

4. ZONING RECOMMENDATIONS AND DESIGN GUIDELINES

Detailing the implementation approach includes two categories of action:

- establishing the framework for development in the form of refined zoning regulations;
- setting a vision for desired development in the form of design guidelines for review of projects or for proactive development.

4.1 Zoning Recommendations

Two zoning approaches involving new district regulations are proposed:

- the first consists of the application of the new Hamlet Office (HO) district, drafted as one of two new Town-wide districts but specifically pertinent in the short term to the current Water Mill study.
- the second is a Mixed-Use Planned Development District (MUPDD) district, drawn specifically for the Water Mill hamlet center.

The strategy for Water Mill is to use the new HO zone as recommended in the 1999 Comprehensive Plan Update to refine the underlying zoning for the hamlet center and surrounding area. The MUPDD Mixed-Use Planned

Development District is then proposed as an overlay to this underlying zoning, adding the potential and incentive for additional preferred uses within its boundaries.

This section describes the proposed zoning plan as it relates to implementation of the concepts for Water Mill, followed by a detailed description of both the HO zone and the MUPDD overlay zone.

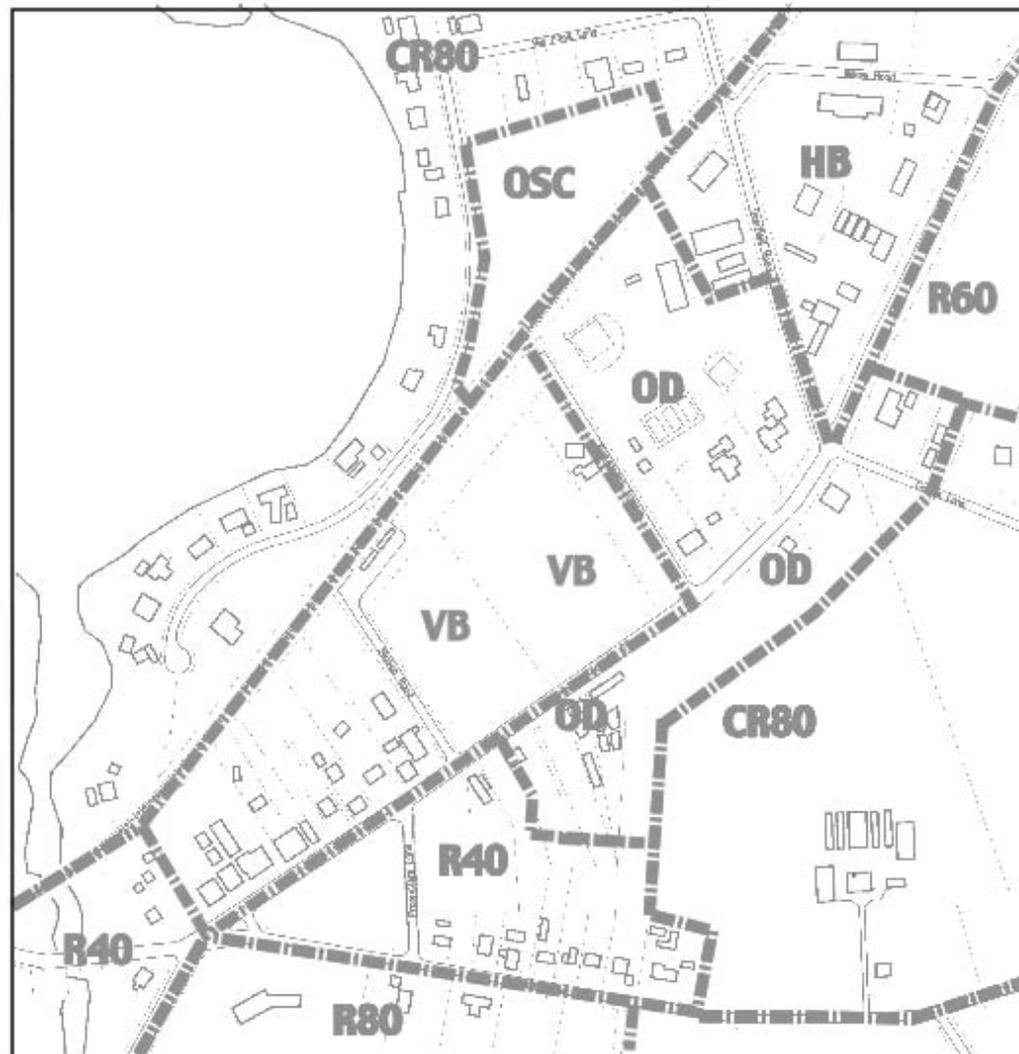
1) *Summary: Proposed Zoning Plan*

The ‘Proposed Zoning’ plan illustrated in the following pages relative to ‘Existing Zoning’ recommends designating specific areas for new modified business zones with HO designation as appropriate. These areas should maintain their current residential scale as a transition to adjacent commercial (retail/ office), open space, or residential development.

As recommended in the Town’s approved 1999 Comprehensive Plan Update (defining public purpose and land use based on an examination of hamlet-specific and town-wide uses and relationships), VB (Village Business) zoning should be concentrated from Water Mill Square to midway between Station Road and Nowedonah Avenue, ringing this VB district with (from west to east) residential, open space and Hamlet Office/ Residential (HO) zones. Following these specific approved policies, HO zoning is therefore recommended in this eastern portion of the hamlet

center study area, extending and strengthening adjacent

| current low-scale office and other existing uses.

