

Smart Planning for Southold

Respecting the Past,
Shaping the Future



NEW YORK
STATE OF
OPPORTUNITY.

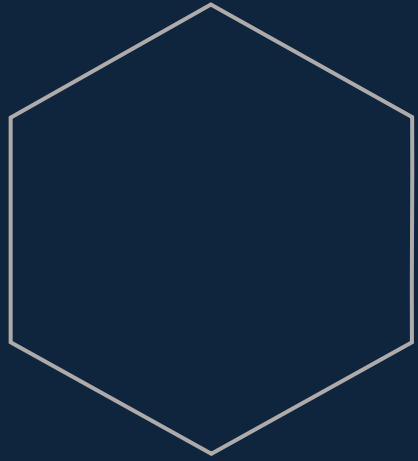
Department
of State



Zoning Workshops



- 1st round: March 2024:
Zoning 101 & Generating Ideas
- 2nd round: Summer 2024:
Input on specific potential zoning updates to zoning code & map
- 3rd round: Winter 2025:
Input on new zoning code & map



Agenda

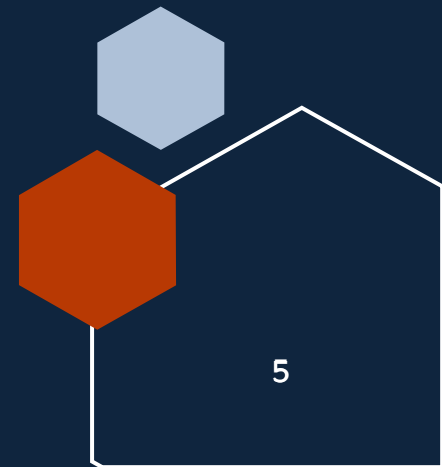
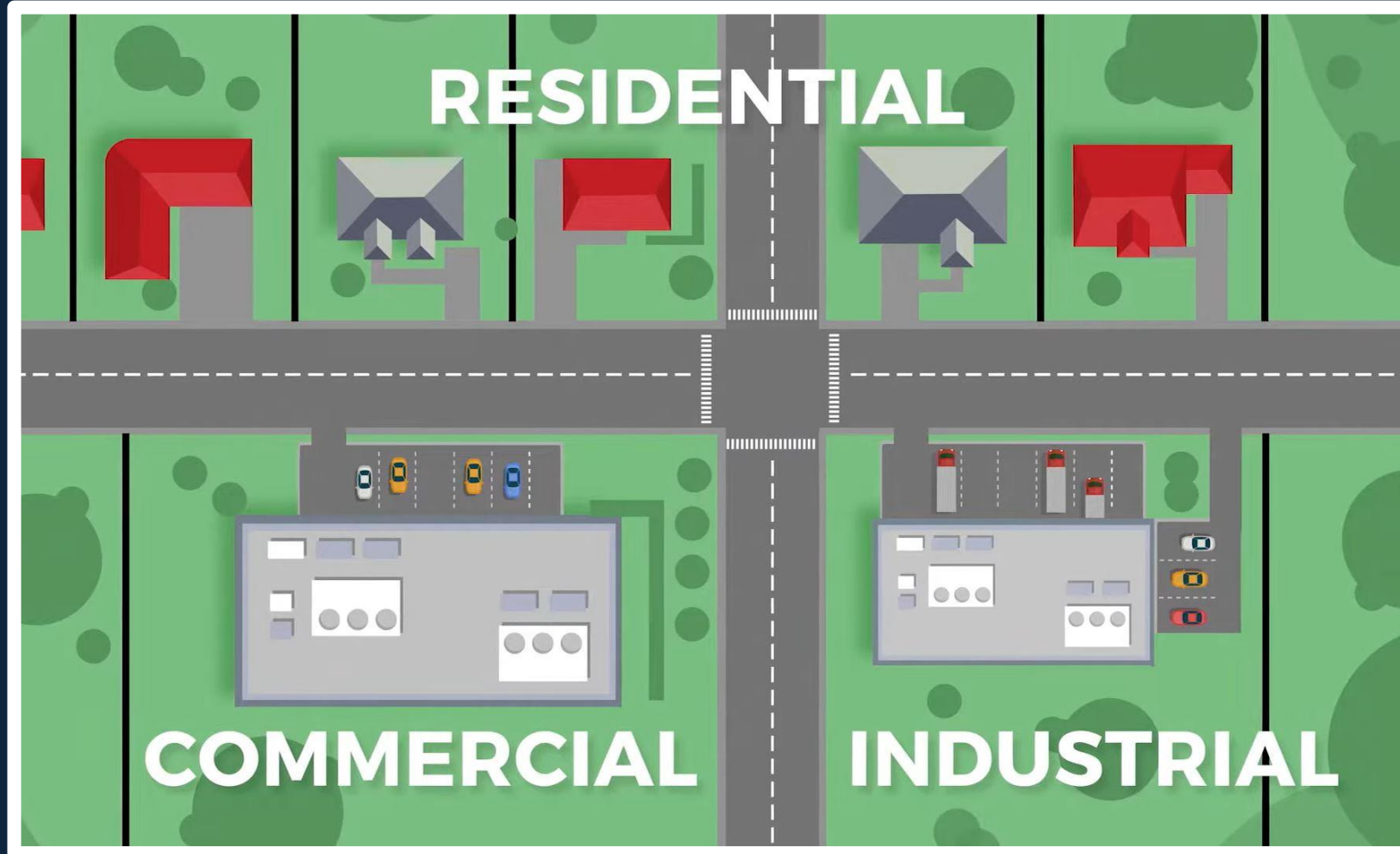


What is zoning?



- Zoning = rules that control:
 - Physical development of land
 - Use of the property

Zoning 101



Zoning Text

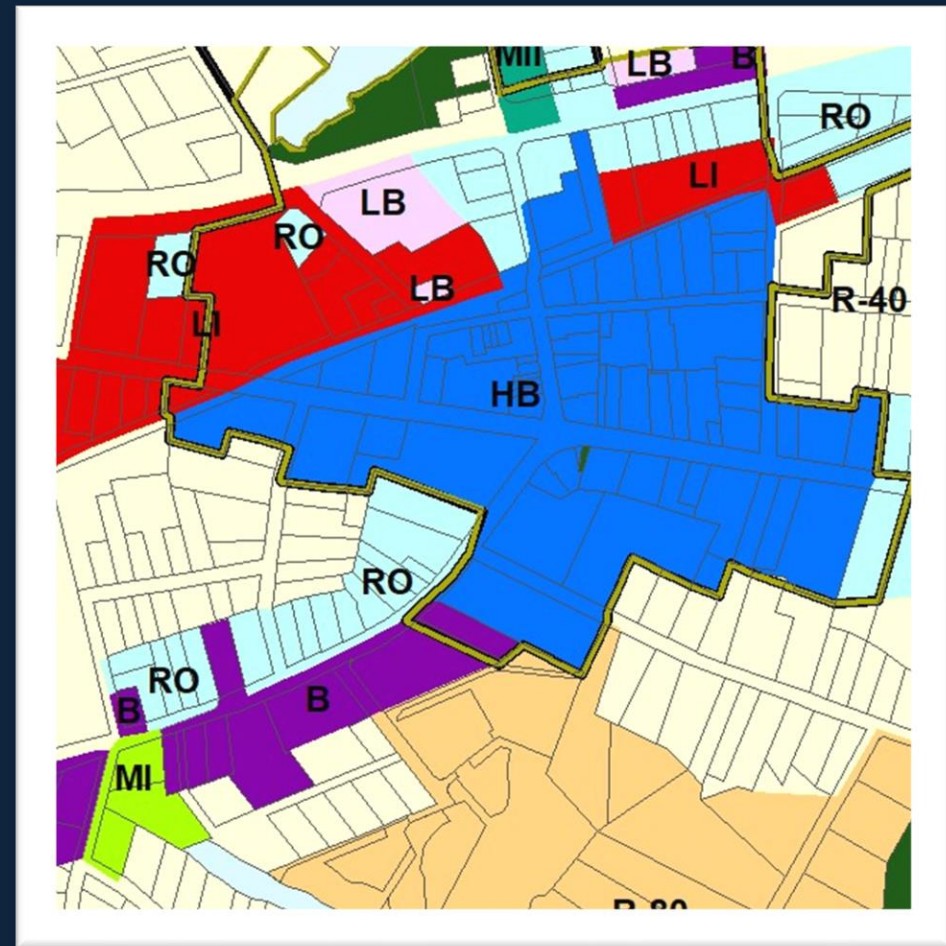
Town of Southold, NY / Part II: General Legislation / Zoning

← Article IV Low-Density Residential R-40 District

[Added 1-10-1989 by L.L. No. 1-1989]

- § 280-16 Purpose.
- § 280-17 Use regulations.
- § 280-18 Bulk, area and parking regulations.
- § 280-19 Accessory buildings.

