

ZONING UPDATE



What's Not Changing

>94% of land in Town is in Residential Districts including AC – no change

No residential parcels were down-zoned



ZONING UPDATE



Current Zoning	Proposed Zoning
AC – Agricultural Conservation	AE – Agriculture Enterprise
HD – Hamlet Density	HR – Hamlet Residential
R40 Residential	R40 Residential
R80 Residential	R80 Residential
B – General Business	CB – Corridor Business
HB – Hamlet Business	HMU I – Hamlet Mixed Use I
HB – Hamlet Business	HMU II – Hamlet Mixed Use II
LB – Limited Business	RB II – Rural Business II
LI – Light Industrial	IND – Industrial
LIO – Light Industrial Office	IND – Industrial
M I – Marine I	M I - Marine I
M II – Marine II	M I – Marine II
RO – Residential Office	T - Transitional
RR – Resort Residential	RL – Resort Lodging
New	RB I – Rural Business I, FI only



ZONING UPDATE



Highlights of Use Proposed Changes in Districts

Corridor Business replaces General Business

- Allows greater flexibility including multiple uses per parcel

- Retail and restaurant uses removed from this zone

- Includes boat and vehicle sales

Rural Business II replaces Limited Business

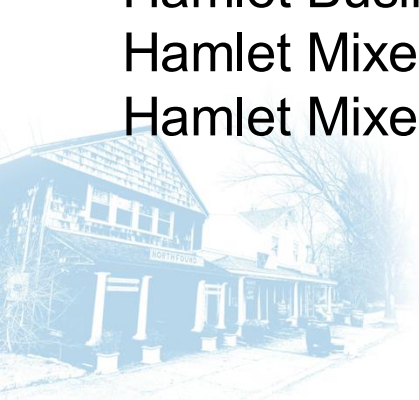
- Intended to allow greater flexibility for businesses farther from hamlet centers

- Restaurant and winery uses removed

Hamlet Business replaced by:

- Hamlet Mixed Use I – for smaller hamlets including Peconic

- Hamlet Mixed Use II – for larger hamlets including Southold



ZONING UPDATE



Highlights of Use Proposed Changes in Districts

Industrial replaces Light Industrial and Light Industrial Office

Marine I same as current Marine I

No restaurants or hotels allowed

Marine II is similar to current Marine II

Restaurants and hotels are allowed but must be part of a marina

Intent is to preserve working waterfront & marinas

Transitional replaces Residential Office

Resort Lodging replaces Resort Residential

Includes hotels and campgrounds

Restaurants must be an accessory to a hotel, can be open to the public



ZONING UPDATE



“Grandfathering”: Nonconforming uses in non-residential districts

- Can continue if it was in use when new code went into effect or if it had a building permit at that time
- Can continue with change of ownership or occupancy
- Can change to another non-conforming use by ZBA approval
 - Use must be of the same or more restrictive nature
 - Non-conforming use cannot be re-established if it has been replaced by a conforming use
- Consider time limit?



ZONING UPDATE



General Changes

Residential lot coverage

- Proposed code counts impervious surfaces and poorly permeable surfaces in lot coverage
- Current code just counts building area, decks above grade
- Implications esp for small parcels

Fences and Walls

- Fences in secondary front yards set back at least 10 feet
- Walls set back from property line one foot for every foot of height

Trees in parking lots

- One tree for every 10 parking spaces for uses that require 20 or more spaces – existing trees or native species approved by Planning Board
- Planning Board authorized to reduce required off-street parking by up to 20% of the required amount in order to preserve existing trees or vegetation

Large stores and Retail Centers

- Parking in side yard or rear yard



ZONING UPDATE

Southold Route 48 Corridor District Changes GB to CB



Previously Allowed, Proposed
Not Permitted:

- Restaurants
- Retail stores
- Convenience stores
- Retail laundry
- Theaters, cinemas
- Public warehouses

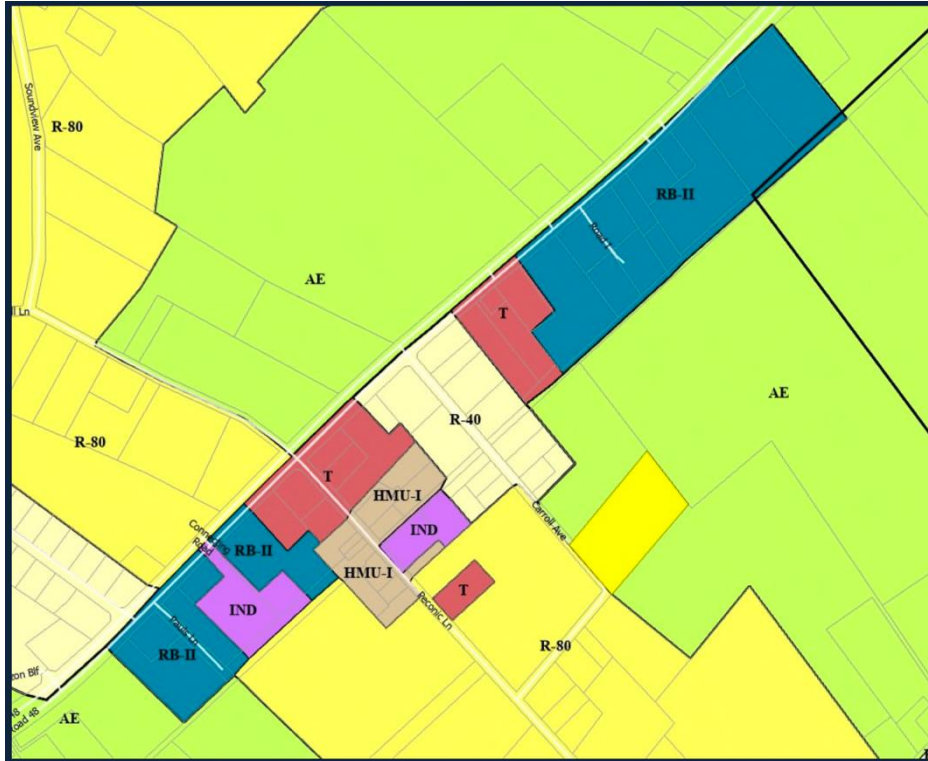
Vehicle sales proposed to be
allowed, were by Special
Exception in GB