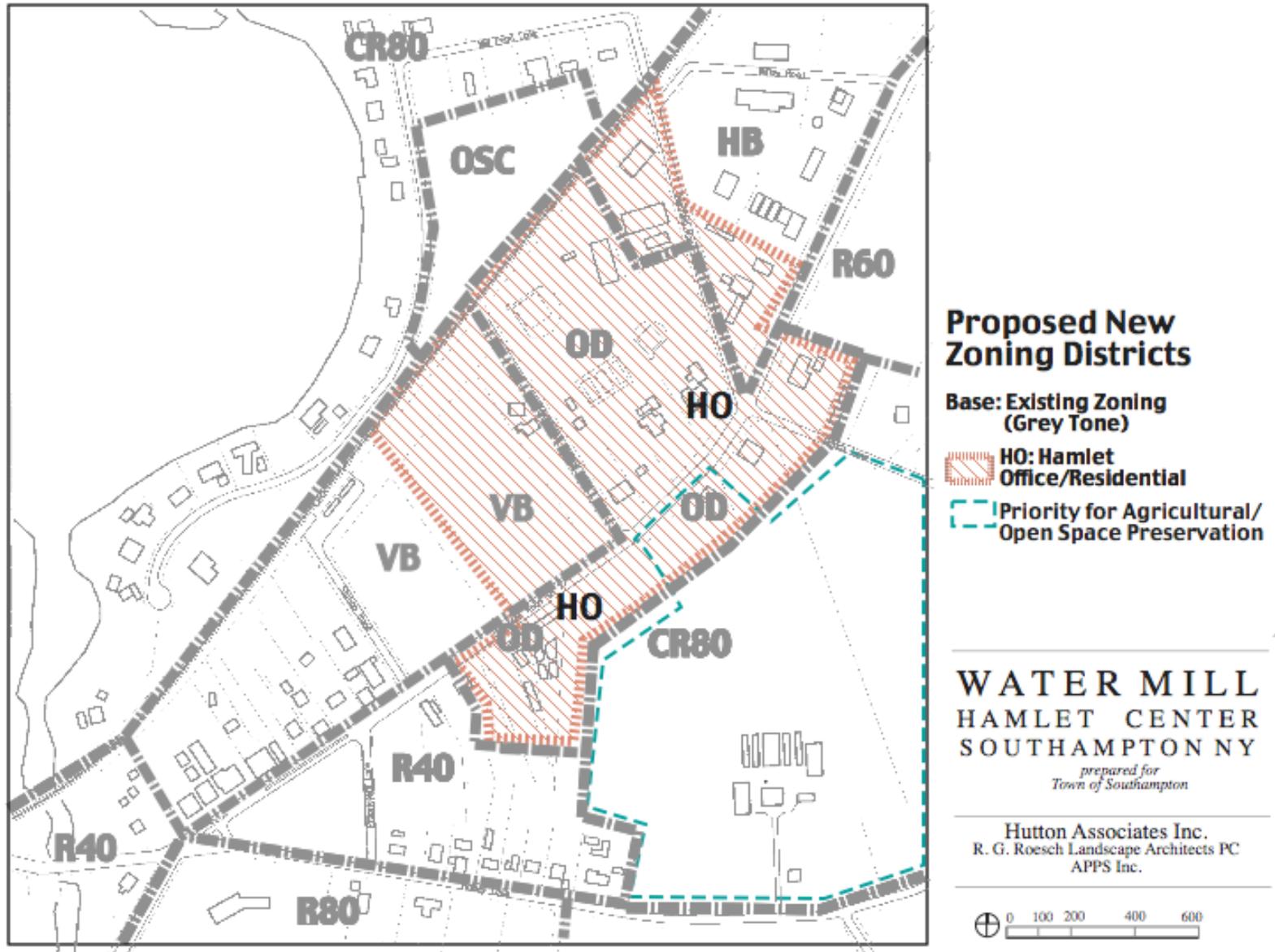


Existing Zoning

WATER MILL
HAMLET CENTER
SOUTHAMPTON NY
*prepared for
Town of Southampton*

Hutton Associates Inc.
R. G. Roesch Landscape Architects PC
APPS Inc.





In addition, as recommended in the 1999 Plan, HO Hamlet Office uses are also proposed for specific areas facing the hamlet center on the south side of Montauk Highway. Other areas, such as the current parcels on the south side of Montauk Highway now in agricultural use (including property devoted to the Green Thumb farmstand center, grandfathered for its existing use) are also proposed for HO Hamlet Office zoning to control potential redevelopment, but at the same time, as per the Comprehensive Plan Update, are recommended for priority open space/ agricultural preservation. This preservation could include use of town and county funding sources including the Community Preservation Fund (using proceeds of the real estate transfer tax). An alternative preservation approach could be that the Town work closely with the existing landowners to preserve these agricultural and related uses in return for development of other site portions not visible from Montauk Highway.

2) New Hamlet/ Office (HO Districts)

One of the recommendations of the 1999 Comprehensive Plan Update (growing out of an earlier 1991 Water Mill Hamlet plan recommendation) is to develop a pair of new development districts for more ‘hamlet-scaled’ office and commercial uses.

These new districts, characterized as Hamlet/ Office (HO) and Hamlet/ Commercial (HC) districts, would replace in many instances existing Office Development (OD), Village Business (VB), Highway Business (HB) or residential districts. While this current hamlet center report includes

recommendations as to how the HO district should be mapped within the Water Mill Hamlet Center, the proposed new regulation text itself is not a part of this Water Mill Center report, but rather a separate proposal for approval relating to the Town as a whole.

Rather than summarize the detail of the proposed HO districts (which are covered in parallel recommendations to the Town Board by the Department of Land Management), the actual text and list of uses are included in this document by reference.

General characteristics of proposed HO zone:

- Residential look and feel, including roof pitch, design and materials, front entry, window size, placement and orientation, façade materials and color, landscaping in the front and side yards, and residentially scaled and compatible fixtures for lighting, outdoor furniture and waste receptacles.
- No off street parking or loading in front yards.
- Allowance of interconnected multiple buildings per lot but a maximum gross floor area per building (3,000 sf, expandable only by special exception based on other benefits to the town).
- Compatible design of such multiple buildings, with primary entries and main facades facing the principal street where appropriate and practicable.
- Maximum building coverage (20%) and maximum impervious coverage (60%).