Zoning Map



Purposes of Zoning

- Promote public safety, health & welfare
- Compatibility between developments
- Ensure future land uses are the appropriate scale & intensity for the location
- Implement land use policies & manage growth



Southold Town Zoning

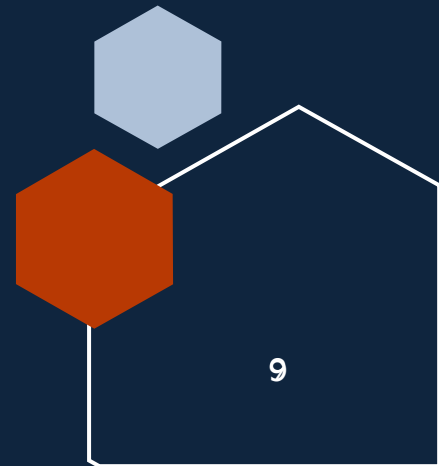
Chapter 280 in Town Code



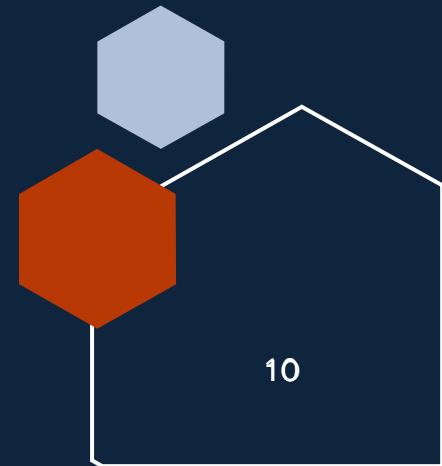
- 19 zoning districts (full list in handout)
- Lists of allowed uses
- Dimension requirements
- Zoning map
 - Available on the Town website
<https://www.southoldtownny.gov/>
 - Maps & Trails
 - Zoning Map & Tax Parcel Inquiry

Zoning District Types of Uses

- Permitted (as-of-right)
- Special Exception
- Accessory



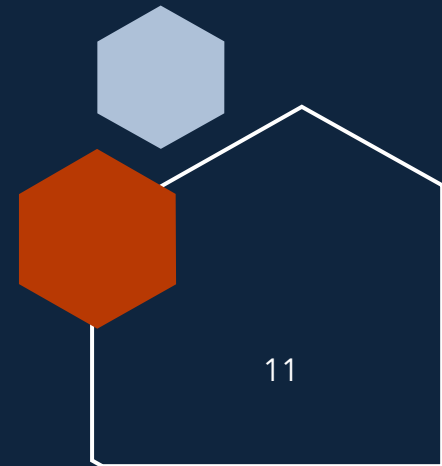
Permitted Uses = allowed "as-of-right"



Special Exception Use



A use that is deemed appropriate in a particular district if specified conditions are met.



Special Exception Standards & Considerations

❖ General Standards (examples)

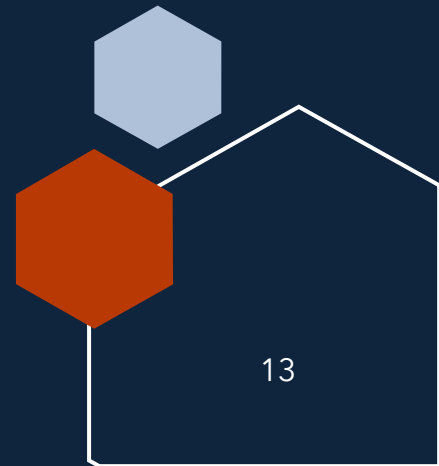
- In harmony with the intent of Town zoning.
- Compatible with character of the neighborhood

❖ Matters to be considered (examples)

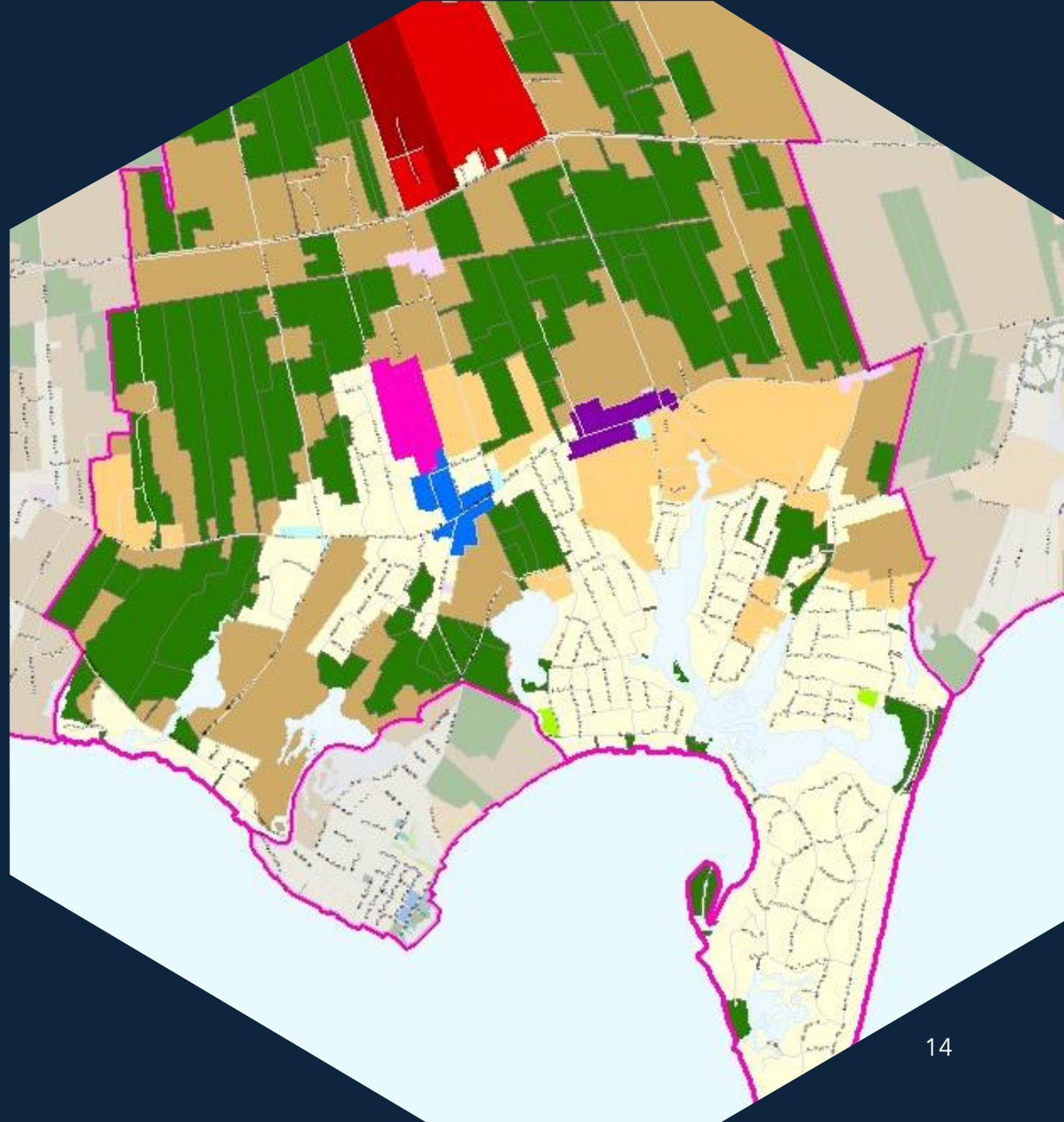
- Effect on property values
- Traffic congestion & parking