North and South of Rt. 48 between
Young's and just west of Boisseau:
General Business to Corridor Business



ZONING UPDATE

Peconic Changes from Hamlet Business to HMU-I



Peconic parcels north of railroad
and west side south of railroad

Previously Allowed, Proposed Not Permitted:

- Convenience store
- Retail laundry (laundromat)

Previously by Special Exception,
Proposed Allowed:

- Hotel, Country Inn

Previously Allowed by Special
Exception, Proposed to be Prohibited:

- Formula restaurant
- Funeral and burial services
- Hotel
- Drinking establishment

Proposed to be Prohibited:

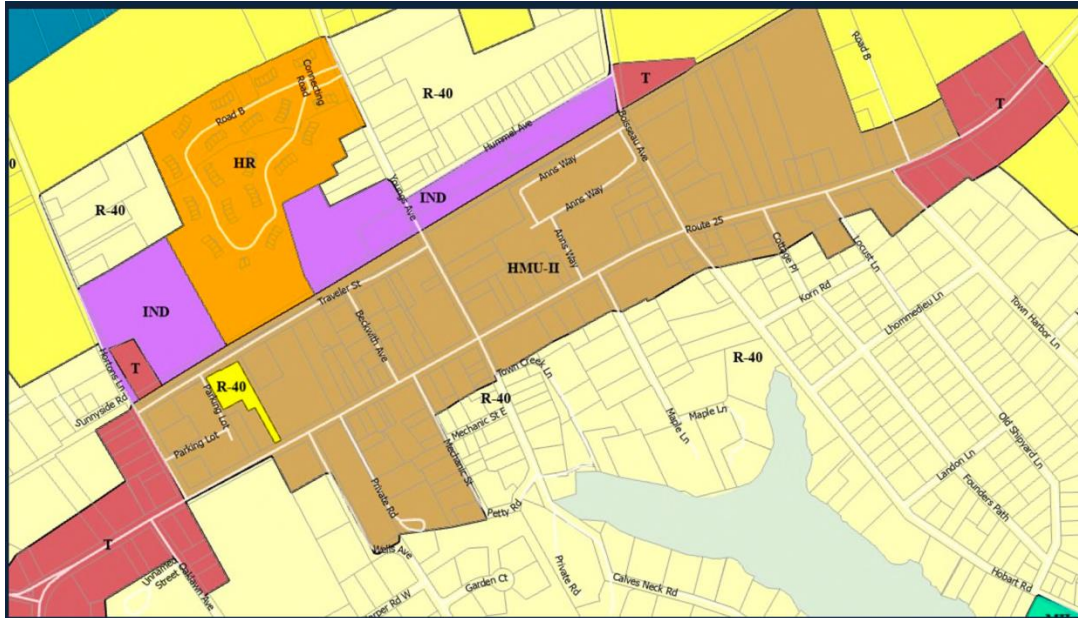
- Pet care facility
- Commercial indoor recreation
- Nursery school



ZONING UPDATE



Southold Changes from Hamlet Business to HMU-II



Previously by Special Exception,
Proposed Allowed:

Private schools
Formula restaurant
Funeral and burial services

Proposed Permitted:

Pet care facility
Commercial indoor recreation
Nursery school

No Change:

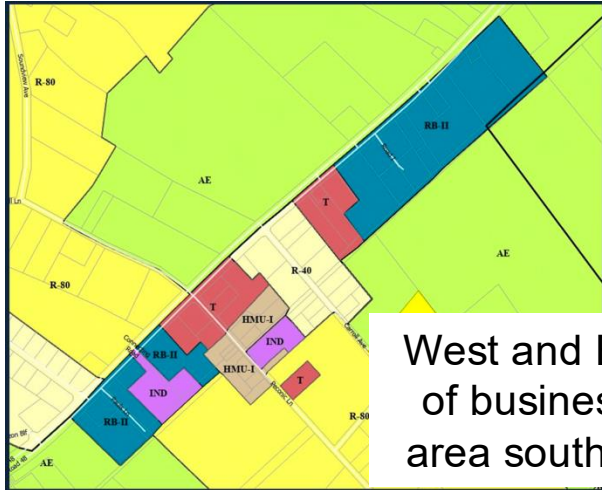
Drinking establishment (SE)
Hotel (SE)

- North of Main Road to railroad tracks between Horton's and Town Harbor
- South of Main Road starting just west of Wells to Town Harbor

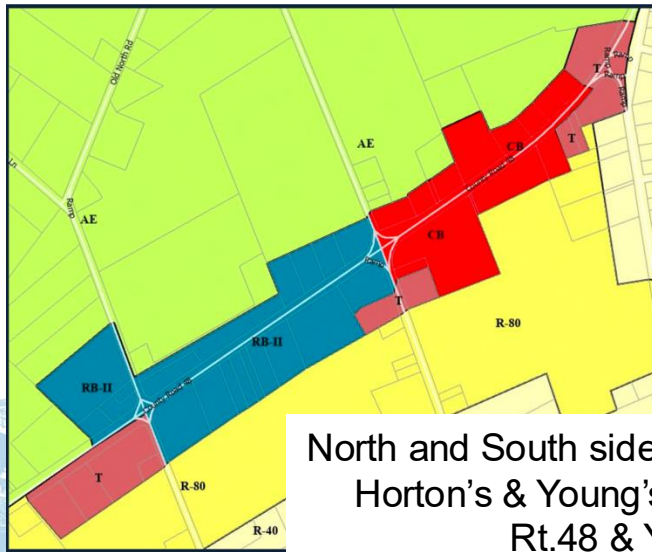


ZONING UPDATE

Peconic and Southold Changes from LB to RB-II



West and East ends
of business zoned
area south of Rt. 48



North and South sides of Rt. 48 between
Horton's & Young's + NW corner of
Rt.48 & Young's

Proposed Prohibited:

Restaurants

Retail sales

Commercial Recreation, indoor & outdoor

Previously Allowed by Special Exception, Proposed Permitted:

