

# ZONING

## 255 Attachment 3

### Town of East Hampton Section 255-11-10

#### II. Use Table for Commercial Uses; Part 1

[Amended 9-17-1993 by L.L. No. 28-1993; 12-2-1994 by L.L. No. 13-1994; 10-18-1996 by L.L. No. 17-1996; 11-15-1996 by L.L. No. 19-1996;  
12-18-1997 by L.L. No. 39-1997; 12-18-1997 by L.L. No. 40-1997; 5-5-1998 by L.L. No. 19-1998;  
11-2-2001 by L.L. No. 22-2001; 5-6-2005 by L.L. No. 14-2005]

Use Code:

P = Permitted use

SP = Special permit use

X = Prohibited use

Use	Residential Districts								LBO	Commercial Districts					Commercial Service	Special District
	A10	A5	A3	A2	A	B	MF	AHO		RS	NB	CB	WF	CI		
A. Business uses																
(1) Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X
(1a) Air terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X
(2) Animal husbandry	SP	SP	SP	SP	SP	SP	X	SP	SP	X	SP	SP	X	SP	X	X
(3) Antique shop or antique auction gallery	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X
(4) (Reserved)																
(5) Artists and craftsmen workshops	X	X	X	X	X	X	X	X	SP	X	P	P	X	P	P	X
(6) Auditorium or meeting hall	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X
(7) Bank	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X
(8) Boat rentals or fishing station	X	X	X	X	X	X	X	X	X	X	SP	P	P	X	X	X
(9) Boatyard	X	X	X	X	X	X	X	X	X	X	X	X	P	P	SP	X
(9a) Bus terminal	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP		X
(10) Camping ground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
(11) Carpentry, plumbing or heating supply shop	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(12) Car wash, major	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(13) Custom workshop	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	P	P	X
(14) Fast-food restaurant or drive-in	X	X	X	X	X	X	X	X	X	X	SP	SP	X	X	X	X
(14a) Ferry terminal, passenger	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X
(14b) Ferry terminal, vehicle	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(15) Filling station	X	X	X	X	X	X	X	X	X	X	SP	SP	X	P	X	X
(16) Fish market (may include a combination of wholesale and retail sale of finfish and/or shellfish)	X	X	X	X	X	X	X	X	X	X	SP	SP	P	SP	X	X
(17) Funeral home, mortuary or chapel	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X	X
(18) Garage, repair	X	X	X	X	X	X	X	X	X	X	SP	SP	X	P	SP	X
(18a) Garage, storage	X	X	X	X	X	X	X	X	X	X	X	SP	X	P	SP	X
(19) Garden center	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(20) (Reserved)																
(21) (Reserved)																

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## Town of East Hampton Section 255-11-10

### II. Use Table for Commercial Uses, Part 2

[Amended 5-6-1988 by L.L. No. 2-1988; 10-21-1988 by Ord. No. 9-1988; 2-4-1994 by L.L. No. 1-1994;  
3-5-1996 by L.L. No. 17-1996; 10-18-1996 by L.L. No. 17-1996; 12-17-1997 by L.L. No. 40-1997;  
12-18-1997 by L.L. No. 40-1997; 11-2-2001 by L.L. No. 22-2001; 5-6-2005 by L.L. No. 14-2005]

Use Code:

P = Permitted use

SP = Special permit use

X = Prohibited use

Use	Residential Districts									LBO	Commercial Districts					Commercial Service	Special District
	A10	A5	A3	A2	A	B	MF	AHO	RS		NB	CB	WF	CI	CS	PC	
A. Business uses (continued)																	
(22) Mariculture, research and development	SP	SP	SP	SP	SP	X	X	X	X	X	SP	X	X	SP	SP	X	SP
(23) Marina	X	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X
(24) Marina, recreational	X	X	X	X	X	X	X	X	X	X	SP	X	X	P	X	X	SP
(25) Motion-picture theater	X	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(26) Motor vehicle salesroom and lot	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(27) Multiple-business complex	X	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X
(28) Nightclub or similar entertainment establishment	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	X	X	X
(29) Office; business, utility, professional or sales	X	X	X	X	X	X	X	X	X	SP	X	P	P	SP	X	X	X
(29a) Office park	X	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	X	SP	X
(30) Personal service shop: barbershop, beauty parlor, professional studio, travel agency or similar shop	X	X	X	X	X	X	X	X	X	SP	SP	P	P	X	X	X	X
(31) Printing shop	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(31a) Rail terminal	X	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP	X	X
(32) Recording and film production facilities	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	X
(33) Recreation facility, major	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X
(34) Recreation facility, minor	X	X	X	X	X	X	X	X	X	X	X	P	P	SP	X	X	X
(35) Repair shop for household, business or personal	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	P	X
(36) Resort	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X	X	X
(37) Restaurant	X	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(38) Retail store (other than one listed herein)	X	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(39) Riding academy	SP	SP	SP	SP	SP	SP	X	SP	SP	SP	X	P	P	X	P	X	X
(40) Studio, exercise	X	X	X	X	X	X	X	X	X	X	X	P	P	X	P	X	X
(40a) Supermarket	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
(40b) Superstore	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X	X	X
(41) Tavern or bar	X	X	X	X	X	X	X	X	X	X	SP	P	P	SP	X	X	X
(42) Taxi company	X	SP	SP	SP	SP	SP	X	X	SP	X	X	P	P	X	P	X	X
(43) Technical and trade school	X	X	X	X	X	X	X	X	X	X	X	P	P	SP	SP	X	X
(44) Theater company	X	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	SP	X	X
(45) Transient motel	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X	X	X
(45a) Truck terminal	X	X	X	X	X	X	X	X	X	X	X	SP	SP	X	SP		X

