

ZONING

116 Attachment 3

Village of Southampton

RESIDENCE DISTRICTS – TABLE OF DIMENSIONAL REGULATIONS [Last amended 7-21-2015 by L.L. No. 4-2015]

	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 Multifamily Residence	MF-25 Multifamily Residence
1. Lot area ¹									
Minimum (square feet)	120,000	80,000	60,000	40,000	20,000	12,500	7,500	20,000	25,000
Minimum per dwelling unit (square feet)	120,000	80,000	60,000	40,000	20,000	12,500	7,500	10,890	24,450
2. Lot coverage, maximum coverage by main and accessory buildings and structures ²									20%
3. Lot width, minimum (feet)	200	200	150	150	120	100	75	100	100
4. Height, maximum									
Stories	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½
Feet ³									35
5. Yards, principal building, minimum (feet) ⁴									
Front									100
Side, minimum for 1									30
Side, total for both on interior lot									60
Side, abutting side street on corner lot									50
Rear									50
6. Yards, structures and accessory buildings, minimum (feet) ⁴									
Distance from street									100
Distance from side and rear lot lines									20

Notes:

¹ Where public sewerage is not available, no lot shall be built upon which has insufficient space for a private sanitary waste disposal system, as determined by the municipality and the Suffolk County Health Department.

² Lot coverage regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in § 116-11.2.

³ Maximum height in feet regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in § 116-12F.

⁴ Yard regulations in the R-120, R-80, R-60, R-40, R-20, R-12.5, R-7.5 and MF-20 Residence Districts are set forth in § 116-11.1