

ZONING

116 Attachment 4

Village of Southampton

Business Districts - Table of Use Regulations

[Amended 3-8-1974; 3-11-1977 by L.L. No. 1-1977; 3-9-1990 by L.L. No. 2-1990; 3-9-1990 by L.L. No. 6-1990; 5-25-1995 by L.L. No. 2-1993; 6-22-1993 by L.L. No. 3-1993; 1-24-2006 by L.L. No. 2-2006¹; 4-11-2013 by L.L. No. 2-2013; 5-21-2013 by L.L. No. 4-2013; 2-8-2022 by L.L. No. 4-2022; 5-24-2022 by L.L. No. 10-2022]

P = Permitted Use SE = Special Exception Use X = Prohibited Use	All Unlisted Uses Are Prohibited in All Districts	VB Village Business	HB Highway Business	OD Office Business	MD Medical District	MTL Motel Business	HA Hospital Accessory District	HRO Hampton Road Office District
Use Classifications								
A. Residential uses								
1. One-family detached dwelling, new		X	X	SE	SE	P	P	SE
2. Two-family detached dwelling, new		X	X	SE	SE	SE	X	SE
3. Multiple dwelling for 3 or more families		X	X	SE	X	SE	X	SE
4. Convention of existing one-family detached dwelling for 2 families		X	X	SE	SE	SE	X	SE
5. Dwelling lawfully existing prior to adoption of this chapter		P	P	P	P	P	P	P
6. Camping ground		X	X	X	X	X	X	X
7. Apartments on upper floors in VB Districts		SE						
B. Residential community facilities								
1. Church or similar place of worship or religious instruction, parish house, rectory, seminary, convent		SE	SE	SE	SE	SE	X	SE
2. College or university		X	X	X	X	X	X	X
3. Nursery school		SE	SE	SE	X	X	X	SE
4. Park, playground or recreational area when authorized or operated by the municipality		P	P	P	X	P	X	P
B. Residential community facilities (cont'd)								
5. Public library, museum		P	P	P	X	P	X	P
6. Fire station, municipal office or any governmental building of similar character		P	P	P	X	P	X	P
7. School, elementary or high, public, denominational or private, nonprofit, accredited by the N.Y.S. Education Department		X	X	SE	X	X	X	SE
8. Food pantry		SE	SE	SE	X	SE	X	SE
C. General community facilities								
1. Beach club, nonprofit		X	X	X	X	X	X	X
2. Bus passenger shelter		P	P	X	P	X	P	X
3. Cemetery		X	X	X	X	X	X	X
4. Helicopter landing area operated by a government		X	X	X	X	X	X	X
5. Hospital, including auxiliary services and functions; residence quarters; also uses accessory to a hospital on a lot separate from the hospital lot		X	X	X	SE	X	SE	X
6. Medical arts building		P ²	P	P	P	X	X	P
7. Membership or country club, golf course, nonprofit		SE	P	SE	X	SE	X	SE
8. Nursing home, proprietary rest home		X	SE	SE	P	X	X	SE
9. Philanthropic, fraternal, social or educational institutional office or meeting room, nonprofit		SE	P	SE	SE	P	X	SE
C. General community facilities (cont'd)								
10. Public utility structure, right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality		SE	SE	SE	SE	SE	SE	SE

