

ZONING

116 Attachment 2

Village of Southampton

RESIDENCE DISTRICTS - TABLE OF USE REGULATIONS

[Amended 5-10-1974; 8-17-1979 by L.L. No. 1-1979; 8-12-1983 by L.L. No. 7-1983; 2-23-2016 by L.L. No. 1-2016; 8-20-2021 by L.L. No. 3-2021; 9-27-2021 by L.L. No. 7-2021; 2-8-2022 by L.L. No. 4-2022]

P = Permitted Use SE = Special Exception Use X = Prohibited Use										
All Unlisted Uses Are Prohibited in All Districts	R-120 Residence	R-80 Residence	R-60 Residence	R-40 Residence	R-20 Residence	R-12.5 Residence	R-7.5 Residence	MF-20 Multi- Family Residence	MF-25 Multi-Family Residence	
Use Classifications										
A. Residential uses										
1. One-family detached dwelling, new	P	P	P	P	P	P	P	P	P	P
2. Two-family detached dwelling, new	X	X	X	X	X	X	X	P	P	P
3. Multiple dwelling for 3 or more families	X	X	X	X	X	X	X	P	P	P
4. Conversion of existing one-family detached dwelling for 2 families	X	X	X	X	X	X	X	P	P	P
5. Dwelling lawfully existing prior to adoption of this chapter	P	P	P	P	P	P	P	P	P	P
6. Camping ground	X	X	X	X	X	X	X	X	X	X
B. Residential community facilities										
1. Church or similar place of worship or religious instruction, parish house, rectory, seminary, convent	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
2. College or university	X	X	X	X	X	X	X	X	X	X
3. Nursery school	X	X	X	X	SE	SE	SE	SE	SE	SE
4. Park, playground or recreational area when authorized or operated by the municipality	P	P	P	P	P	P	P	P	P	P
5. Public library, museum	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
6. Fire station, municipal office or any governmental building of similar character	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
7. School, elementary or high, public, denominational or private, nonprofit, accredited by the N.Y.S. Education Department	SE	BE	SE	SE	SE	SE	SE	SE	SE	SE
8. Food pantry	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE

SOUTHAMPTON CODE

P = Permitted Use SE = Special Exception Use X = Prohibited Use All Unlisted Uses Are Prohibited in All Districts	R-120 Residence	R-80 Residence	R-60 Residence	R-40 Residence	R-20 Residence	R-12.5 Residence	R-7.5 Residence	MF-20 Multi-Family Residence	MF-25 Multi-Family Residence
Use Classifications									
C. General community facilities									
1. Beach club, nonprofit	SE	SE	SE	SE	X	X	X	X	X
2. Bus passenger shelter	SE	SE	SE	SE	SE	SE	SE	SE	SE
3. Cemetery	X	X	X	X	X	X	X	X	X
4. Helicopter landing area operated by a government	SE	SE	SE	SE	SE	X	X	X	X
5. Hospital, including auxiliary services and functions, residence quarters	X	X	X	X	X	X	X	X	X
6. Medical arts building	X	X	X	X	X	X	X	X	X
7. Membership or country club, golf course nonprofit	X	X	X	X	X	X	X	X	X
8. Nursing home, proprietary rest home	X	X	X	X	X	X	X	SE	SE
9. Philanthropic, fraternal, social or educational institutional office or meeting room, nonprofit	X	X	X	X	X	X	X	SE	SE
10. Public utility structure (including a wireless facility) or right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality	SE	SE	SE	SE	SE	SE	SE	SE	SE
11. Public passenger transportation station or terminal	X	X	X	X	X	X	X	X	X
12. Yacht club and marina, nonprofit	X	X	X	X	X	X	X	X	X
13. Food pantry	X	X	X	X	X	SE	X	X	X
D. Business uses									
1. Agriculture, excluding animal husbandry	P	P	P	P	P	P	P	P	P
2. Animal husbandry	X	X	X	X	X	X	X	X	X
3. Funeral home, mortuary and chapel	X	X	X	X	X	X	X	SE	SE
4. Greenhouse, plant nursery	X	X	X	X	X	X	X	X	X
5. Hotel	X	X	X	X	X	X	X	X	X
6. Marina for private profit	X	X	X	X	X	X	X	X	X
E. Industrial uses									
1. Quarry, clay, sand and gravel mining	X	X	X	X	X	X	X	X	X

ZONING

P = Permitted Use SE = Special Exception Use X = Prohibited Use All Unlisted Uses Are Prohibited in All Districts	R-120 Residence	R-80 Residence	R-60 Residence	R-40 Residence	R-20 Residence	R-12.5 Residence	R-7.5 Residence	MF-20 Multi-Family Residence	MF-25 Multi-Family Residence
Use Classifications									
F. Accessory uses									
1. Accommodations for not more than 2 roomers or boarders in one-family detached dwelling, provided that separate kitchen and entrance facilities shall not be provided	P	P	P	P	P	P	P	P	P
2. Customary accessory structure and/or use except those prohibited by this chapter	P	P	P	P	P	P	P	P	P
3. Home occupation other than home professional office	X	X	X	X	X	SE	SE	SE	SE
4. Home professional office	P	P	P	P	P	P	P	P	P
5. Housing for agricultural labor	X	X	X	X	X	X	X	X	X
6. Private airstrip	X	X	X	X	X	X	X	X	X
7. Private garage or private off-street parking pursuant to § 116-14	P	P	P	P	P	P	P	P	P
8. Private mooring or similar marine structure in a tidal wetland or walkway over the dunes on an ocean beach pursuant to § 116-7	X	X	X	X	X	P	P	P	P
9. Private swimming pool	P	P	P	P	P	P	P	P	P
10. Signs pursuant to § 116-13	P	P	P	P	P	P	P	P	P
11. Temporary roadside stand for sale at retail of farm products grown on the premises or fish and shellfish taken by the vendor from local waters	X	X	X	X	X	X	X	X	X