

275 E STREET ROAD
LOWER SOUTHAMPTON
“HEAVY COMMERCIAL” ZONING

List of Uses

The following uses are **permitted by right**:
[Amended by Ord. No. 600, 9/14/2022]

- Use 2 Lawn and garden center
- Use 8 Religious use
- Use 9 Public or private school
- Use 10 Library or museum
- Use 12 Private club or lodge
- Use 13 Community center
- Use 14 Day-care center
- Use 15 Adult day care
- Use 20 Medical or dental office/clinic
- Use 21 Business or professional office
- Use 23 Retail shop
- Use 24 Service business
- Use 25 Bank, savings and loan association
- Use 26 Restaurant
- Use 27 Tavern
- Use 28 Repair shop
- Use 29 Mortuary or funeral home
- Use 30 Hotel
- Use 31 Indoor commercial entertainment
- Use 32 Outdoor commercial recreation
- Use 34 Veterinary office
- Use 43 Banquet/catering facility
- Use 47 Equipment rental or motor vehicle leasing
- Use 48 Emergency services
- Use 51 Public or private parking garage

- Use 53A Small wireless facilities within the right-of-way, as regulated by the Small Wireless Facilities Deployment Act
- Use 54 Utility operating facility
- Use 75 Nonresidential wind energy system
- Use 77 Solar energy system
- Use 79 Accessory drive-through facility

2.

The following uses are permitted as a **special exception** when authorized by the Zoning Hearing Board in accordance with the provisions of Part **23** of this chapter:

[Amended by Ord. 575, 9/28/2016; by Ord. 577, 3/22/2017; and by Ord. No. 600, 9/14/2022]

- Use 3A Sober living facility
- Use 19 Outpatient surgical center
- Use 22A Alternative therapy provider
- Use 22B Massage therapy center
- Use 35 Motor vehicle fueling station
- Use 36 Car wash
- Use 38 Motor vehicle repair garage
- Use 39 Trade or professional school
- Use 44 Limited personal service
- Use 46 Smoke shop/smoking parlor
- Use 53B Small wireless facilities within the right-of-way and within an underground district as regulated by the Small Wireless Facilities Deployment Act

3.

The following uses are permitted as **conditional uses** when authorized by the Board of Supervisors in accordance with the provisions of Part **22** of this chapter:

- Use 37 Motor vehicle sales
- Use 41 Large retail center
- Use 66 Indoor self storage
- Use 72 Nonresidential accessory building or structure
- Use 73 Motor vehicle fuel pumps
- Use 75 Nonresidential wind energy system
- Use 77 Solar energy system