

ZONING

280 Attachment 1

Town of Southold Density and Minimum Lot Size Schedule for Residential Districts¹ [Added 1-10-1989 by L.L. No. 1-1989]

Districts	A-C Agricultural- Conservation	R-40 Residential Low-Density (One-Acre)	R-80 Residential Low-Density (Two-Acre)	R-120 Residential Low-Density (Three-Acre)	R-200 Residential Low-Density (Five-Acre)	R-400 Residential Low-Density (Ten-Acre)	HD Hamlet Density Residential	RR Resort Residential	RO Residential Office
Minimum lot size (square feet):									
1-family detached dwelling									
Residential unit without utilities	80,000	40,000	80,000	120,000	200,000	400,000	20,000 (vii)	20,000 (vii)	40,000
Residential unit with community water	NA	NA	NA	NA	NA	NA	20,000 (vii)	20,000 (vii)	NA
Residential unit with community water and sewer	NA	NA	NA	NA	NA	NA	10,000 (xi)	12,000 (xi)	NA
2-family detached dwelling									
2-family dwelling without utilities	160,000 (xii)	80,000 (iii)	160,000 (xii)	240,000 (v)	400,000 (vi)	800,000 (vi)	40,000 (ii)	40,000 (ii)	80,000 (iii)
2-family dwelling with community water	NA	NA	NA	NA	NA	NA	40,000 (ii)	40,000 (ii)	NA
2-family dwelling with community water and sewer	NA	NA	NA	NA	NA	NA	20,000 (vii)	20,000 (vii)	NA
Multiple dwelling unit or townhouse ²									
Multiple dwelling or townhouse without utilities	NA	NA	NA	NA	NA	N	20,000	NA ³	NA
Multiple dwelling or townhouse with community water	NA	NA	NA	NA	NA	NA	20,000	NA ³	NA
Multiple dwelling or townhouse with community water and sewer	NA	NA	NA	NA	NA	NA	10,000	BA ³	NA
Motel, hotel or conference center guest unit ²									
Guest unit without utilities	NA	NA	NA	NA	NA	NA	NA	6,000	NA
Guest unit with community water	NA	NA	NA	NA	NA	NA	NA	6,000	NA
Guest unit with community water and sewer	NA	NA	NA	NA	NA	NA	NA	4,000	NA
Nonresidential use (as permitted)									
Use with or without utilities	80,000	40,000	80,000	120,000	200,000	400,000	NA	40,000	40,000

KEY:

NA = Not applicable.

NOTES:

¹ Roman numerals refer to applicable column in the Residential Bulk Schedule. Where no Roman numeral is indicated, refer to the district column in the Residential Bulk Schedule.

² For multiple dwelling, hotel, motel and/or conference uses (where permitted), this table refers to minimum lot area per unit. Refer to the Residential Bulk Schedule for total lot size, yard and setback dimensions for the applicable district, unless more-restrictive requirements are indicated in the text of the chapter.

³ [Amended 8-1-1989 by L.L. No. 14-1989]