Town of Southampton Zoning Map

Zoning Map Layout

- Zoning District Boundaries
- Agricultural Overlay District
- Aquifer Protection Overlay District
- Overlay Zoning District
- Tax Parcel Line
- Match Line
- Central Pine Barrens Plan
- Compatible Growth Area
- Core Preservation Area

R10	Residence	10,000 sq. ft.	OD		Office District
R15	Residence	15,000 sq. ft.	HO		Hamlet Office / Residential 10,000 sq. ft.
R20	Residence	20,000 sq. ft.	HC		Hamlet Commercial 10,000 sq. ft.
R40	Residence	40,000 sq. ft.			
R60	Residence	60,000 sq. ft.	LI40		Light Industrial 40,000 sq. ft.
R80	Residence	80,000 sq. ft.	LI200		Light Industrial 200,000 sq. ft.
R120	Residence	120,000 sq. ft.			
			TDR		Transfer of Development Rights
CR40	Country Residence	40,000 sq. ft.	IND-RES		Shinnecock Indian Reservation Lands
CR60	Country Residence	60,000 sq. ft.	OSC		Open Space Conservation
CR80	Country Residence	80,000 sq. ft.			
CR120	Country Residence	120,000 sq. ft.	AgPDD		Agricultral Planned Development District
CR200	Country Residence	200,000 sq. ft.	APDD		Gabreski Airport Commercial-Industrial PDD
			HBWCIPDD		Hampton Bays West Commercial-Industrial PDD
SC44	Senior Citizens Residence		MPDD		Maritime Planned Developement District
MF44	Multi-Family Residence		MUPDD		Mixed Use Planned Developement District
MHS40	Mobile Home Subdivision Residence		NSMUPDD		North Sea Mixed Use Planned Dev. District
			QPSUD*		Quasi-Public Service Use District
MTL	Motel		RPDD		Residential Planned Development District
RWB	Resort Waterfront Business		RTPDD		Recreation/Tourism Planned Dev. District
VB	Village Business		RTWRPDD		RTW Residential Planned Dev. District
HB	Highway Business		SHCRPDD		Sandy Hollow Cove Residential Planned Dev. Dist.
SCB	Shopping Center Business		SMUPDD		Sebonack Mixed Use Planned Dev. District
			U25		University 25 Acre

1,000 0 1,000 2,000 Feet

N

Notes:

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This official Zoning Map, adopted by the Town Board of the Town of Southampton on June 8, 1999, supercedes all prior maps. Any subsequent revisions are outlined below.

Areas within the Central Pine Barrens Overlay District as shown should be confirmed with the boundaries set forth in Section 57-0107 of the Environmental Conservation Law (Long Island Pine Barrens Maritime Reserve Act).

The Tidal Wetlands & Ocean Beach Overlay District includes all Tidal Wetlands which are defined as being:

All those areas within the Town of Southampton customarily inundated at mean high water level tides, & including intertidal salt marshes, which shall be presumed to be those areas upon which grow some, but not necessarily all, of the following:

salt marsh grass (Spatina alternaflora), block grass (Juncas feradi), salt meadow grass (Spartine patens), spike grass (Distichlis spicata), & sand spurry (Spergularia marina), and upon which exists salt marsh peat.

And the ocean beaches which are defined as being:

the beach, shore or strand area lying between the mean high water level and the southern edge of the natural grass on the dunes.

* Local Law 49 of 2001 eliminated QPSUD as an floating zone from the Town Code, however, the QPSUD approved prior to the LL49 of 2001 are still in effect and are governed by both the local law that approved the applicable QPSUD (as referenced on the subject parcel), and the underlying zoning district as may be applicable.

Revisions:

Local Law No. 17 August 2, 1990
Local Law No. 07 June 27, 1991
Local Law No. 35 October 18, 1993
Local Law No. 28 July 01, 1994*
Local Law No. 34 July 23, 1994*
Local Law No. 58 December 27, 1994*
Local Law No. 15 March 14, 1995*
Local Law No. 45 September 26, 1995*
Local Law No. 32 August 23, 1996*
Local Law No. 25 July 08, 1997*
Local Law No. 04 April 13, 1999
Local Law No. 10 June 17, 1999
Local Law No. 13 June 30, 1999
Local Law No. 22 August 16, 1999
Local Law No. 08 August 2, 2000
Local Law No. 10 August 14, 2000
Local Law No. 51 November 13, 2001
Local Law No. 54 November 13, 2001
Local Law No. 11 May 28, 2002
Local Law No. 37 May 2, 2003
Local Law No. 54 July 30, 2003
Local Law No. 05 February 10, 2004
Local Law No. 06 February 24, 2004
Local Law No. 26 September 14, 2004
Local Law No. 46 December 14, 2004
Local Law No. 47 December 14, 2004
Local Law No. 02 February 08, 2005
Local Law No. 17 April 12, 2005
Local Law No. 20 May 24, 2005
Local Law No. 22 June 14, 2005
Local Law No. 36 July 12, 2005
Local Law No. 37 July 26, 2005
Local Law No. 52 October 11, 2005
Local Law No. 64 November 22, 2005
Local Law No. 33 June 26, 2007
Local Law No. 52 October 23, 2007
Local Law No. 07 February 4, 2008
Local Law No. 13 March 20, 2008
Local Law No. 18 April 28, 2008
Local Law No. 28 May 21, 2008
Local Law No. 65 December 9, 2008
Local Law No. 04 February 17, 2009
Local Law No. 10 April 2, 2009
Local Law No. 14 April 28, 2009
Local Law No. 25 July 15, 2009
Local Law No. 58 December 8, 2009
Local Law No. 10 August 14, 2012
Local Law No. 17 September 10, 2013
Local Law No. 18 September 24, 2013
Local Law No. 1 January 13, 2015
Local Law No. 26 October 27, 2015
Local Law No. 6 March 28, 2017
Local Law No. 6 February 26, 2019
Local Law No. 5 August 11, 2020

Note 1: As per Resolution adopted June 26, 2001, zoning designation correction for parcel 900-98-1-5.1 from OSC to CR-200
Note 2: As per SCRP Liber 4987 pg. 266, recorded on June 10, 2004, municipal boundary correction for parcels 900-364-1-10.2 and 904-21-1-15
Note 3: As per correction on June 15, 2005, combined adjacent R15 zones
Note 4: Zoning designation correction for parcel 900-178-2-18 from no data to R80
Note 5: Symbology of CGA corrected to match symbology in legend
Note 6: As pert Local Law #30 of 2015 - Added Riverside Overlay District
Note 7: Updated OSC In Riverside to include the surplus property near CR 105
Note 8: As per Local Law #1 of 2020 - Added Hampton Bays Overlay District

Sheet 1
Sheet 2

Peconic River
Reeves Bay
Wildwood Lake
INDIAN ISLAND GOLF COURSE
HAMPTON HILLS COUNTRY CLUB
Town of Brookhaven
Gabreski Airport (Suffolk County)
Village of Westhampton Beach
Village of Westhampton Dunes
Seatuck Cove
Moriches Bay
Speonk River
Beaverdam Creek
Quantuck Bay
Moneybogue Bay
Aspatuck Creek
Ogiestteck Creek
Seatuck Creek
East River
Fish Creek
Speonk Point
Apaucuck Point
Potunk Point
Pond Point
Picket Point
Gunning Point

Sheet 1 of 5
Eastport to Westhampton