Accessory Use = Incidental & connected to a permitted use



Zoning: Cutchogue & New Suffolk



Zoning Districts in Cutchogue Hamlet

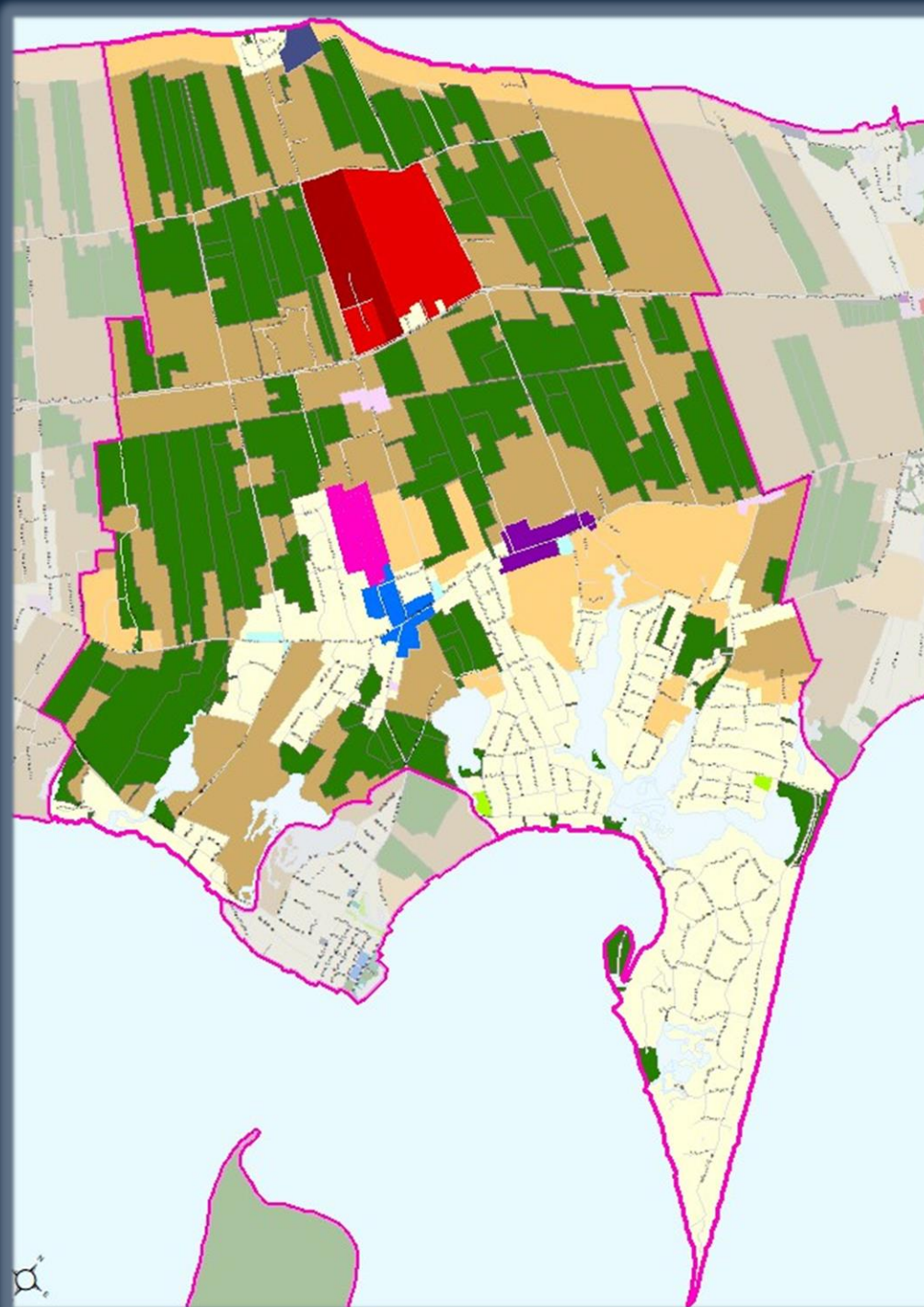
Residential

Hamlet Density
Residential-40
Residential-80
Agricultural Conservation
Residential Office
Resort Residential

Non-residential

Hamlet Business
General Business
Limited Business
Light Industrial
Light Industrial Office
Marine I

