

# Town of Southampton Zoning Map

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### Zoning Map Layout

	Zoning District Boundary		Tax Parcel Line
	Agricultural Overlay District		Mach Line
	Aquifer Protection Overlay District		Central Pine Barrens Plan
	Riverside Overlay District		Compatible Growth Area
	Core Preservation Area		

  

<b>R10</b> Residence 15,000 sq. ft.	<b>OD</b> Office District
<b>R15</b> Residence 20,000 sq. ft.	<b>HOC</b> Hamlet Office / Residential 10,000 sq. ft.
<b>R20</b> Residence 25,000 sq. ft.	<b>HC</b> Hamlet Commercial 10,000 sq. ft.
<b>R40</b> Residence 40,000 sq. ft.	<b>LI40</b> Light Industrial 40,000 sq. ft.
<b>R60</b> Residence 60,000 sq. ft.	<b>LI200</b> Light Industrial 200,000 sq. ft.
<b>R80</b> Residence 80,000 sq. ft.	
<b>R120</b> Residence 120,000 sq. ft.	
<b>CR40</b> Country Residence 40,000 sq. ft.	<b>TDR</b> Transfer of Development Rights
<b>CR60</b> Country Residence 60,000 sq. ft.	<b>200-BES</b> Blockwork System Recreation Lands
<b>CR80</b> Country Residence 80,000 sq. ft.	<b>OSC</b> Open Space Conservation
<b>CR120</b> Country Residence 120,000 sq. ft.	<b>APDD</b> Agricultural Planned Development District
<b>CR200</b> Country Residence 200,000 sq. ft.	<b>AIPOD</b> Airport Commercial Industrial PDD
	<b>MBPDD</b> Maritime Planned Development District
<b>SC44</b> Senior Citizens Residence	<b>MUPDD</b> Mixed Use Planned Development District
<b>MF44</b> Multi-Family Residence	<b>NSPDD</b> North Sea Mixed Use Planned Dev. District
<b>MS44</b> Mobile Home Subdivision Residence	<b>QSPDD</b> Quasi-Public Service Use District
	<b>OTPD</b> Recreation/Tourism Planned Dev. District
<b>MTL</b> Hotel	<b>RTPDD</b> RTM Residential Planned Dev. District
<b>DWR</b> Season Waterfront Business	<b>SHCPDD</b> Seaside Historic Commercial Planned Dev. District
<b>VB</b> Village Business	<b>SMUPDD</b> Seabrook Mixed Use Planned Dev. District
<b>RH</b> Highway Business	<b>U25</b> University 25 Acre
<b>SC3</b> Shopping Center Business	
<b>UZ5</b> Shopping Center Business	

  

1,000 0 1,000 2,000 Feet

### Notes:

**Notes:**  
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The official Zoning Map, adopted by the Town Board of the Town of Southampton on June 8, 1999, supersedes all prior maps. Any subsequent revisions are indicated below.  
Areas within the Central Pine Barrens Overlay District as shown should be confirmed with the boundaries set forth in Section 37-07 of the Environmental Conservation Law (Long Island Pine Barrens Maritime Reserve Act).  
The Total Wetlands & Coastal Buffer Overlay District includes all Total Wetlands which are defined as being:  
All areas within the Town of Southampton containing water, including water bodies, including wetland areas, which are defined as being:  
Wetlands, including but not limited to, open water, swamps, marshes, bays, ponds, streams, and other bodies of water.  
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 beach.  
\* Local Law #7 of 2001 eliminated GPSUD as a floating zone from the Town Code. However, the GPSUD approved prior to the L7 of 2001 are still in effect and are governed by both the local law that approved the application GPSUD as well as the subject parcel, and the underlying zoning district as may be applicable.

### Revisions:

Local Law No. 17 August 2, 1990	Local Law No. 46 December 14, 2004
Local Law No. 07 June 27, 1991	Local Law No. 47 December 14, 2004
Local Law No. 35 October 18, 1993	Local Law No. 52 February 08, 2005
Local Law No. 28 July 01, 1994	Local Law No. 17 April 12, 2005
Local Law No. 34 July 23, 1994*	Local Law No. 20 May 24, 2005
Local Law No. 08 December 21, 1994*	Local Law No. 23 July 14, 2005
Local Law No. 15 March 14, 1995*	Local Law No. 36 July 12, 2005
Local Law No. 45 September 26, 1995*	Local Law No. 37 July 28, 2005
Local Law No. 32 August 23, 1996*	Local Law No. 52 October 11, 2005
Local Law No. 25 July 06, 1997*	Local Law No. 64 November 23, 2005
Local Law No. 04 April 13, 1999	Local Law No. 33 June 26, 2007
Local Law No. 13 June 30, 1999	Local Law No. 52 October 23, 2007
Local Law No. 22 August 18, 1999	Local Law No. 07 February 4, 2008
Local Law No. 08 August 2, 2000	Local Law No. 18 April 28, 2008
Local Law No. 10 August 13, 2000	Local Law No. 28 May 21, 2008
Local Law No. 51 November 13, 2001	Local Law No. 65 December 9, 2008
Local Law No. 44 November 13, 2001	Local Law No. 04 February 17, 2009
Local Law No. 11 May 28, 2002	Local Law No. 10 April 2, 2009
Local Law No. 37 May 2, 2003	Local Law No. 25 July 15, 2009
Local Law No. 54 July 30, 2003	Local Law No. 08 December 9, 2009
Local Law No. 05 February 10, 2004	Local Law No. 28 October 27, 2010
Local Law No. 09 February 24, 2004	Local Law No. 10 August 14, 2012
Local Law No. 26 September 14, 2004	Local Law No. 26 October 17, 2015

Note 1: As per Resolution adopted June 26, 2001, zoning designation correction for parcel 900-98-1-5-1 from OSC to CR200.  
Note 2: As per OSC Lbr 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: Symbolology of CCA corrected to match symbolology in legend.  
Note 6: As per Local Law #83 of 2015 - Added Riverside Overlay District.  
Note 7: Updated OSC in Riverside to include the surplus property near CR 105.



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