- Transitional yards and screenage of commercial/ office uses from adjacent residential districts.
- Screening of parking from side or rear property lines.
- Transitional signage requirements between residential and commercial districts, including size of wall signs, low-scale ground identification signs where buildings are set back from street line.

3) *A Mixed Use Planned Development District*

Finally, in order to facilitate the previously- described desired development in the underdeveloped hamlet center core, the creation of a new overlay district is proposed.

Such a planned development district would take the form of a zone for a Mixed-Use Planned Development District (MUPDD) as allowed by the Town of Southampton zoning code. As an ‘overlay zone’, this MUPDD designation, as explained below, will allow uses not otherwise allowed, if developed in the context of facilitating specific community objectives, responding to design guidelines and providing identified transportation or infrastructure improvements recommended in this study. This zone would cover a portion of the hamlet center, allowing optimal integration of uses and sharing of parking and circulation elements. It is not mandatory—rather, it operates as enabling legislation, to be utilized only if affected landowners and the Town agree on potential development (as an example, it requires the Community Club to do nothing unless it agrees).

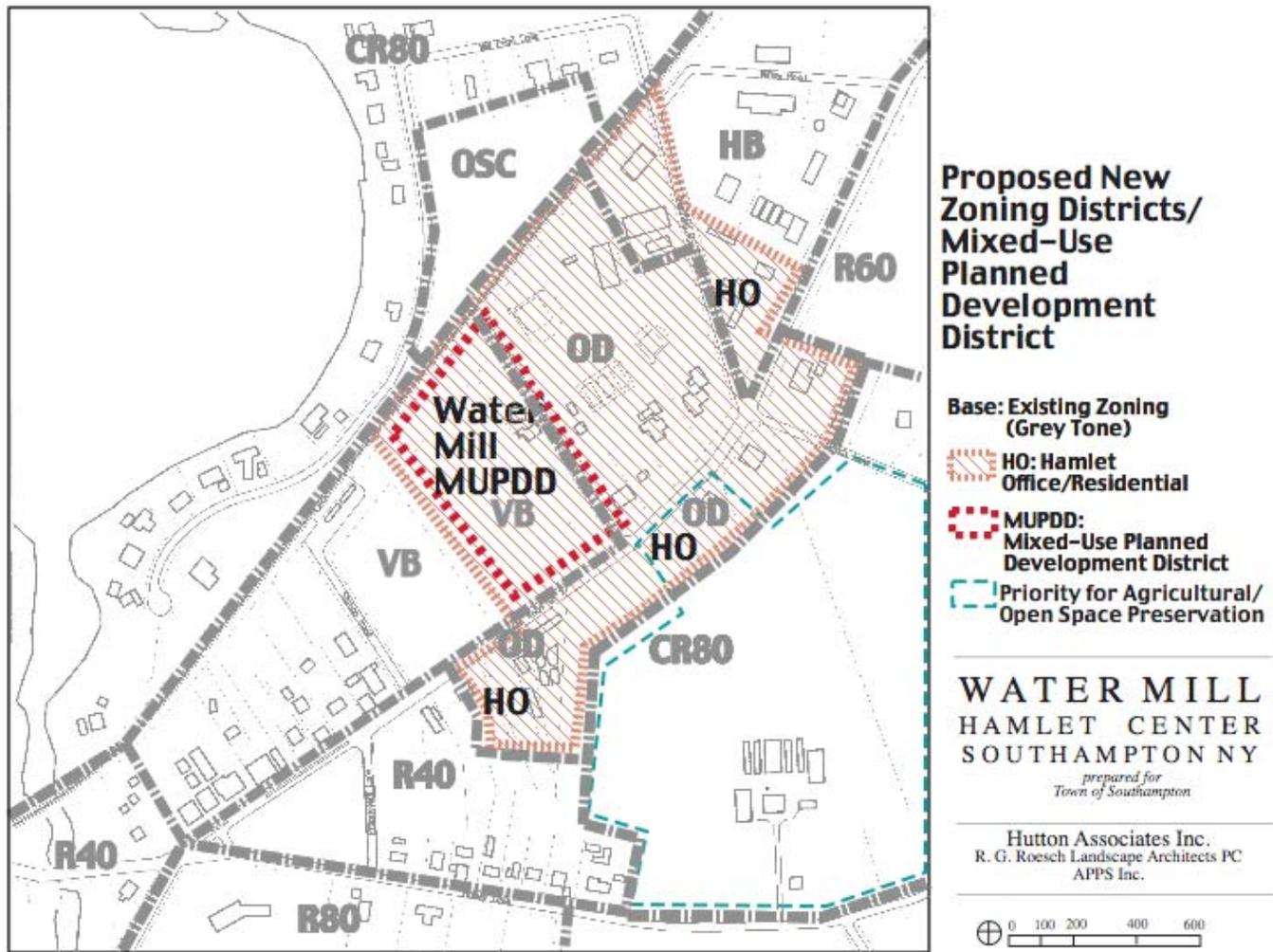
The proposed new MUPDD district is shown on the attached ‘Proposed Planned Development District’ plan. The boundaries are drawn in order to enable creation of the desired residential-type uses by transferring utility rights from adjacent property and if necessary development rights from other nearby areas. The district would encompass the vacant parcels east of the existing Water Mill Shops— the

