



Zoning Comparison Workbook

Existing and Proposed Uses by District

Organized reference of permitted, special exception, accessory, and temporary uses across Southold Town's current and draft zoning codes.

Prepared by the Southhold Town Planning Department

May 2025



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Note: Please note that the proposed zoning districts and uses shown here are part of a public review draft. The public review draft remains a work in progress and may contain unintended omissions, missing definitions, or uses that have been unintentionally excluded from certain districts. While some entries include notations, your feedback is valuable to help identify errors or questions. We encourage you to flag any corrections or inquiries by contacting us via email at: zoningupdate@southholdtownny.gov.

Workbook Overview:			
<p>This workbook is designed to clarify and organize zoning uses across Southold Town under both the current and proposed zoning codes. Each tab corresponds to a zoning district, listing permitted uses, special exceptions, and accessory uses, with references to applicable definitions and code sections. The workbook incorporates updated zone names, new definitions, and standardized use references to support consistent interpretation and ease of comparison between the existing and proposed codes.</p> <p>In comparing the current and proposed codes, some uses have changed their approval status. For example, a use previously allowed only by special exception may now be permitted or accessory, and uses formerly permitted may now be accessory. These changes reflect updates in the Town’s regulatory approach to better align uses with their scale and impact. Please refer to the individual district tabs for detailed use classifications and definitions.</p> <p>In addition, some existing use categories have been reorganized into multiple, more specific uses in the proposed code. Where this occurs, the current use definition is repeated for each corresponding proposed use. This structure reflects the clarification and refinement of broad categories.</p>			
To enhance readability and allow for quick visual reference, the following color scheme is used throughout:			
Light purple is used for Purpose Statements and header sections.			
Light green indicates Permitted Uses .			
Light yellow indicates Special Exception Uses .			
Light blue indicates Accessory Uses .			
Light orange indicates Temporary Uses .			
Pink indicates Additional Standards .			
Current Zoning District Names		Proposed Zoning District Names	
A-C	Agricultural-Conservation	AE	Agriculture Enterprise
R-40	Residential Low-Density	R-40	Residential 40
R-80	Residential Low-Density	R-80	Residential 80
R-120	Residential Low-Density	R-120	Residential 120
R-200	Residential Low-Density	R-200	Residential 200
R-400	Residential Low-Density	R-400	Residential 400
HD	Hamlet Density Residential	HR	Hamlet Residential
AHD	Affordable Housing District	CHO	Community Housing Overlay
RR	Resort Residential	RL	Resort Lodging
RO	Residential Office	T	Transitional
HB	Hamlet Business	HMU-I, HMU-II	Hamlet Mixed Use I, Hamlet Mixed Use II
LB	Limited Business	Rural Business II	Rural Business II
B	General Business	CB	Corridor Business
MI	Marine I	MI	Marine I
MII	Marine II	MII/IM	Marine II, Island Marine
MIII	Marine III	MIII	Marine III
LI/LIO	Light Industrial/Light Industrial Park/Planned Office Park	I	Industrial
PIR	Plum Island Research	PIR	Plum Island Research
PIC	Plum Island Conservation	PIC	Plum Island Conservation
New	New	Rural Business I	Rural Business I