Contractors' yards and storage yards

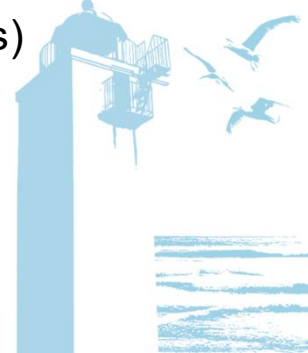
Nursery schools

Veterinary offices & hospitals

Previously Allowed by Special Exception, Proposed Prohibited:

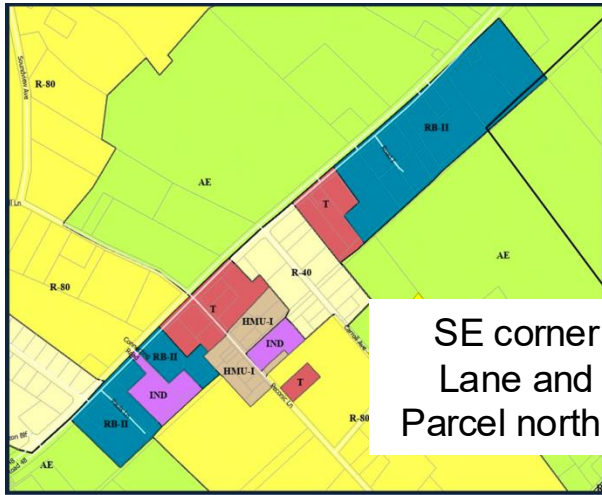
Educational facilities

Commercial outdoor recreation facilities
(tennis, golf, riding stables)



ZONING UPDATE

Southold and Peconic Changes from LIO/LI to IND

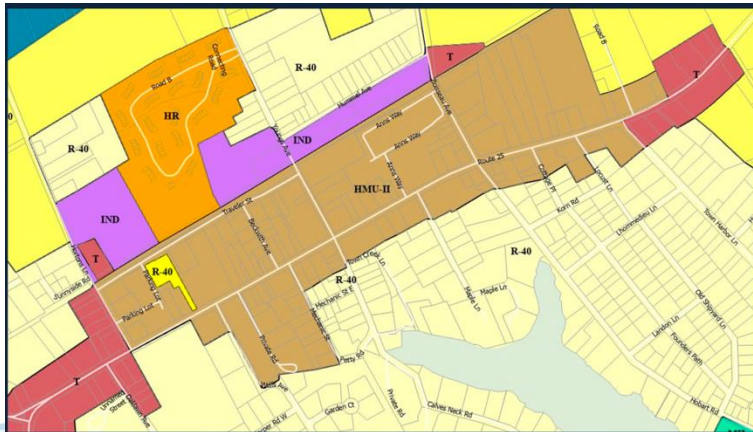


SE corner of Peconic Lane and RR tracks, Parcel north of RR tracks

Proposed Not Allowed: Residential Uses
Conversion of existing building to apts.
Seasonal / tourist camp

Previously Allowed by Special Exception, Proposed Permitted:
Artisan manufacturing (was: sale of items made on site)
Research lab
Transportation terminal

Proposed Allowed:
Boat sales
Garden centers, retail & wholesale
Educational facility
Funeral & burial services
Fueling / charging station
Veterinary hospital / clinic
Heavy industry with Special Exception



Parcel on NE corner of Horton's and Traveler, North of RR tracks from just west of Beckwith to Boisseau



ZONING UPDATE

Southold Changes from M-I to M-I



Southold Marine Center
at corner of Main Road
and Main Bayview

Previously Allowed by Special
Exception, Proposed Permitted:

- Aquaculture
- Bed & Breakfast
- Yacht club

Proposed Permitted:

- Art & cultural use
- Private warehouse



ZONING UPDATE

Southold Changes from M-II to M-II



Corner Hobart and Terry Lane – Sea Tow?



South of Rt. 25 just west of bridge – State Park?

Previously Allowed by Special Exception, Proposed Permitted:

B&B

Transportation terminal

Fish processing

Hotel – Maritime Inn only

30 rooms max

Marina on same property available to guests & public

Proposed Permitted:

Art & cultural use

Private warehouse



ZONING UPDATE

Changes from Residential Office to Transitional

Uses Permitted in Transitional, Not in RO

- Farm operation
- Retail garden center
- Hotel, Country Inn
- Veterinary clinic

Restaurants by SE in RO, prohibited in Transitional

Art & cultural uses, including libraries, permitted in RO, require SE in Transitional

Both Allow

- Professional offices
- Dwellings
- B&Bs
- Religious facilities



ZONING UPDATE

Peconic and Southold Proposed Changes from RR to R40



7 parcels on Sound on west
end of Salt Marsh Lane:
RR to R40

Proposed change would remove option to
get Special Exception for:

- Hotel
- Motel
- Restaurant
- Tourist camp
- Marina



The Cove condominiums
on Main Bayview Road:
RR to R40



ZONING UPDATE

Southold Proposed Change from RR to R80



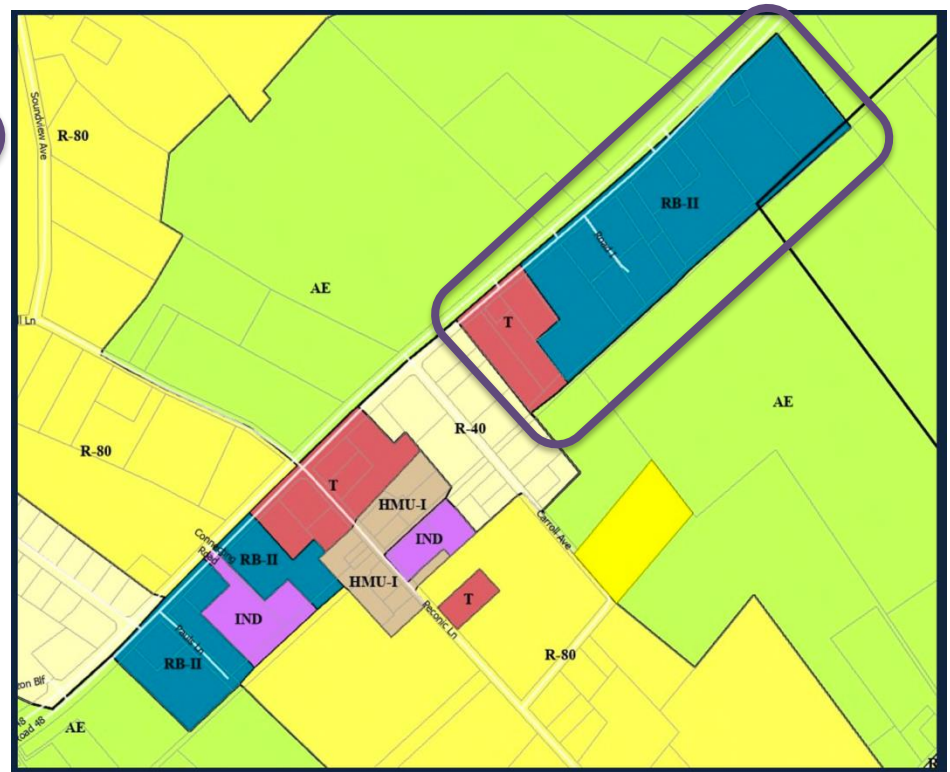
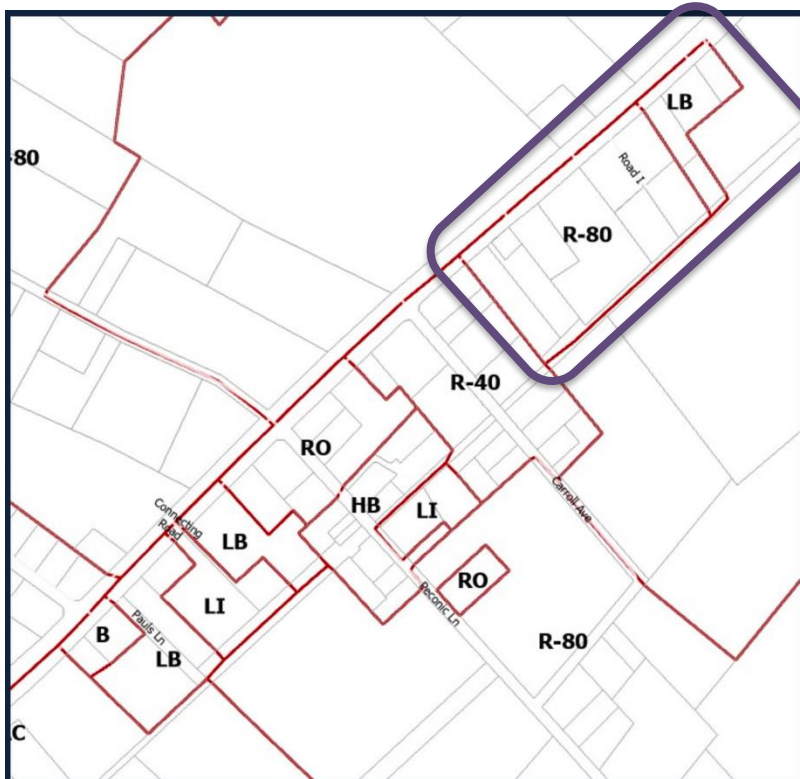
Proposed change would remove option to get Special Exception for:

- Hotel
- Motel
- Restaurant
- Marina



ZONING UPDATE

Peconic Hamlet District Changes



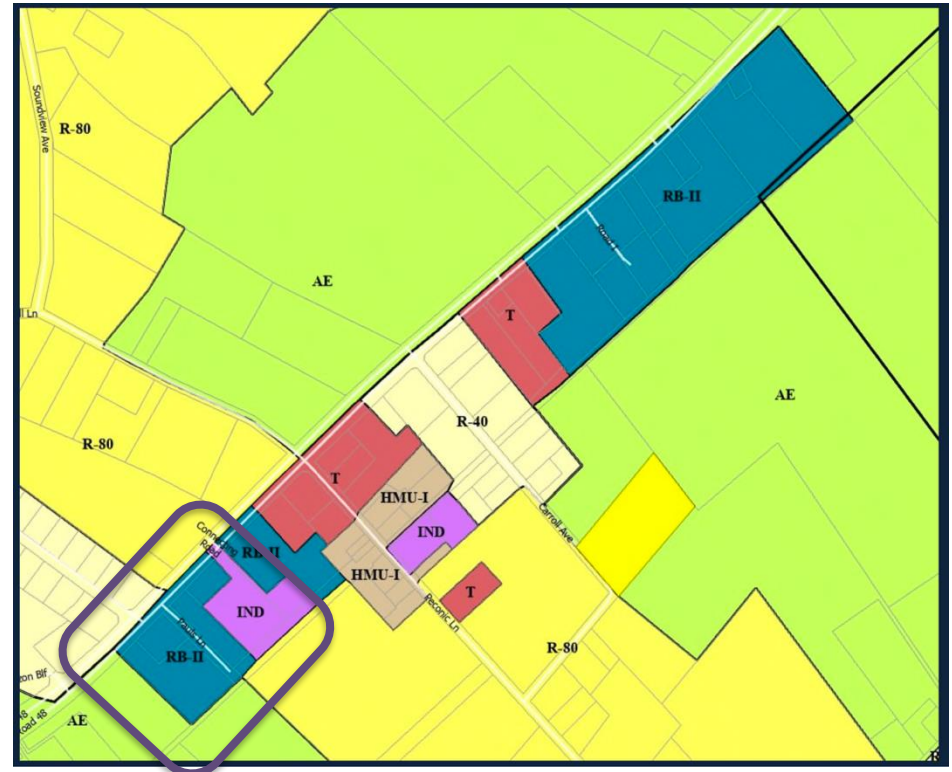
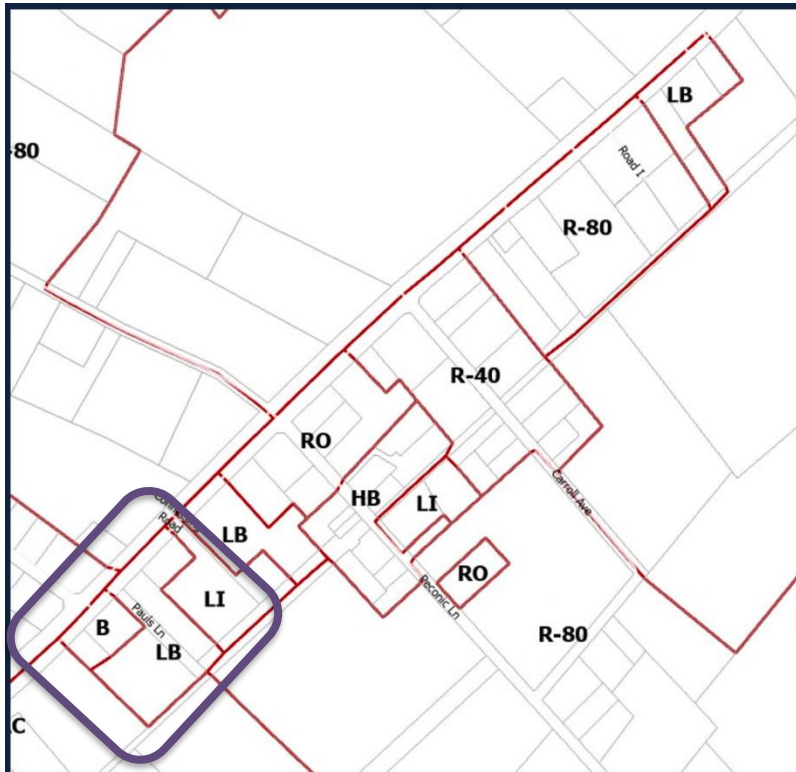
Several parcels on Rt. 48 proposed to change from R80 to Transition and Rural Business II