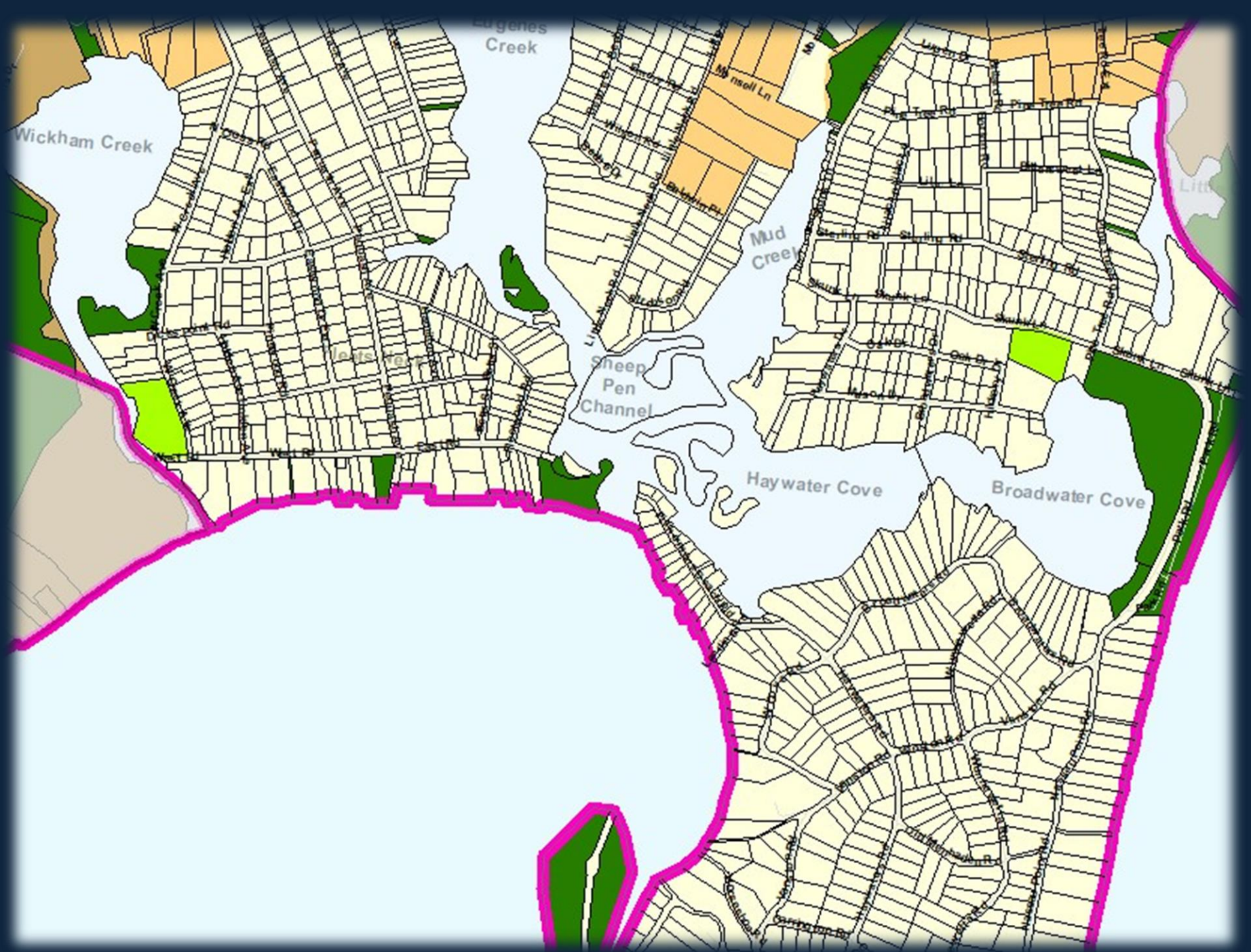
Cutchogue



Zoning

Cutchogue Hamlet

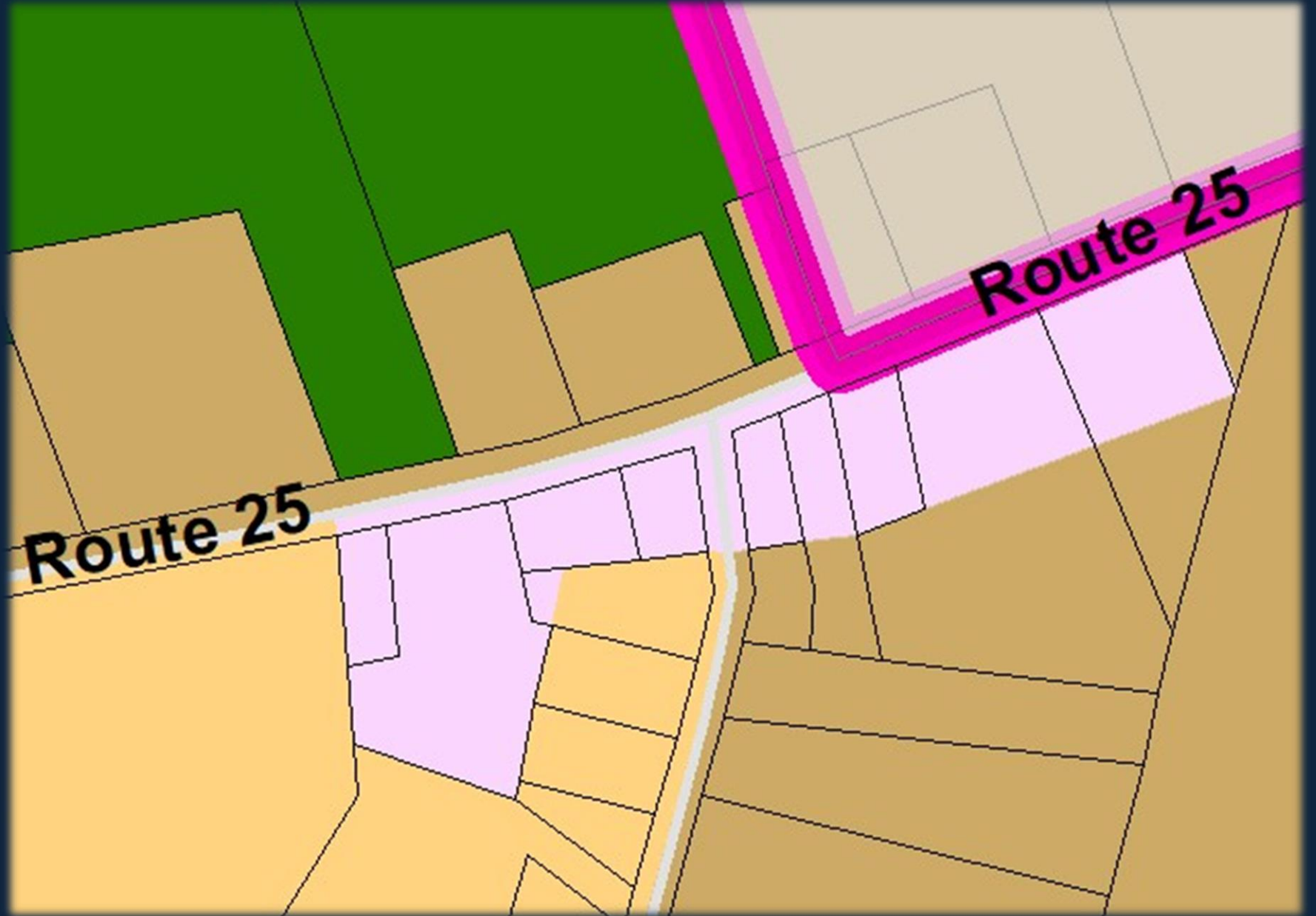
Marine I zones



Zoning

Cutchogue Hamlet

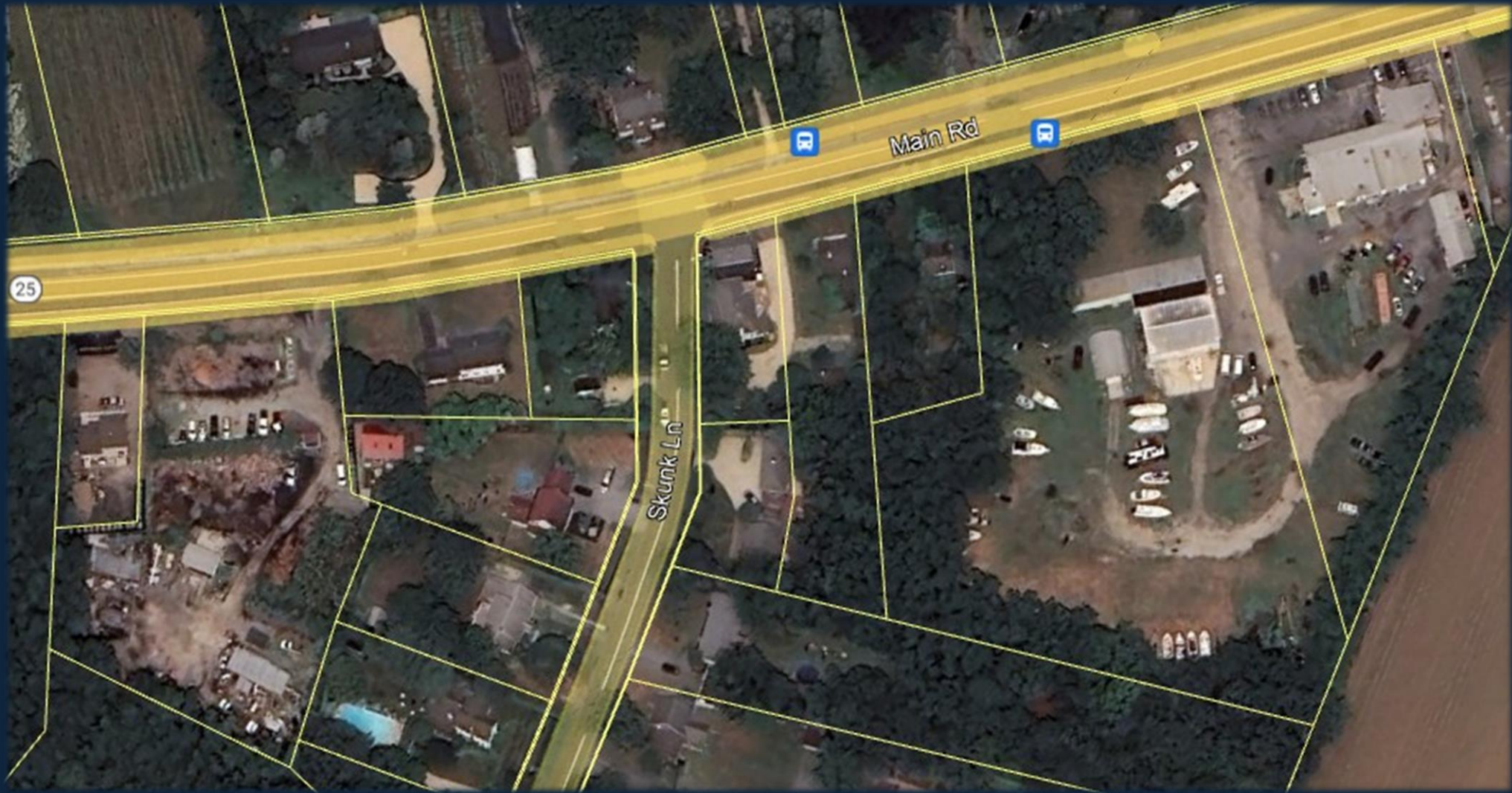
Limited
Business



Zoning

Cutchogue Hamlet

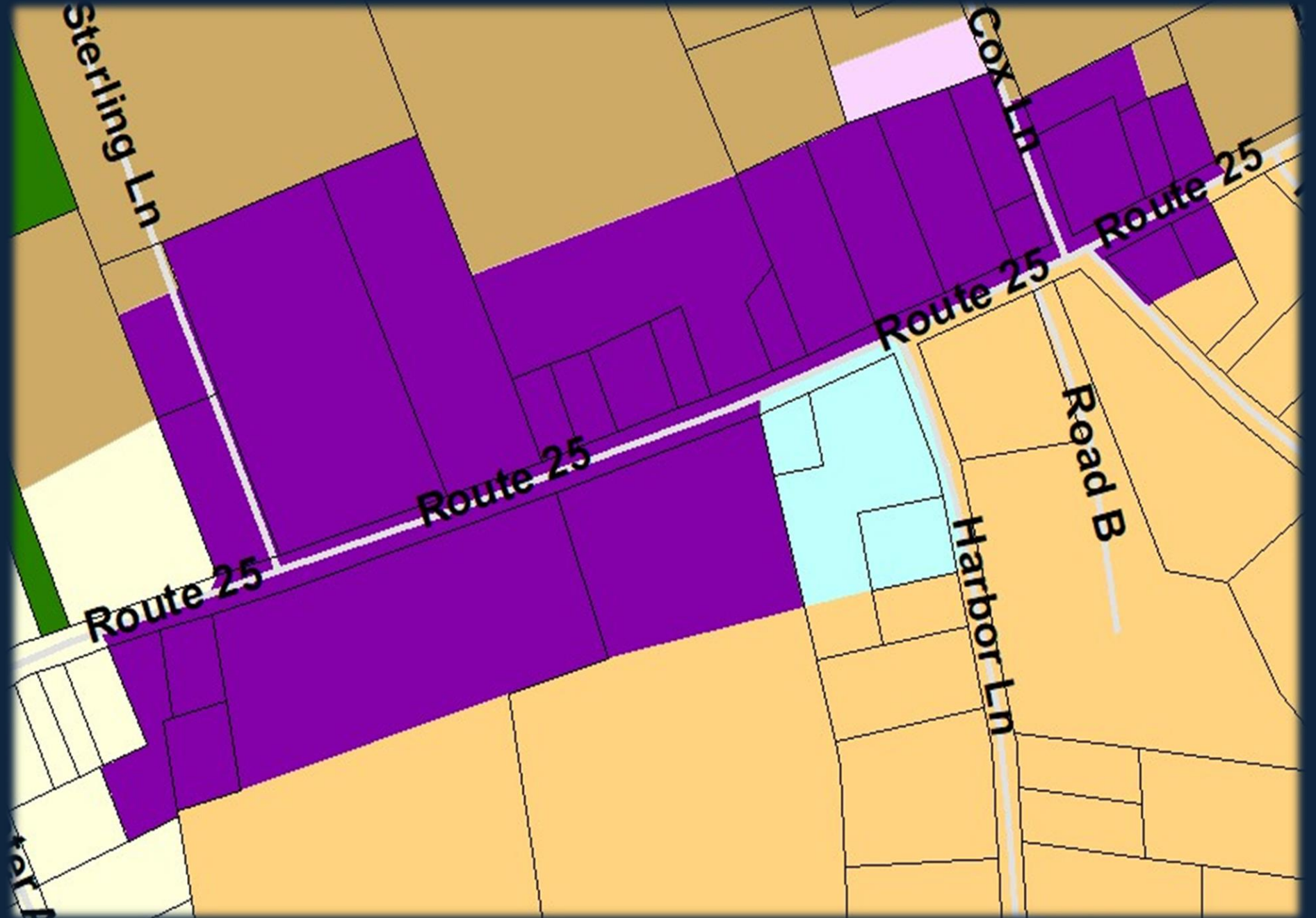
Limited Business



