18-1996 by L.L. No. 17-1996; 11-15-1996 by L.L. No. 19-1996; 12-18-1997 by L.L. No. 39-1997; 12-18-1997 by L.L. No. 40-1997; 5-5-1998 by L.L. No. 19-1998; 11-2-2001 by L.L. No. 22-2001; 5-6-2005 by L.L. No. 14-2005; 8-16-2012 by L.L. No. 12-2012; 9-18-2014 by L.L. No. 32-2014; 5-21-2015 by L.L. No. 11-2015; 7-2-2015 by L.L. No. 23-2015; 6-15-2017 by L.L. No. 15-2017; 5-8-2018 by L.L. No. 4-2018; 9-15-2022 by L.L. No. 24-2022]

Use Code:

P = Permitted use

SP = Special permit use

X = Prohibited use

Use	Residential Districts								LBO	Commercial Districts					Commercial Service	Special District
	A10	A5	A3	A2	A	B	MF	AHO		RS	NB	CB	WF	CI	CS	PC
A. Business uses																
(1) Accessory restaurant or bar to resort or transient motel	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X	X
(1a) Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X
(1b) Air terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X
(2) Animal husbandry	SP	SP	SP	SP	SP	SP	X	SP	SP	X	SP	SP	X	SP	X	X
(3) Antique shop or antique auction gallery	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X
(4) (Reserved)																
(5) Artists and craftsmen workshops	X	X	X	X	X	X	X	X	SP	X	P	P	X	P	P	X
(6) Auditorium or meeting hall	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X
(7) Bank	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X
(8) Boat rentals or fishing station	X	X	X	X	X	X	X	X	X	X	SP	P	P	X	X	X
(9) Boatyard	X	X	X	X	X	X	X	X	X	X	X	X	P	P	SP	X
(9a) Bus terminal	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP		X
(10) Camping ground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
(11) Carpentry, plumbing or heating supply shop	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(12) Car wash, major	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(13) Custom workshop	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	P	P	X
(14) Fast-food restaurant or drive-in	X	X	X	X	X	X	X	X	X	X	SP	SP	X	X	X	X
(14a) Ferry terminal, passenger	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
(14b) Ferry terminal, vehicle	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(15) Filling station	X	X	X	X	X	X	X	X	X	X	SP	SP	X	P	X	X
(16) Fish market (may include a combination of wholesale and retail sale of finfish and/or shellfish)	X	X	X	X	X	X	X	X	X	X	SP	SP	P	SP	X	X
(16a) Florist or flower shop	X	X	X	X	X	X	X	X	SP	SP	P	P	SP	X	X	X
(16b) Formula store	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X
(17) Funeral home, mortuary or chapel	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X
(18) Garage, repair	X	X	X	X	X	X	X	X	X	X	SP	SP	X	P	SP	X
(18a) Garage, storage	X	X	X	X	X	X	X	X	X	X	X	SP	X	P	SP	X

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Use	Residential Districts								LBO	Commercial Districts					Commercial Service CS	Special District PC
	A10	A5	A3	A2	A	B	MF	AHO		RS	NB	CB	WF	CI		
A. Business uses (continued)																
(19) Garden center	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(20) (Reserved)																
(21) (Reserved)																
(22) Mariculture, research and development	SP	SP	SP	SP	SP	X	X	X	X	SP	X	X	SP	SP	X	SP
(23) Marina	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X
(24) Marina, recreational	X	X	X	X	X	X	X	X	X	SP	X	X	P	X	X	SP
(25) Motion-picture theater	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(26) Motor vehicle salesroom and lot	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(27) Multiple-business complex	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X
(28) Nightclub or similar entertainment establishment	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X	X
(29) Office; business, utility, professional or sales	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X
(29a) Office park	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP		X
(30) Personal service shop: barbershop, beauty parlor, professional studio, travel agency or similar shop	X	X	X	X	X	X	X	X	SP	SP	P	P	X	X	X	X
(31) Printing shop	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(31a) Rail terminal	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(32) Recording and film production facilities	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(33) Recreation facility, major	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X
(34) Recreation facility, minor	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X
(35) Repair shop for household, business or personal	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	X
(36) Resort	X	X	X	X	X	X	X	X	X	SP	X	X	X	X	X	X
(37) Restaurant	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(38) Retail store (other than one listed herein)	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(39) Riding academy	SP	SP	SP	SP	SP	SP	X	SP	SP	X	P	P	X	P	X	X
(40) Studio, exercise	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(40a) Supermarket	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
(40b) Superstore	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
(40c) Take-out food store	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(41) Tavern or bar	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(42) Taxi company	X	SP	SP	SP	SP	SP	X	X	SP	X	P	P	X	P	X	X
(43) Technical and trade school	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X
(44) Theater company	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X
(45) Transient motel	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X
(45a) Truck terminal	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(46) Veterinarian or veterinary hospital	X	X	X	X	X	X	X	X	X	X	X	SP ²	X	SP	X	X
(47) Wholesale business, including lumber and building products	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	P	X	X
(48) Wholesale/retail beverage distribution, wholesale bakery	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	P	SP	X
(49) Winery	X	X	SP	SP	SP	X	X	X	X	X	SP	SP	X	SP	X	X
B. Listed industrial uses.																
(1) Abattoir or stockyard									X	X	X	X	X	X	X	X