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Use Classifications								
11. Public passenger transportation station or terminal		SE	SE	SE	SE	SE	SE	SE
12. Yacht club and marina, nonprofit		X	X	X	X	X	X	X
D. Business uses								
1. Agriculture, except for animal husbandry		X	P	P	P	P	P	P
2. Animal husbandry		X	X	X	X	X	X	X
3. Auditorium, meeting hall		SE	P	X	SE	X	X	X
4. Automobile laundry		X	SE	X	X	X	X	X
5. Bank		P	P	P	X	X	X	P
6. Boatyard, including boat sale and rental		X	X	X	X	X	X	X
7. Commercial fishing facility		X	X	X	X	X	X	X
8. Eating establishment; drive-in, open-front or curbside service		X	SE	X	X	X	X	X
9. Filling station with minor indoor repair facility		X	SE	X	X	X	X	X
10. Funeral home, mortuary or chapel		X	P	X	X	X	X	P
11. Greenhouse, plant nursery		X	SE	SE	X	X	X	SE
12. Hotel, motel, transient		SP ³	SE	X	X	SE	X	X
13. Marina for private profit		X	X	X	X	X	X	X
14. Motion-picture theater, indoor		SE	SE	X	X	X	X	X
15. Motion-picture theater, outdoor		X	SE	X	X	X	X	X
16. Motor-vehicle, mobile home salesroom or outdoor sales lot, including rental of such equipment		X	SE	X	X	X	X	X
17. Nightclub or similar entertainment establishment		SE	SE	X	X	X	X	X
18. Office: business, utility or professional (except that offices and facilities for veterinarians are prohibited in the HA Hospital Accessory District) ²		P	P	P	X	X	X	P
19. Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service employing not more than 5 persons, professional studio, travel agency or similar shop		P	P	X	X	X	X	X
20. Recreation facility, indoor or outdoor, including billiards, dancing and skating		X	SE	X	X	SE	X	X
21. Repair garage		X	P	X	X	X	X	X
22. Repair shop for household, business or personal appliances		P	P	X	X	X	X	X
23. Restaurant		SE	P	SE	X	P	X	SE
24. Retail store or shop		P	X	X	X	X	X	X
25. Shop for custom work and for making articles to be sold at retail on the premises		SE	P	X	X	X	X	X
26. Tavern or bar, not including nightclub or other such entertainment establishment		X	SE	X	X	SE	X	X
27. Telephone exchange		SE	P	SE	X	X	X	SE
28. Veterinarian, veterinary hospital or kennel		X	SE	X	X	X	X	X
29. Wholesale business, including lumber and other building products for retail and wholesale		X	SE	X	X	X	X	X
30. Live poultry market; pet shop; an establishment dealing in or with livestock, animals or creatures]		X	X	X	X	X	X	X
31. Office and shop for plumber, electrician, home improvement contractor		X	SE	SE	X	X	X	X
32. Office for a licensed health-care professional (except that offices and facilities for veterinarians are prohibited in the HA Hospital Accessory District) ²		P	P	P	P	X	P	P
33. Home furnishings showroom		SE	SE	X	X	X	X	X

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Use Classifications								
E. Industrial uses								
1. Printing or publishing plant		SE	P	X	X	X	X	X
2. Laundry plant, dry-cleaning plant		X	SE	X	X	X	X	X
3. Warehouse, ice plant or storage building		X	X	X	X	X	X	X
4. Quarry, clay, sand and gravel mining		X	X	X	X	X	X	X
F. Accessory uses								
1. Accommodation for not more than 2 roomers or boarders in one-family detached dwelling, provided that separate kitchen and entrance facilities shall not be provided		SE	SE	SE	SE	P	SE	SE
2. Customary accessory structure and/or use except those prohibited by this chapter		P	P	SE	P	P	P	SE
3. Home occupation other than home professional office		SE	P	SE	X	SE	X	SE
4. Home professional office		SE	P	P	P	P	X	P
5. Housing for agricultural labor		X	X	X	X	X	X	X
6. Private airstrip		X	X	X	X	X	X	X
7. Private garage or private off-street parking area pursuant to § 116-14		P	P	P	P	P	P	P
8. Private mooring, dock 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	X	X
9. Private swimming pool		SE	P	P	P	P	P	P
10. Signs pursuant to § 116-13		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

NOTES:

¹ Editor’s Note: This local law also provided that in the case of a site plan approval granted by the Planning Board prior to July 8, 2005, application for a building permit with respect thereto shall be exempt from the provisions of this local law (and the construction authorized by such building permit shall be exempt from the provisions of this local law), provided that application for a building permit is diligently prosecuted.

² Permitted on upper floors only on Main Street and Jobs Lane, and on all floors on other streets.

³ Special permit use pursuant to § 116-5G.