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
	<p>Purpose: The purpose of the Agricultural-Conservation (A-C) District and the Low-Density Residential R-80, R-120, R-200 and R-400 Districts is to reasonably control and, to the extent possible, prevent the unnecessary loss of those currently open lands within the Town containing large and contiguous areas of prime agricultural soils which are the basis for a significant portion of the Town's economy and those areas with sensitive environmental features, including aquifer recharge areas and bluffs. In addition, these areas provide the open rural environment so highly valued by year-round residents and those persons who support the Town of Southold's recreation, resort and second-home economy. The economic, social and aesthetic benefits which can be obtained for all citizens by limiting loss of such areas are well documented and have inspired a host of governmental programs designed, with varying degrees of success, to achieve this result. For its part, the Town is expending large sums of money to protect existing farm acreage. At the same time, the Town has an obligation to exercise its authority to reasonably regulate the subdivision and development of this land to further the same purposes while honoring the legitimate interests of farmers and other farmland owners.</p>	<p>Purpose: The purpose of the Agricultural Enterprise (AE) District is to maintain open lands within the Town containing large and contiguous areas of prime agricultural soils which are the basis for a significant portion of the Town’s economy. These areas provide the land necessary to support the agriculture business intrinsic to the character of the Town.</p>	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	<p>Dwelling, Single. A detached building containing only one principal dwelling.</p> <p>See also §280-44.O: Dwellings, Single.</p>
Permitted	<p>Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.</p>	Farm Operation	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	<p>Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	<p>Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Wineries (Min. 10 acres in agriculture, Long Island grapes, setback 100' from major road, site plan required)	See Accessory Uses - Farm Winery	Now classified as an accessory Farm Winery use on a bona fide Farm Operation. Previously permitted standalone use with specific site standards.
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	See Accessory Uses - Small Wind Energy System	Now accessory and still consistent with Chapter 277 standards. Previously a permitted principal use on qualifying parcels.
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader "Farm Operation" use category.	
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Multiple Dwelling	Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).
	Special Exception Uses	Special Exception Uses	Special Exception Uses
	<i>(subject to ZBA approval + site plan; max 1 use per 40,000 sq ft)</i>		
Special Exception	Two-family dwellings (1 per lot)	See New Permitted Uses - Replaced by broader "Multiple Dwelling" category.	
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Special Exception	Nursery schools	[Not carried forward in draft code]	Flag for review.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	[Not carried forward in draft code]	Flag for review.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	[Not carried forward in draft code]	Flag for review.
Special Exception	Children’s seasonal camps (Large setbacks, spacing, lot size per person, sound limits)	Seasonal Camp	Seasonal Camp. The use of land for temporary recreational lodging and activities intended to be occupied by the same individual or group for more than 30 days. See also §280-44.GG - Seasonal Camp.
Special Exception	Farm labor camps (Subject to proximity and Planning Board review)	See New Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	“Farm labor camps” are replaced by two accessory uses—Farm Worker Housing and Farm Seasonal Worker Housing—linked to bona fide farm operations and subject to specific standards.
Special Exception	Veterinary offices/animal hospitals (Enclosure requirements for animals near lot lines)	[Not carried forward in draft code]	Flag for review.
Special Exception	Cemeteries	Cemetery	Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries.
Special Exception	Stables and riding academies	Commercial Horse Boarding Operation	Commercial Horse Boarding Operation. A commercial recreation use where horses are boarded and cared for, where instruction in riding, jumping, and showing is offered, and/or where horses may be hired for riding.
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Special Exception	Bed-and-breakfasts (Permit required, safety and signage rules, no accessory apartments)	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Special Exception	Historical society	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and reuse of historic buildings (federally or state-designated; may include community events, offices, and/or one apartment; maximum of three uses per building; must be owned by a nonprofit historic organization; only one apartment permitted).	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl. Any building intended or serving to house horses and other domestic animals other than household pets. See also §280-44.S - Housing of Horses, Domestic Animals, and Fowl.
Accessory	Yard sales (up to 2 per year; limited signage; permit required).	See Temporary Uses - Included in Temporary Use category.	Now listed as a temporary use.
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
Accessory	Child care	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory	Agricultural aircraft use (special exception required).	[Not carried forward in draft code]	Flag for review.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing Building	Agricultural Processing Building. A building, or part of a building used for agricultural processing and/or storage of processed agricultural products on a farm operation. §280-45.C - Agricultural Processing Building.
