

ZONING

525 Attachment 1

Town of Southport

Use Regulation Table

[Amended 11-14-2017 by ordinance (Res. No. 174-2017); 9-11-2018 by L.L. No. 2-2018 (Res. No. 153-2018); 11-12-2019 by L.L. No. 5-2019 (Res. No. 161-2019); 9-8-2020 by L.L. No. 2-2020 (Res. No. 134-2020)]

ZONING DISTRICTS:	KEY:
AR Agricultural Residential	Use designations:
R1 Residential Low Density	P – Permitted as of right
R2 Residential Moderate Density	S – Permitted under site plan approval by Planning Board
R3 Residential High Density	SUP – Permitted under special use permit by Planning Board
CN Commercial Neighborhood	Blank – Not permitted in that district
CR Commercial Regional	SCP – Small cell permit
I Industrial	
C Conservation	

USE DISTRICT

Residential	AR	R1	R2	R3	CN	CR	I	C
1-unit dwelling	P	P	P	P	P			
2-unit dwelling	P		P	P	P	S		
Multi-unit dwelling				S	SUP	S		
Alternative dwelling park	SUP							
Bed-and-breakfast (up to 4 rooms)	P		S		S	S		
Inn (up to 12 rooms)	S				S			
Boardinghouse (up to 6 rooms)					S			
Live-work unit	P				P	P		

Accessory Uses	AR	R1	R2	R3	CN	CR	I	C
Accessory dwelling unit	S	SUP	S	S	S	S		
Day care – family home	P	P	P	P	P	P	P	P
Day care – group family home	P	P	P	P	P	P	P	P
Home occupation	S	S	S	S	S			
Cottage industry	SUP			SUP	SUP	SUP		
Agricultural Use, Personal	P	S						
Seasonal business	P				P		S	

General Uses	AR	R1	R2	R3	CN	CR	I	C
Airport/heliport	S						S	
Agriculture, General	P						P	S
Agriculture, Commercial	S							

SOUTHPORT CODE

General Uses	AR	R1	R2	R3	CN	CR	I	C
Agriculture, Commercial Stable	S							
Agriculture, Industrial	S				S	S	S	
Churches	S		SUP	SUP	SUP			
Club – rod and gun	P							
Club, membership	S				S	S		
Day-care center	S				SUP	S	S	
Extraction, private	P						P	S
Golf course, driving range	S							S
Kennel	SUP				SUP			
Nursing home, convalescent home	S			S	S	S		
Private school			S		S	S		
Public/government use	P	P	P	P	P	P	P	S
Public utility	S		S	S	S	S	S	S
Roadside stand	P	P	P	P	P	P		S
Small cell facility	SCP	SUP	SCP	SCP	SCP	SCP	SCP	SCP
Tower	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP

Business Uses	AR	R1	R2	R3	CN	CR	I	C
Adult uses							SUP	
Amusement game center					S	S		
Antique or craft shop	S				S	S		
Bank, financial institutions					S	S		
Bar and nightclub					SUP	SUP		
Barbershops and beauty shops	S				S	S		
Campground	S							S
Car wash					S	S	S	
Convenience food mart					SUP	S		
Cultural uses, museums					S	S		
Crematory					SUP	SUP		
Drive-through uses					SUP	SUP		
Events center	SUP				SUP	SUP		
Fitness center/health club					S	S	S	
Flea market	SUP				SUP	SUP	S	
Funeral home					S	S		
General business office					S	S	S	
Hotel/motel					SUP	S		
Medical clinic					S	S		
Mini storage	S				S	S	S	
Motor vehicle filling station					SUP	S		
Press publishing use							S	
Nursery, plants	S				S			
Personal service					SUP	S		
Photographic studio					S	S		

ZONING

Business Uses	AR	R1	R2	R3	CN	CR	I	C
Professional office					S	S	S	
Recreational use, commercial	S							S
Restaurant, fast-food					SUP	SUP		
Restaurant, standard					SUP	SUP		
Retail, specialty low-profile					S	S		
Retail use other than listed					S	S		
Self-service laundry					SUP	S		
Specialized repair	S				S	S	S	
Storage facility	S ¹					S	S	
Theater – single and multiplex						S		
Vehicle repair					S	S	S	
Vehicle sales					S	S	S	
Vehicle sales and repair – heavy equipment					SUP	S	S	
Veterinary office or hospital	S				SUP	S		

Industrial uses	AR	R1	R2	R3	CN	CR	I	C
Contractor's equipment storage/maintenance	SUP					S	S	
Extraction, commercial	S						S	S
Fuel bulk storage terminal							S	
Manufacture, fabrication, assembly and other materials handling, including offices and showrooms							S	
Research facilities	S						S	
Salvage yard							S	
Trucking terminals							S	
Warehousing, wholesale and retail distribution centers, including offices							S	
Wind farm	SUP						S	

NOTES:

- ¹ Restricted to existing structures; no new construction shall be permitted for this use in the AR District.