- Proposed not permitted: Wineries, Educational Facility (SE in Transition)
- B&Bs permitted without SE



ZONING UPDATE

Peconic Hamlet District Changes



Parcel on Rt. 48 on west end of Hamlet Center

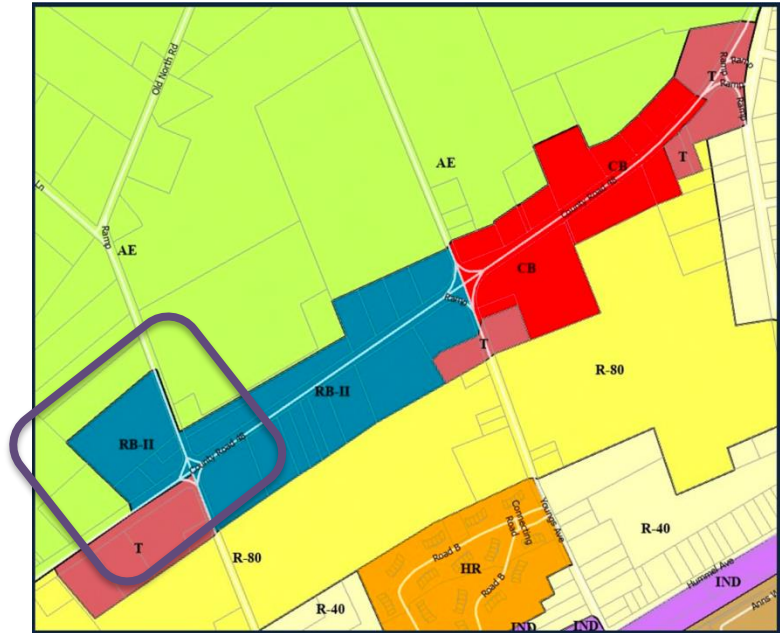
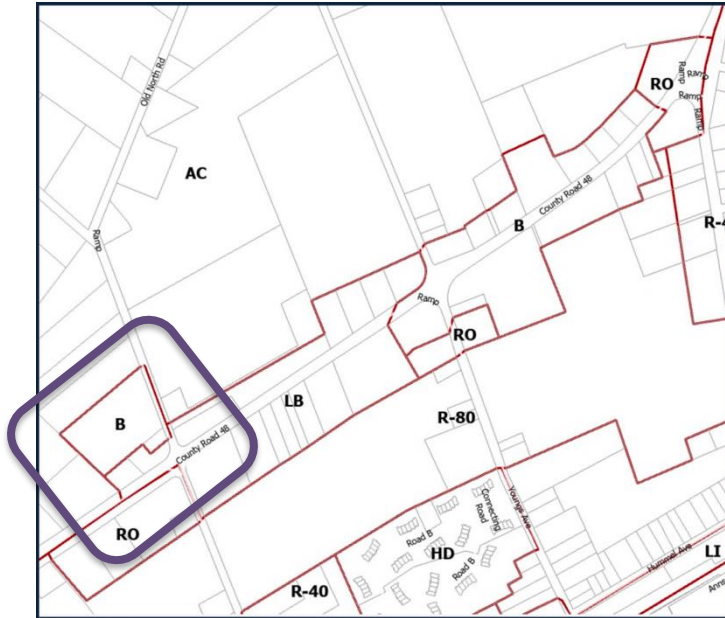
Proposed to change from Business to Rural Business II rather than Corridor Business

- Fueling / charging station not permitted (BP station in B district)