# ZONING

## Town of East Hampton Section 255-11-10

### II. Use Table for Commercial Uses; Part 3

[Amended 10-16-1987 by L.L. No. 16-1987; 11-2-2001 by L.L. No. 22-2001; 5-6-2005 by L.L. No. 14-2005]

Use Code:

P = Permitted use

SP = Special permit use

X = Prohibited use

Use	Residential Districts								LBO	Commercial Districts					Commercial Service CS	Special District PC
	A10	A5	A3	A2	A	B	MF	AHO		RS	NB	CB	WF	CI		
<b>A. Business uses (continued)</b>																
(46) Veterinarian or veterinary hospital	X	X	X	X	X	X	X	X	X	X	X	X	X	SP	X	X
(47) Wholesale business, including lumber and building products	X	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	P	X
(48) Wholesale/retail beverage distribution, wholesale bakery	X	X	X	X	X	X	X	X	X	X	X	SP	SP	SP	P	SP
(49) Winery	X	X	SP	SP	SP	X	X	X	X	X	X	SP	SP	X	SP	X
<b>B. Listed industrial uses.</b>																
(1) Abattoir or stockyard										X	X	X	X	X	X	X
(2) Arsenal										X	X	X	X	X	X	X
(3) Boiler works										X	X	X	X	X	X	X
(4) Chemical manufacture										X	X	X	X	X	X	X
(5) Compactor or shredder of automobiles, scrap metal or other metallic substances										X	X	X	X	X	X	X
(6) Distillery except water										X	X	X	X	X	X	X
(7) Dry cleaning or laundry										X	X	SP	SP	X	SP	X
(8) Explosives or fireworks manufacture or storage										X	X	X	X	X	X	X
(9) Exterminator										X	X	X	X	X	SP	X
(10) Fish processing facility										X	X	X	X	SP	SP	X
(11) Forge or foundry plant except for blacksmith shop										X	X	X	X	X	X	X
(12) Fuel storage in tanks										X	X	X	X	SP	SP	X
(13) Garbage, offal or dead animal reduction, dumping or incineration										X	X	X	X	X	X	X
(14) Laboratory; research, processing or testing										X	X	SP	SP	SP	SP	X
(15) Meat processing										X	X	X	X	X	X	X
(16) Multiple industrial complex										X	X	X	X	X	SP	X
(17) Paper or pulp manufacture										X	X	X	X	X	X	X
(18) Paving and construction material manufacture										X	X	X	X	X	SP	X
(19) Petroleum refinery										X	X	X	X	X	X	X
(20) Planned industrial park										X	X	X	X	X	SP	X
(21) Plating works										X	X	X	X	X	X	X
(22) Publishing										X	X	X	X	X	P	X
(23) Recycling and scrap yard										X	X	X	X	X	SP	X
(24) Recycling involving chemical, radioactive or other toxic										X	X	X	X	X	X	X

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Use	Residential Districts								LBO	Commercial Districts					Commercial Service CS	Special District PC
	A10	A5	A3	A2	A	B	MF	AHO		RS	NB	CB	WF	CI		
waste processing																
(25) Sand mining and excavation									X	X	X	X	X	SP	X	
(26) Tannery, soap manufacture or fat rendering									X	X	X	X	X	X	X	
(27) Truck terminal or truck transfer station									X	X	X	X	X	P	X	
(28) Warehouse, storage yards or building supplies distribution									X	X	X	X	X	P	SP	
C. Service commercial.									X	X	SP	SP	X	SP <sup>1</sup>	P	X
D. Unlisted nonnuisance industry (as defined)									X	X	X	X	X	SP	X	

NOTES:

<sup>1</sup> Reduced minimum lot area requirements for service commercial uses in the CI Zone: Refer to § 255-5-50.