

Town of Southampton
 § 236-11, Residence District Table of Dimensional Regulations
 [Amended 5-13-1986 by L.L. No. 7-1986; 10-24-1989 by L.L. No. 22-1989]

Dimension	CR-200		CR-120		CR-80		CR-40		CR-40		R-120		R-80		R-40		R-40		R-40		R-15		R-10		MF-44		MHS-40		SC-44		MPPD		OSCI		
	Minimum (square feet)	Maximum (square feet)																																	
Minimum lot coverage by main and accessory buildings (Percent)	5	10	10	10	15	20	10	10	15	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Maximum number of dwelling units on any 1 parcel, except as provided in § 330-8	200	120	80,000	60,000	40,000	40,000	120,000	80,000	60,000	40,000	20,000	16,000	10,000	44,000	40,000	40,000	44,000	40,000	40,000	44,000	40,000	44,000	40,000	44,000	40,000	44,000	40,000	44,000	40,000	44,000	40,000	44,000	40,000		
Minimum per dwelling unit (square feet)	n/a	n/a																																	
Minimum lot coverage by main and accessory buildings (Percent)	5	10	10	10	15	20	10	10	15	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	
Maximum lot coverage by main and accessory buildings (Percent)	200	200	175	150	150	150	200	175	180	180	180	120	100	75	200	150	200	150	200	150	200	150	200	150	200	150	200	150	200	150	200	150	200	150	
Lot width, minimum (feet)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Height, maximum ⁵	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
Street	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Yard, principal building, minimum ⁶ (feet)	100	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Front	50	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Side, minimum for 1	125	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75
Side, total for both on interior lot	100	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Side, abutting side street on Rear	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Yard, accessory buildings and structures, except fences and retaining walls, minimum (feet)	110	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90	90
Distance from street	50	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Distance from side and rear lot lines																																			
Distance between buildings																																			

NOTES:

- There are no dimensional regulations for OSC; however, all construction is subject to site plan approval by the Planning Board.
- Where public sewers are not available, no lot shall be built upon which has adequate space for a private sanitary waste disposal system, as determined by the Health Department.
- Where a development is subdivided in accordance with a plan approved by the Planning Board pursuant to Art. IV, lot within a development which is subdivided in accordance with a plan approved by the Planning Board pursuant to Art. IV.
- The effect of this section shall be prospective only, and no lands presently zoned MF-44 shall be affected hereby.
- Minimum lot area determined by dwelling unit type and may be modified by density incentive pursuant to § 330-25D(6).
- Maximum height in the B or V Zone as shown on the applicable Flood Insurance Rate Map prepared by the Federal Emergency Management Agency for the Town of Southampton shall not exceed forty (40) feet above mean sea level or the maximum height in feet as shown on this table, whichever is less.
- Unless both opposing walls of the building lack windows, in which case the distance may be reduced to thirty (30) feet.
- Minimum yards may be modified pursuant to the provisions of § 330-45A or 330-45B. [Added 1-10-1996 by L.L. No. 2-1995]

X Height: Local Law No. 3 1997 (Bay side)
 Local Law No. 2 1998 (Ocean side)

* Side Yard Setback: 3/10 of lot width, no less than 8 ft. per side yard, structure to be centered on property. Local Law No. 4 of 1997.

** Rear Yard Setback: 3/10 of lot depth, no less than 30 feet. 330-115 (D)(1).