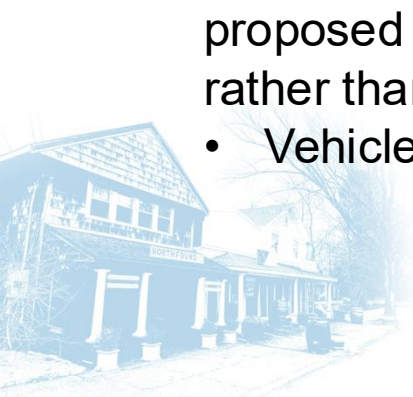
ZONING UPDATE

Southold Route 48 Corridor District Changes



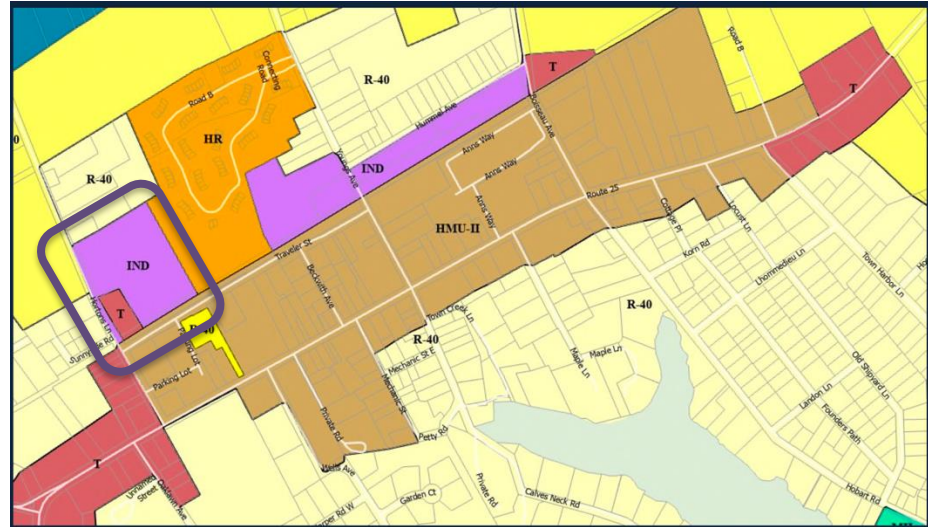
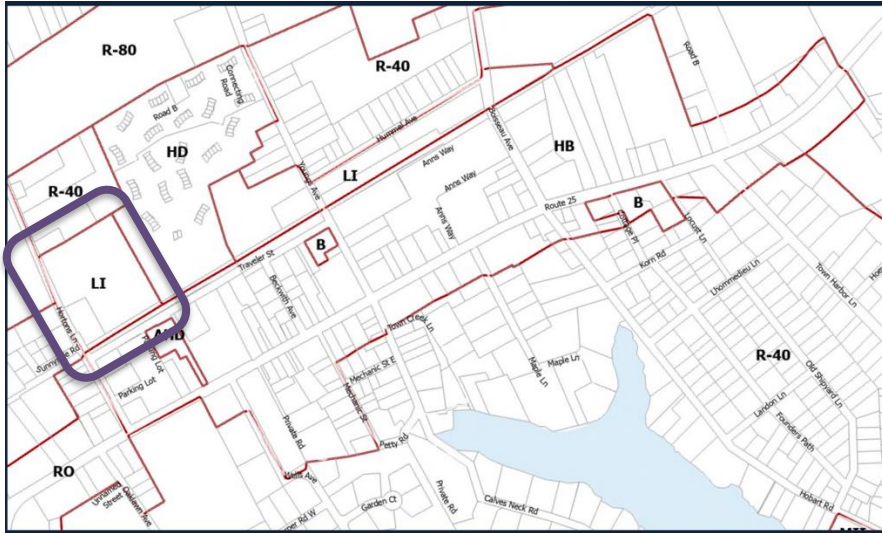
Parcel on Horton's north of Biggie's (Lucas Ford)
proposed to change from Business to Rural Business II
rather than Corridor Business

- Vehicle sales permitted in CB, not in RB-II



ZONING UPDATE

Southold Hamlet Center District Changes



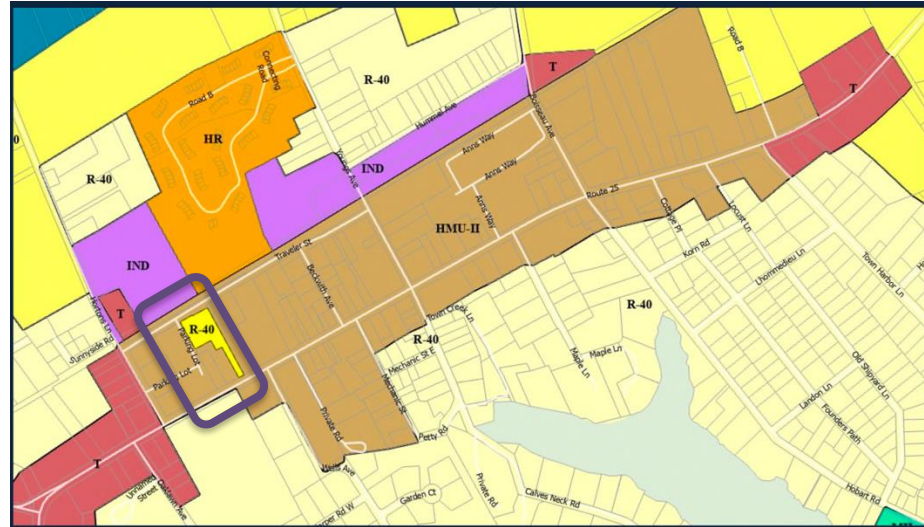
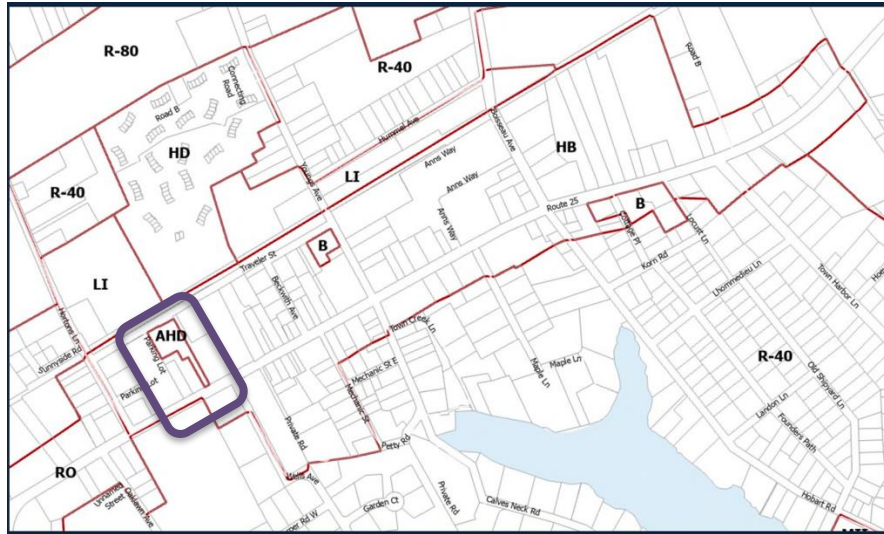
Parcel on corner of Horton's and Traveler:
South corner proposed to change from Light Industrial to
Transition rather than Industrial