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	A10	A5	A3	A2	A	B	MF	AHO		RS	NB	CB	WF	CI		
B. Listed industrial uses (continued)																
(2) Arsenal									X	X	X	X	X	X	X	
(3) Boiler works									X	X	X	X	X	X	X	
(4) Chemical manufacture									X	X	X	X	X	X	X	
(5) Compactor or shredder of automobiles, scrap metal or other metallic substances									X	X	X	X	X	X	X	
(6) Distillery except water									X	X	X	X	X	X	X	
(7) Dry cleaning or laundry									X	X	SP	SP	X	SP	X	
(8) Explosives or fireworks manufacture or storage									X	X	X	X	X	X	X	
(9) Exterminator									X	X	X	X	X	SP	X	
(10) Fish processing facility									X	X	X	X	SP	SP	X	
(11) Forge or foundry plant except for blacksmith shop	No industrial Uses permitted in residential districts								X	X	X	X	X	X	X	No industrial uses permitted in Parks and Conservation District
(12) Fuel storage in tanks									X	X	X	X	SP	SP	X	
(13) Garbage, offal or dead animal reduction, dumping or incineration									X	X	X	X	X	X	X	
(14) Laboratory; research, processing or testing									X	X	SP	SP	SP	SP	X	
(15) Meat processing									X	X	X	X	X	X	X	
(16) Multiple industrial complex									X	X	X	X	X	SP	X	
(17) Paper or pulp manufacture									X	X	X	X	X	X	X	
(18) Paving and construction material manufacture									X	X	X	X	X	SP	X	
(19) Petroleum refinery									X	X	X	X	X	X	X	
(20) Planned industrial park									X	X	X	X	X	SP	X	
(21) Plating works									X	X	X	X	X	X	X	
(22) Publishing									X	X	X	X	X	P	X	
(23) Recycling and scrap yard									X	X	X	X	X	SP	X	
(24) Recycling involving chemical, radioactive or other toxic waste processing									X	X	X	X	X	X	X	
(25) Sand mining and excavation									X	X	X	X	X	SP	X	
(26) Tannery, soap manufacture or fat rendering									X	X	X	X	X	X	X	
(27) Truck terminal or truck transfer station									X	X	X	X	X	P	X	
(28) Warehouse, storage yards or building supplies distribution									X	X	X	X	X	P	SP	
C. Service commercial.									X	X	SP	SP	X	SP ¹	P	X
D. Unlisted nonnuisance industry (as defined)									X	X	X	X	X	SP	X	
E. Personal wireless service facilities																
(1) Tier One									P	P	P	P	P	P	P	P
(2) Tier Two (a)									P	P	P	P	P	P	P	P
(3) Tier Two (b)									P	P	P	P	P	P	P	P
(4) Tier Three									SP	SP	SP	SP	SP	SP	SP	SP

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NOTES:

- ¹ Reduced minimum lot area requirements for service commercial uses in the CI Zone: Refer to § 255-5-50.
- ² No outdoor kennels permitted in CB Districts.