proposed ‘Water Mill Village’ site, the restaurant site, and residential parcels on Nowedonah Avenue.

In addition to establishing a specific concept of potential uses for desired development, against which proposals would be reviewed, the MUPDD district regulations should allow the following:

- new land uses by special exception review for specific sites noted within the ‘MUPDD’ boundary— Continuing Care Housing (including assisted living and/or nursing homes), townhouse or duplex residential units, or inn units and accessory facilities (controlling the size and nature of restaurant and bar). These uses would locate adjacent to Montauk Highway, with recreational open space on the northern remaining undeveloped portion of the site adjacent to the existing Community Club playfields. Yield of development would be a function of utility (septic) requirements (in turn a function of gross acres available— the actual site plus land from which utility rights have been acquired);
- building design and site plans as reviewed by the Town as part of the MUPDD approvals process--new

uses allowed under the MUPDD described above will not be subject to building module restrictions contained in the underlying zoning but will be subject to specific design review negotiation with the Town as a function of contextural relationship of specific use type, amount and location of usable open space, and circulation/ infrastructure resolution;



- consolidation or sharing of utility rights by common agreement for purposes of septic calculations and allowing transfer of Pine Barrens or other development rights if a density increase is agreed by the Town;
- in addition, as per 1999 Comprehensive Plan Update recommendations, office uses in the MUPDD should allow medical services (not allowed in HO zone)
 - opportunities for additional open space as an identified public benefit, established as a Planned Development District requirement;
- more detailed definition of allowable sizes, hours or other controls for associated or accessory uses;
- creation of shared access ways for autos and pedestrians, connecting adjacent sites;
- abandonment of unneeded rights-of-way such as the northern section of Nowedonah Avenue, in order to unite adjacent open space parcels;
- sharing of parking for adjacent developments such as retail or office uses and restaurant uses.

The intent of the MUPDD is to facilitate desired residential or other uses not otherwise allowed while building in the opportunity to increase useable open space in the hamlet center. The participation of the Community Club is not required (if septic and development rights are purchased and transferred from other locations) although a partnership solution represents an opportunity for both the Community

Club and adjacent landowners to achieve their own objectives in the context of hamlet center improvement.

4.2 Design Guidelines and Beautification

This plan also proposes a recommended design approach for hamlet center development. This takes the form of two categories:

- building design and siting guidelines specific to the Water Mill hamlet center, such as would be used for review of future projects by the proposed Design Review Board; and
- beautification proposals, which can be the basis for public or public-private actions in implementing hamlet-wide improvements, including specific project proposals made possible through the proposed Mixed-Use Planned Development District (MUPDD) .

Attention to both of these categories is critical to the maintenance of Water Mill Center's unique visual and historic ambiance.