- Residential use allowed in Transitional, not in Industrial



ZONING UPDATE

Southold Hamlet Center District Changes

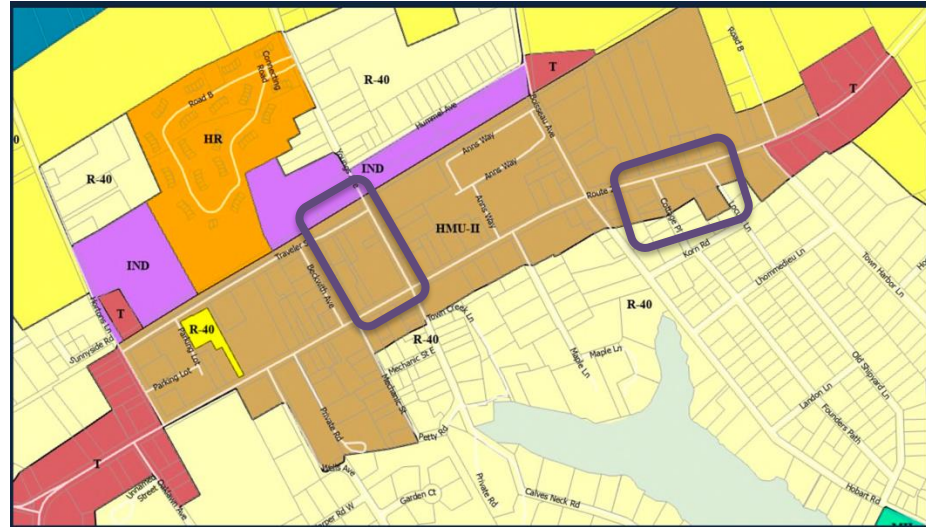
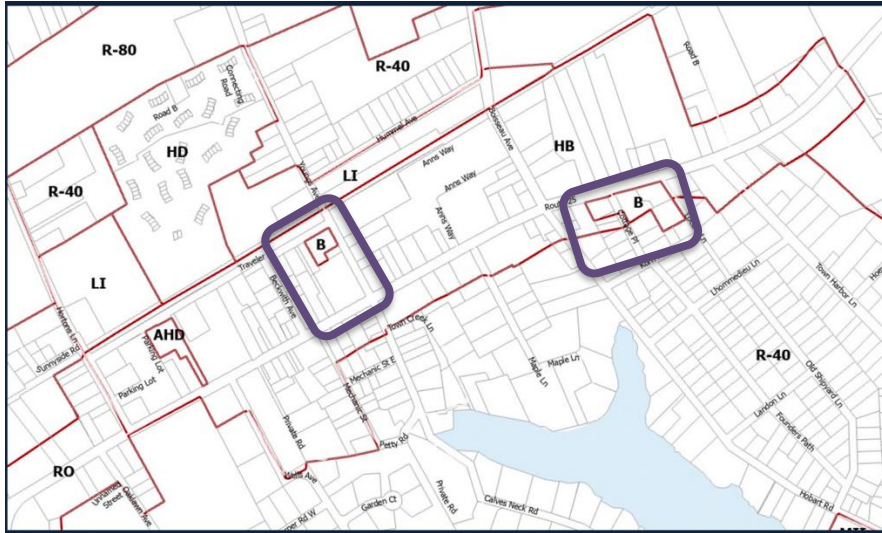


Parcel between Traveler and Main Road:
Proposed to change from Affordable Housing District to R40



ZONING UPDATE

Southold Hamlet Center District Changes



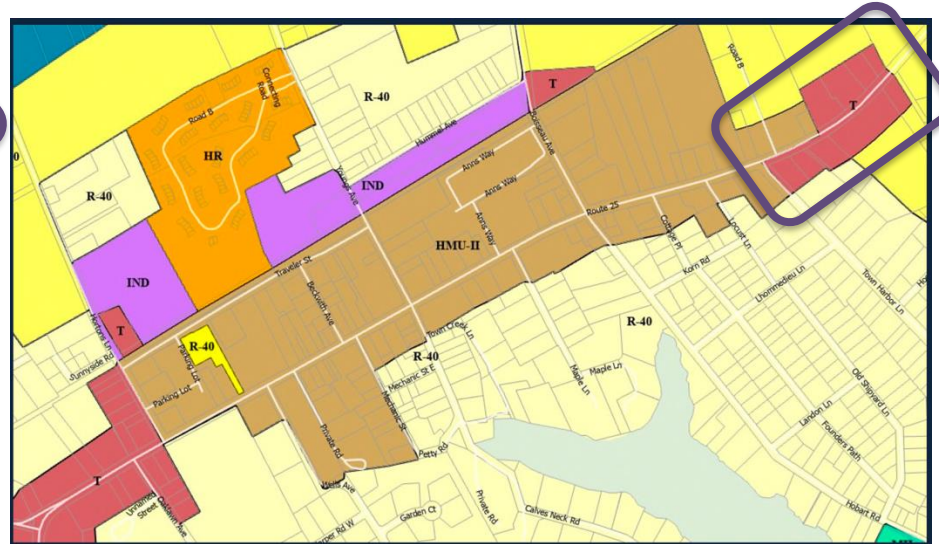
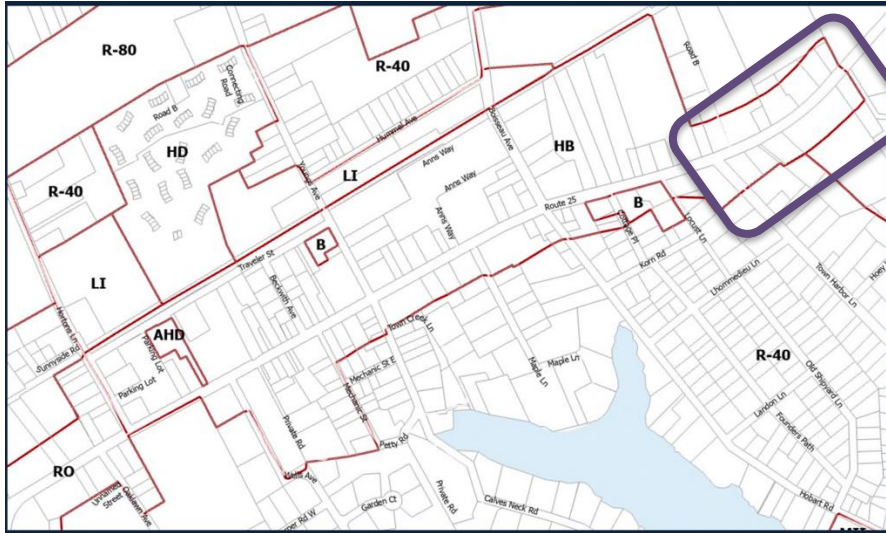
Two parcels in Hamlet Center
Proposed to change from General Business to Hamlet Mixed Use II
rather than to Corridor Business

