

ZONING

116 Attachment 5

Village of Southampton

Business Districts - Table of Dimensional Regulations

[Amended 5-11-1973; 5-10-1974; 9-9-1983 by L.L. No. 10-1983; 5-24-1988 by L.L. No. 2-1988; 1-24-2006 by L.L. No. 2-2006¹; 3-8-2007 by L.L. No. 3-2007; 4-11-2013 by L.L. No. 2-2013]

	VB Village Business ⁴	HB Highway Business	OD Office Business	MD Medical District	MTL Motel Business	HA Hospital Accessory District	HRO Hampton Road Office District
1. Lot area ²							
Minimum (square feet)	None	40,000	20,000	20,000	40,000	20,000	12,500
Minimum per dwelling unit (square feet)		Not permitted	20,000 ¹	40,000	40,000	40,000	12,500
2. Lot coverage, maximum coverage by main and accessory buildings and structures (percent)		25	25	25	20	25	25
3. Lot width, minimum (feet)		150	100	100	150	100	100
4. Height, maximum							
Stories		2½	2½	2½	2½	2½	2 ½
Feet ³		35	35	35	35	35	35
5. Yards, principal building, minimum (feet)							
Front		100	35	35	60	35	35
Side, minimum for 1		30	30	25	50	25	20
5. Yards, principal building, minimum (feet) (cont'd)							
Side, total for both on interior lot		60	60	50	100	50	40
Side, abutting side street on corner lot (on the street designated by the Planning Board)		50	35	30	60	30	35
Rear		50	30	35	50	35	40
6. Yards, accessory buildings and structures, minimum (feet)							
Distance from street		100	40	35	60	35	40
Distance from rear line		50	20	35	50	35	20
Distance from side line		25	20	20	50	20	20
7. Lot coverage, maximum coverage by a one-story building (square feet) ⁵		5,000	4,000	2,500	—	2,500	2,500
8. Lot coverage, maximum coverage by a two-story building (square feet) ⁵		3,500	3,500	2,000	—	2,000	2,000

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 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.

³ Notwithstanding the maximum height in feet dimension set forth in the above table, the maximum height in feet dimension shall be 25 feet for any building with an overall roof pitch of less than 33% from eave to highest ridge.

⁴ Dimensional regulations in the VB District are set forth in § 116-11.3.

⁵ This regulation shall not be applicable to a building used for any use classified in the Table of Use Regulations as a residential community facilities use (Use Category B in said table). This regulation shall not be applicable to a building used for a hospital use.