Town of Southampton Zoning Map

Zoning Map Layout

- Zoning District Boundaries
- Agricultural Overlay District
- Aquifer Protection Overlay District
- Bridgehampton Bull's Head – Main St Historic Overlay District
- Cultural Resources Protection Overlay District (A, B or C)
- Riverside Overlay 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

0 500 1,000 2,000 3,000 4,000 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 alterniflora), block grass (Juncas ferad), salt meadow grass (Spartine patens), spike grass (Distichlis spicata), & sand spurry (Sperrgularia 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.

** As was referenced in the evidence in the prior federal lawsuit, the Town re-zoned Westwoods from R-80 to R-60 through the enactment and adoption of Local Law No. 7 of 1986

Revisions:

Local Law No. 7 June 9, 1986**	Local Law No. 22 June 14, 2005
Local Law No. 17 August 2, 1990	Local Law No. 36 July 12, 2005
Local Law No. 07 June 27, 1991	Local Law No. 37 July 26, 2005
Local Law No. 35 October 18, 1993	Local Law No. 52 October 11, 2005
Local Law No. 28 July 01, 1994*	Local Law No. 64 November 22, 2005
Local Law No. 34 July 23, 1994*	Local Law No. 33 June 26, 2007
Local Law No. 58 December 27, 1994*	Local Law No. 52 October 23, 2007
Local Law No. 15 March 14, 1995*	Local Law No. 07 February 4, 2008
Local Law No. 45 September 26, 1995*	Local Law No. 13 March 20, 2008
Local Law No. 32 August 23, 1996*	Local Law No. 18 April 28, 2008
Local Law No. 25 July 08, 1997*	Local Law No. 28 May 21, 2008
Local Law No. 04 April 13, 1999	Local Law No. 65 December 9, 2008
Local Law No. 10 June 17, 1999	Local Law No. 04 February 17, 2009
Local Law No. 13 June 30, 1999	Local Law No. 10 April 2, 2009
Local Law No. 22 August 16, 1999	Local Law No. 14 April 28, 2009
Local Law No. 08 August 2, 2000	Local Law No. 25 July 15, 2009
Local Law No. 10 August 14, 2000	Local Law No. 58 December 8, 2009
Local Law No. 51 November 13, 2001	Local Law No. 10 August 14, 2012
Local Law No. 54 November 13, 2001	Local Law No. 17 September 10, 2013
Local Law No. 11 May 28, 2002	Local Law No. 18 September 24, 2013
Local Law No. 37 May 2, 2003	Local Law No. 1 January 13, 2015
Local Law No. 54 July 30, 2003	Local Law No. 30 August 25, 2015
Local Law No. 05 February 10, 2004	Local Law No. 26 October 27, 2015
Local Law No. 06 February 24, 2004	Local Law No. 6 March 28, 2017
Local Law No. 26 September 14, 2004	Local Law No. 6 February 26, 2019
Local Law No. 46 December 14, 2004	Local Law No. 5 August 11, 2020
Local Law No. 47 December 14, 2004	Local Law No. 24 November 09, 2021
Local Law No. 02 February 08, 2005	Local Law No. 43 December 21, 2023
Local Law No. 17 April 12, 2005	Local Law No. 17 April 22, 2025
Local Law No. 20 May 24, 2005	Local Law No. 29 July 8, 2025

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 3
Sheet 4

Cow Neck Point
Scallop Pond
West Cove Creek
Little Sebonac Creek
Ram Island
Bullhead Bay
Cold Spring Pond
Squires Pond
Shinnecock Canal
Shinnecock Bay
Comorant Point
Tiana Bay
Smith Creek
Wells Creek
Penny Pond
West Point
East Point
Ponquogue Point
Shinnecock Inlet
Old Fort Pond
Far Pond
Middle Pond
Shinnecock Indian Nation
IND-RES
SEBONAC GOLF CLUB
NATIONAL GOLF LINKS OF AMERICA
SHINNECOCK HILLS GOLF COURSE
SOUTHAMPTON GOLF CLUB

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Sheet 3

Sheet 3
Sheet 4

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Hampton Bays to Shinnecock Hills