Zoning

Cutchogue
Hamlet

General
Business



Zoning

Cutchogue Hamlet

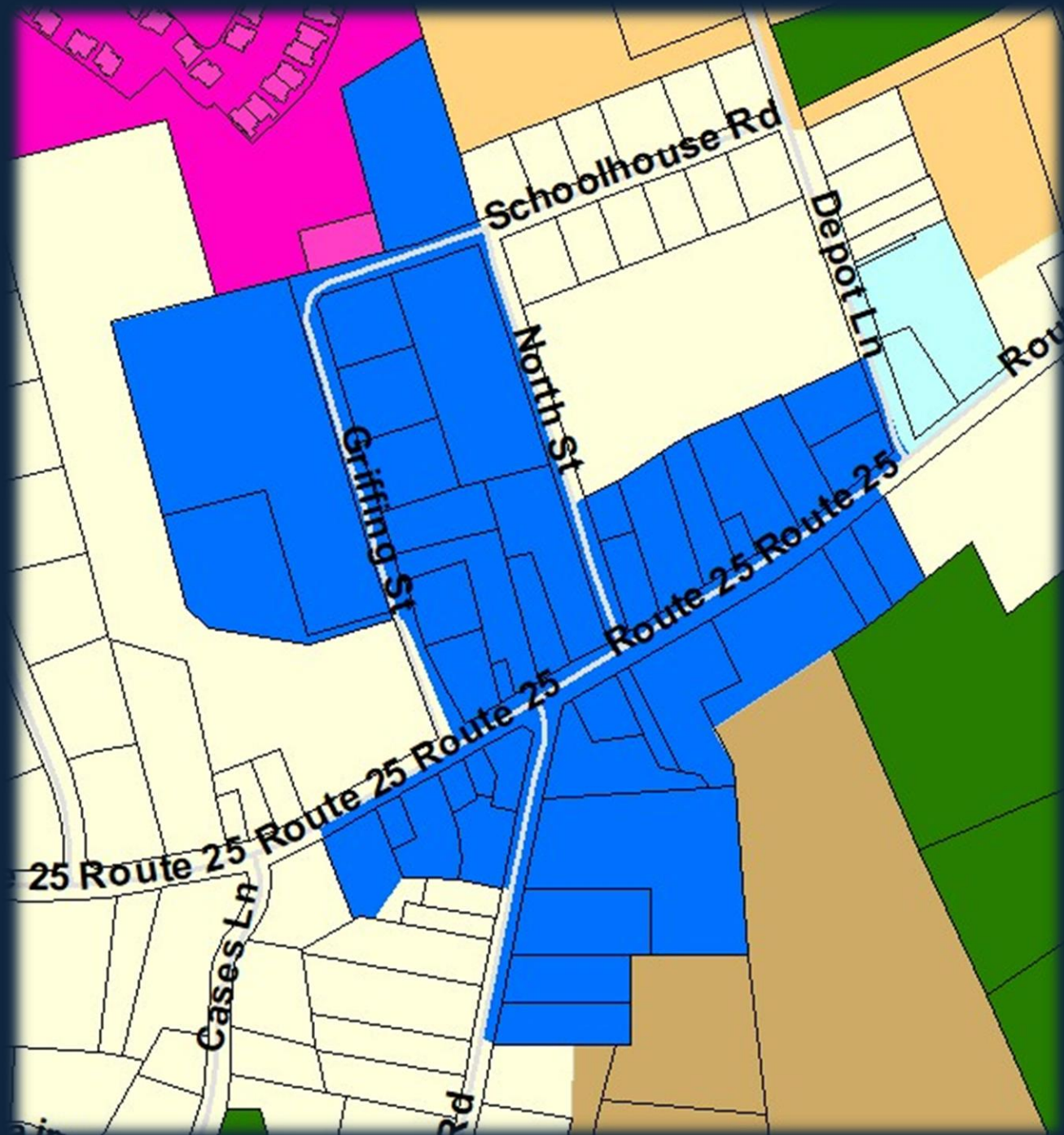
General Business



Zoning

Cutchogue Hamlet

Hamlet Business



Zoning

Cutchogue Hamlet

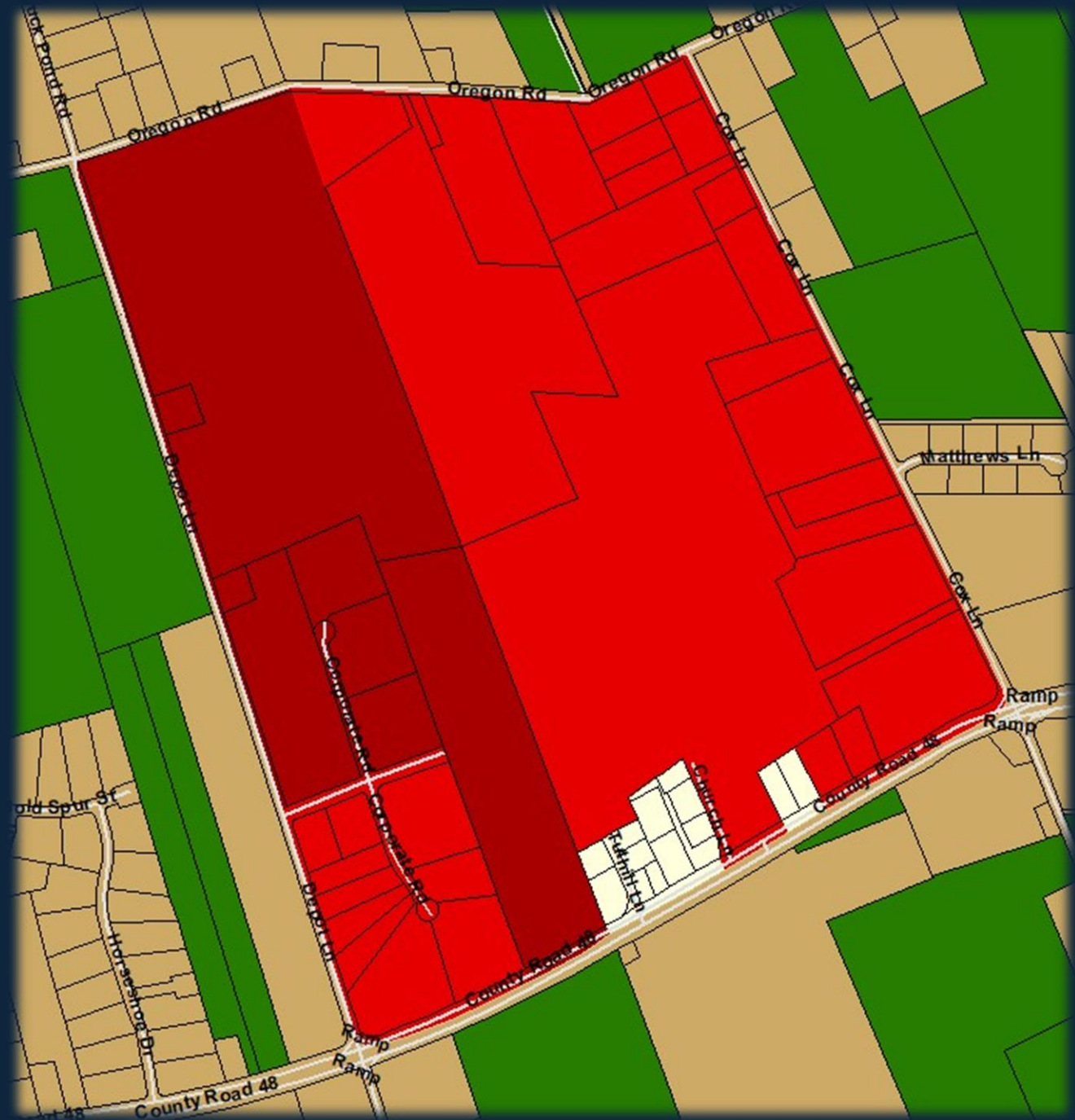
Hamlet Business



Zoning

Cutchogue Hamlet