- Vehicle sales permitted in CB, not in HMU-II
- Fueling station / charging permitted in CB, not in HMU-II



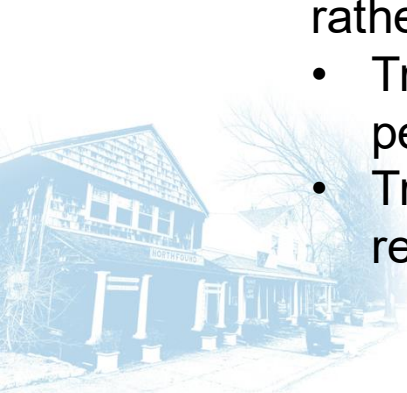
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Southold Hamlet Center District Changes



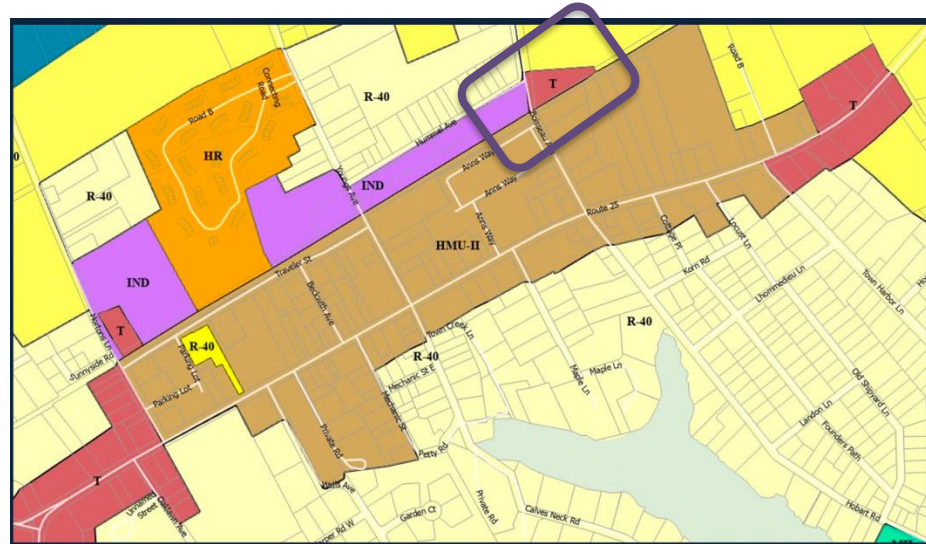
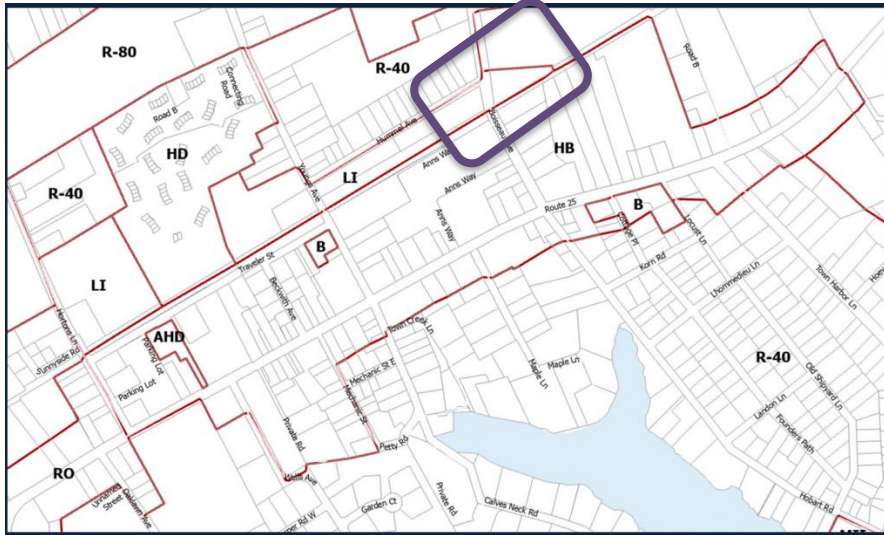
Parcels on eastern side of Hamlet Center
Proposed to change from Hamlet Business to Transition
rather than to HMU-II

- Transition allows farm operation, retail garden center, personal services where HMU-II does not
- Transition does not allow convenience store, restaurant, retail sales



ZONING UPDATE

Southold Hamlet Center District Changes



Parcel on east side of Hummel and Boisseau
Proposed to change from Light Industrial to Transition rather
than to Industrial



ZONING UPDATE



How to Submit Your Comments – by 5 pm Friday July 18!

Zoning Update Web Site: <https://southoldzoningupdate.com/>

Scroll down to “Add Your Feedback” Button

Questions and a Form to Fill out

E-mail Comments and Questions to: zoningupdate@southoldtownny.gov

Send Comments Directly to Planning Director

Heather Lanza: heather.lanza@town.southold.ny.us