Light Industrial



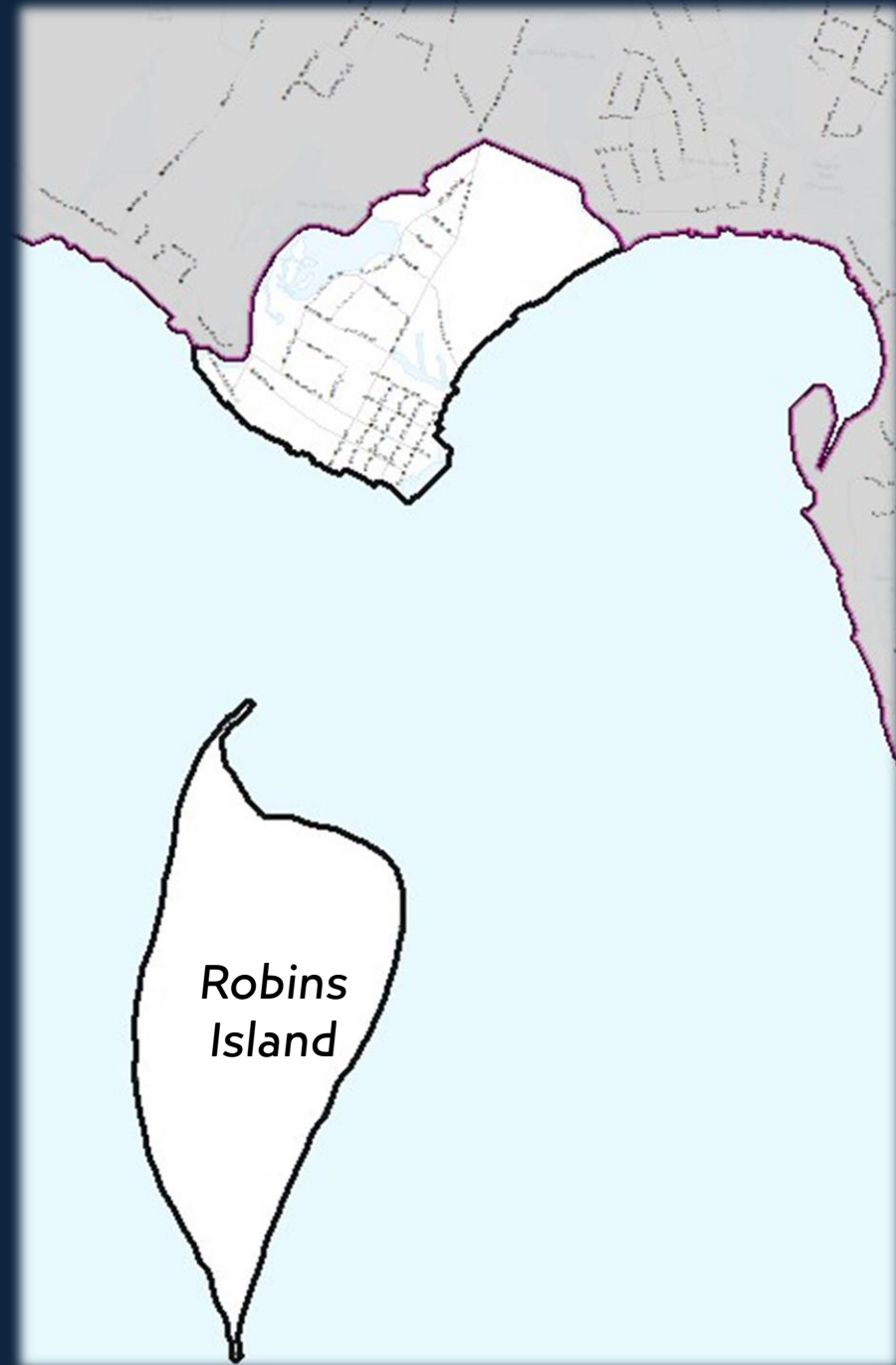
Zoning

**Cutchogue
Hamlet**

**Light
Industrial**



New Suffolk



Zoning Districts in New Suffolk Hamlet

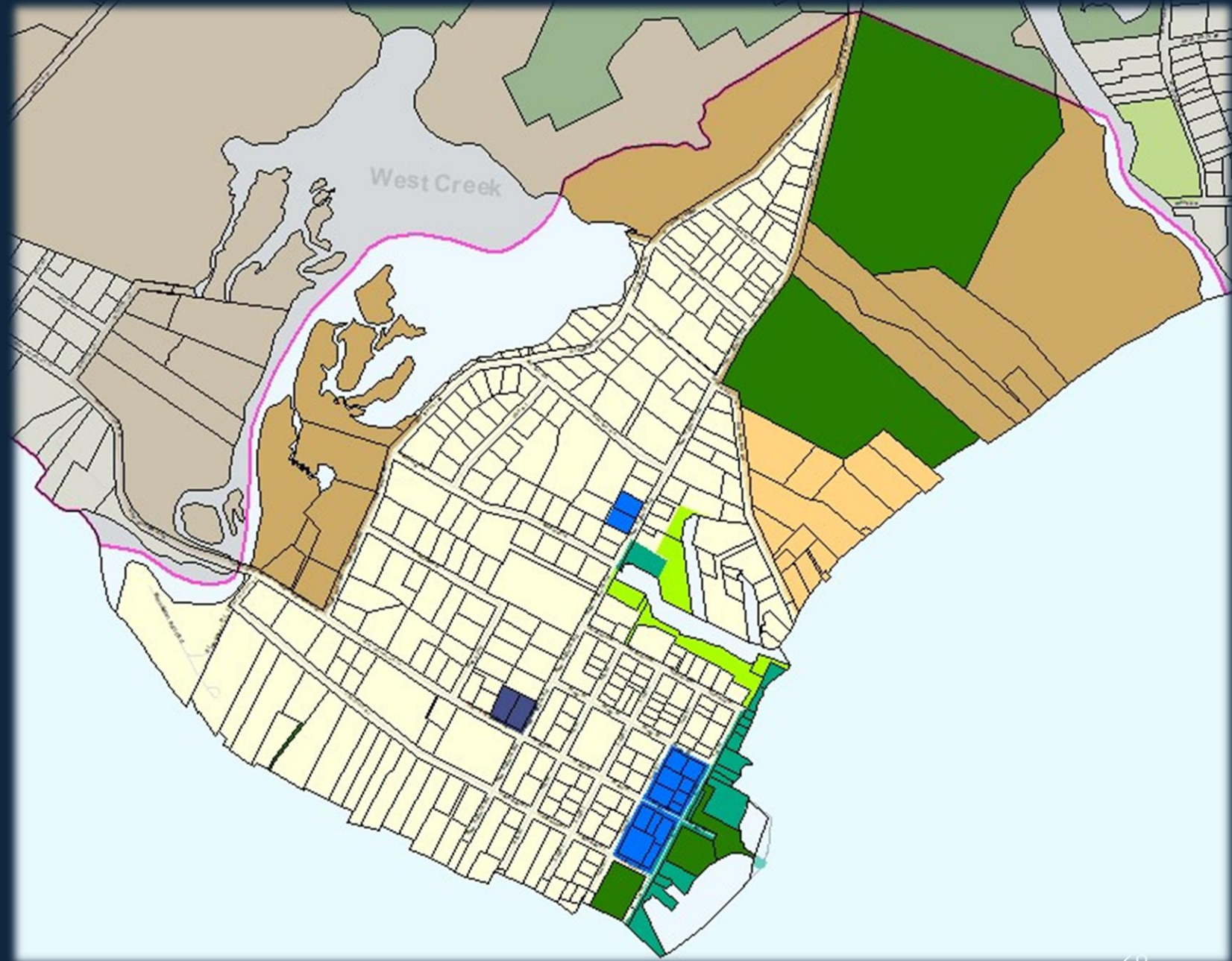
Residential

Residential-40
Residential-80
Residential-400
Agricultural Conservation
Resort Residential

Non-residential

Hamlet Business
Marine I
Marine II

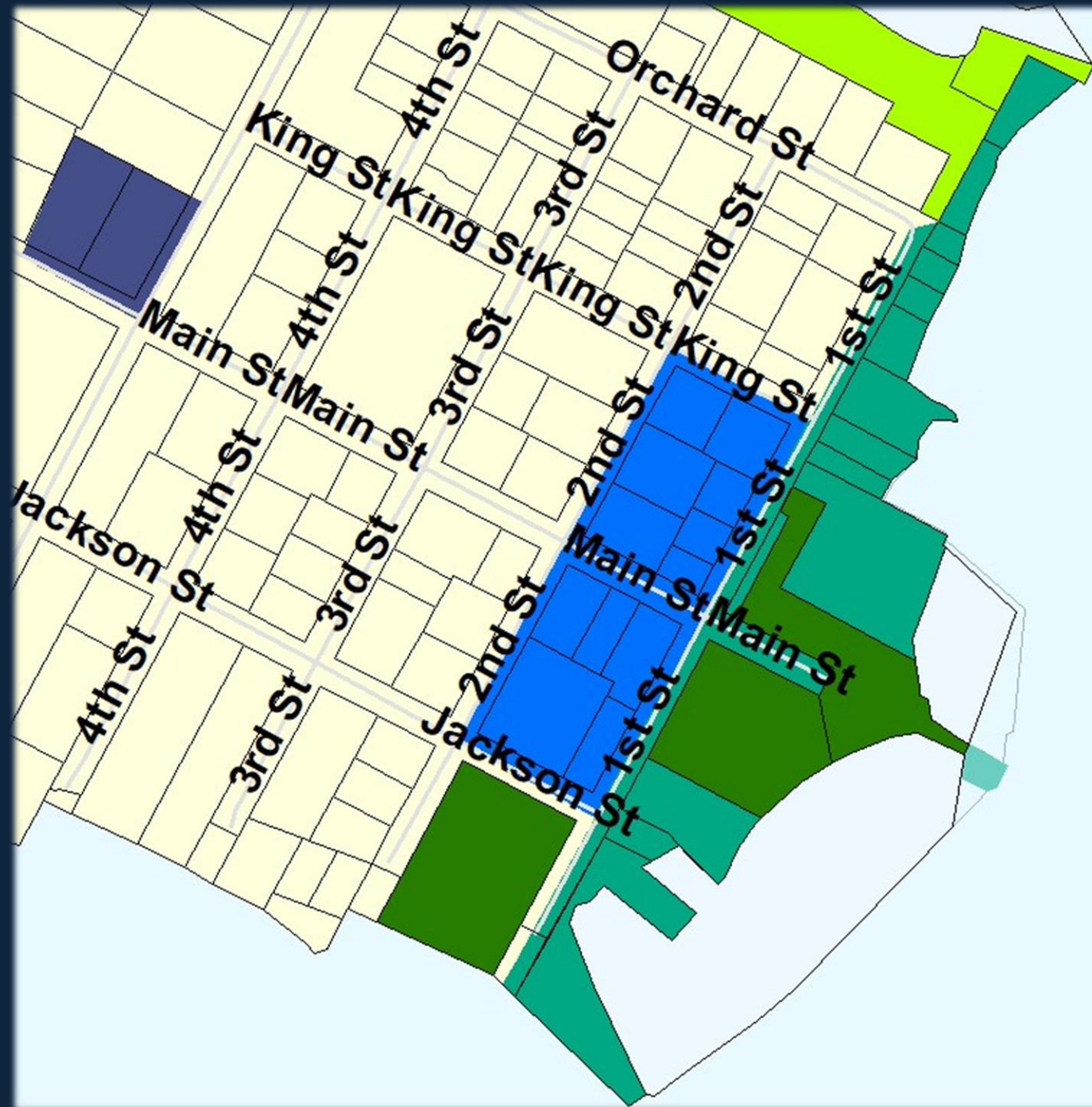
New Suffolk



Zoning

New Suffolk Hamlet

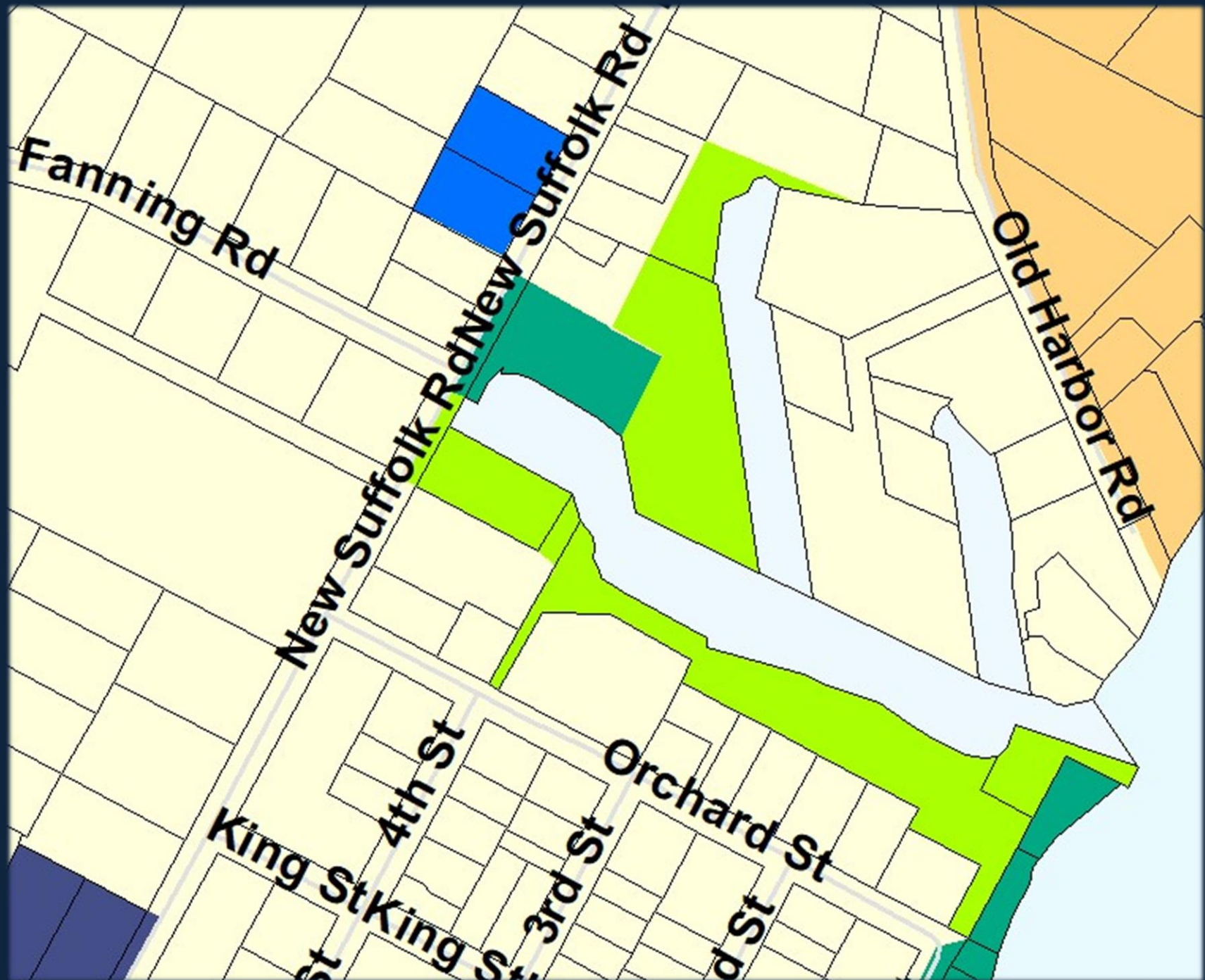
First Street



Zoning

New Suffolk Hamlet

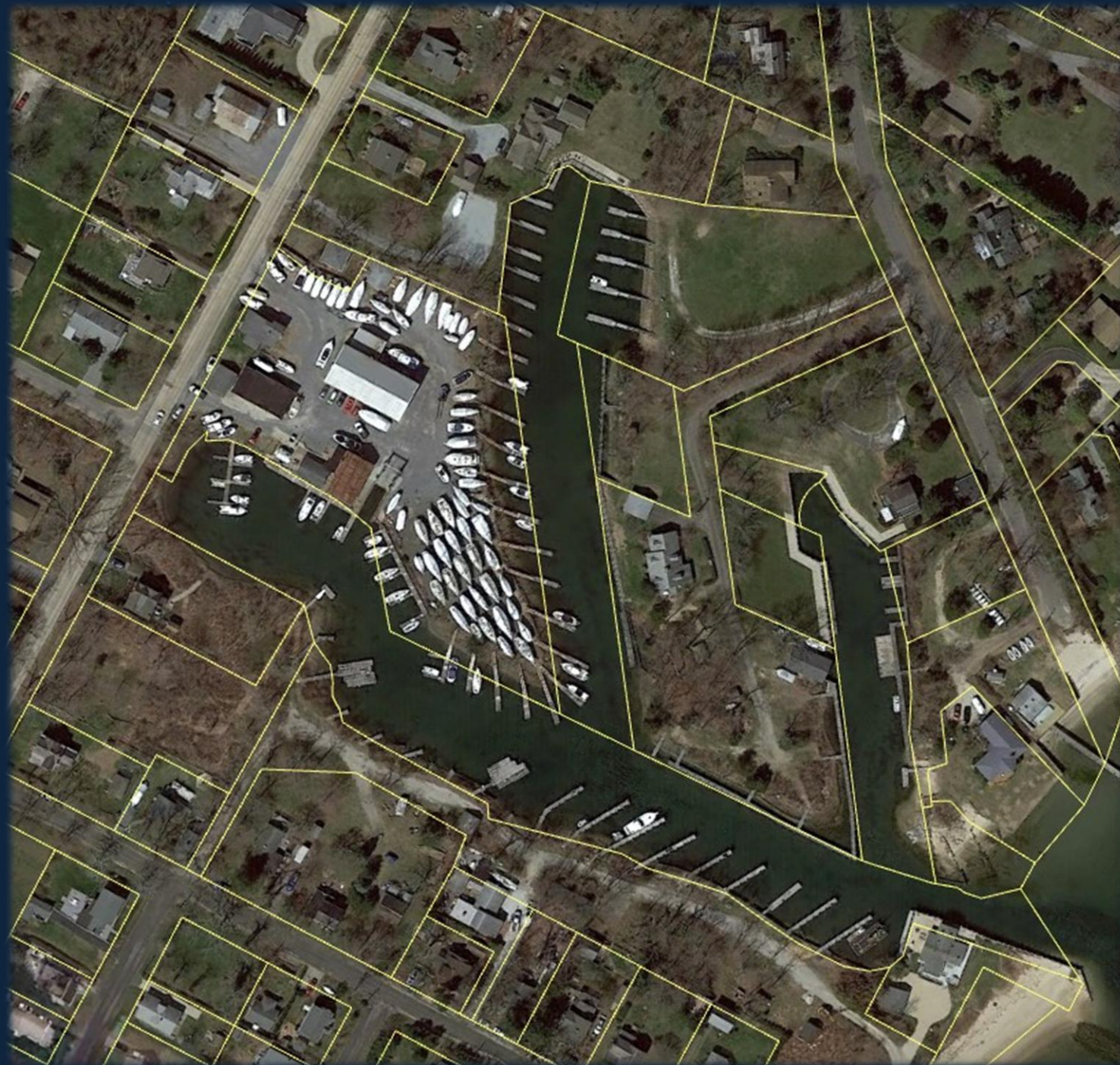
Marine I
&
Hamlet
Business



Zoning

New Suffolk Hamlet

Marine I
&
Hamlet
Business



What other rules control development?

Site Plan Review by Planning Board

Parking Requirements

Lot Coverage Limits

Landscaping Requirements

Architectural Review Committee

Suffolk County Health Dept Rules

NY State Environmental Quality Review (SEQR)

Wetlands permits (Trustees, DEC)



Comprehensive Plan & Zoning

Zoning must be in accordance with the Comprehensive Plan



What goals in the Comprehensive Plan can be implemented by zoning changes?



Update Town Zoning

- Review the Uses Allowed in Hamlet Centers and other Business Districts



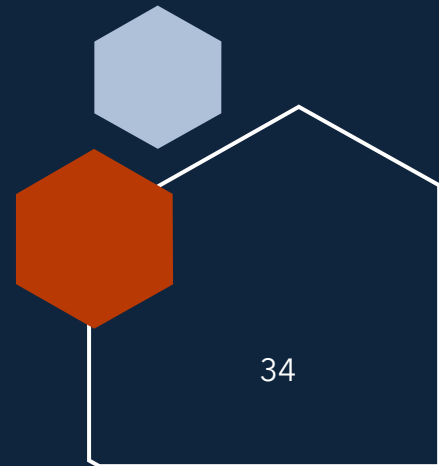
Create more attainable housing - easier development process



Protecting drinking water - aquifer overlay district

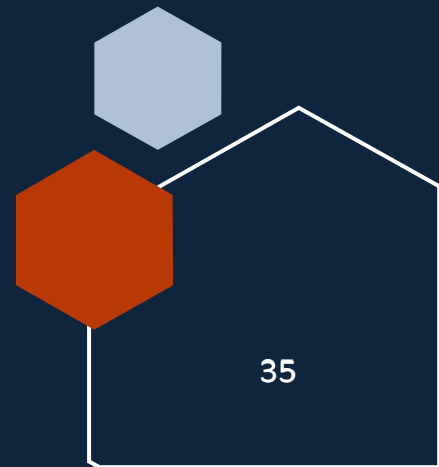


Reduce future traffic congestion due to development



Zoning Update Project Summary

- Update the rules that regulate how land is used.
- Shapes the community into the future.
- Land use regulations = zoning regulations.



Why is the Town's zoning code being updated?

- Last comprehensive overhaul – 1989
 - Now is the time to act!
- New Comprehensive Plan adopted – 2020
- Improve clarity and ease of use



Who is undertaking the zoning code update?



- Zoning Consultant – ZoneCo
- Town Planning Staff
- Town Board
- Zoning Update Advisory Committee
- You!

Zoning Update Project Timeline



How can I participate in this project?

- Workshops/Charrettes - more this summer
- Check the website to see meeting notices & materials & sign up for notifications

Southoldzoningupdate.com

Click on: "Participate"

then "Click Here for Results"

then "Handout for Zoning Info Meetings"

- Online opportunities in future
- Write in ideas to our zoning email:
zoningupdate@southoldtownny.gov



Break-out Groups



Goal:

Generate ideas about how zoning can address the issues most urgent & important to you.



Sticker Time!

Each person has 5 stickers

Place one sticker under each of the five issues you believe are the most urgent.



Thank you!

Questions? Email

zoningupdate@southholdtownny.gov

Find out more on the website:

<https://southholdzoningupdate.com/>