Accessory	Direct marketing of aquaculture/mariculture products (only by bona fide farms; at primary residence <i>or</i> farm on Route 25/CR 48, not both; only own products sold; at residence: max 100 sq ft unenclosed display, 5 cu ft fridge allowed, no generators).	[Not carried forward in draft code]	Flag for review.
Accessory	Recreational uses (e.g., tennis, pickleball, playgrounds—accessory to community center/nonprofit within 200 ft; land nonprofit-owned/leased for 10+ years; open to public; special exception required; no private/exclusive use, fees, sales, or lighting; benches, viewing stands, kiosks allowed).	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.
Accessory	NEW - Newly Defined	Agricultural Production Building	Agricultural Production Building. A building or part of a building on a farm operation necessary in the conduct of agricultural production, including but not limited to growing crops; sorting, washing, cleaning, drying, arrangement, packaging and storage of harvested crop; storage barns for equipment and farm vehicles; and shelters for livestock. See also §280-45.D - Agricultural Production Building.
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
Accessory	NEW - Newly Defined	Composting	Composting. Gathering organic materials such as leaves, grass, discarded fruit and vegetable crops, and manures to produce compost, a stable product created by microbiologically degrading organic matter under aerobic conditions. See also §280-45.F - Composting
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farmand may also include space where the public can consume such products. See also §280-45.H - Farm stands.
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.
Accessory	NEW - Newly Defined	Garden Center, Retail	Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use. See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	AE	
Accessory	NEW - Newly Defined	Garden Center, Wholesale	Garden Center, Wholesale. An establishment for the selling of plants and/or gardening, agriculture, and landscaping supplies on a wholesale basis and that may include outside storage, growing, display, or loading areas. See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.
Accessory	NEW - Reclassified from Permitted to Accessory Use.	Small Wind Energy System	Small Wind Energy System. A wind energy conversion system pursuant to Chapter 277 consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity intended primarily to reduce on-site consumption of utility power. See also Chapter 277.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Proposed New Temporary Uses	Proposed New Temporary Uses	Proposed New Temporary Uses
Temporary	NEW – Reclassified from Accessory to Temporary Use.	Yard Sales	Yard Sales. General sales, open to the public, conducted on a residential lot or in any residential district for the purpose of disposing of personal property, including but not limited to, all sales entitled "garage, " "lawn, " "estate," "yard," "attic", or "tag." §280-45.II - Yard Sales.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
	Purpose: The purpose of the Low-Density Residential R-40 District is to provide areas for residential development where existing neighborhood characteristics, water supply and environmental conditions permit full development densities of approximately one dwelling per acre and where open space and agricultural preservation are not predominate objectives.	Purpose: The purpose of the Residential 40 (R-40) District is to provide areas for residential development where existing neighborhood characteristics, water supply, and environmental conditions permit development densities of 40,000 square feet (approximately 0.92 acres) of land per dwelling unit.	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	All uses permitted in § 280-13A of the Agricultural-Conservation (A-C) District, excluding wineries :		
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single.
Permitted	Agriculture [field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line) - manure/fertilizer storage restrictions apply, none within 150 feet of any lot line]	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	[Not carried forward in draft code]	Flag for review.
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader “Farm Operation” use category.	
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
Permitted	NEW - Reclassified	Multiple Dwelling	Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).
	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	All special exception uses in § 280-13B of the A-C District, except the following : Children's recreation camps, farm labor camps, veterinarian offices and animal hospitals. (subject to ZBA approval + site plan; max 1 use per 40,000 sq ft)		
Special Exception	Two-family dwellings (1 per lot)	See New Permitted Uses - Replaced by broader “Multiple Dwelling” category.	
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Special Exception	Nursery schools	[Not carried forward in draft code]	Flag for review.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	[Not carried forward in draft code]	Flag for review.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Beach Club	<p>Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures.</p> <p>Also see §280-44.E: Beach Club.</p>
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Yacht Club	<p>Yacht Club. A not-for-profit corporation, as defined by § 102 of the Not-For-Profit Corporation Law of the State of New York, established for the principal purpose of engaging in recreational boating. The activities of a yacht club shall be limited to its members and their guests and shall not be extended to the general public. The term Yacht Club shall be deemed to include the term Marina or Boat Basin but shall not be deemed to include the term Boat Yard except for the out-of-water storage of members' boats.</p>
Special Exception	Cemeteries	[Not carried forward in draft code]	Flag for review.
Special Exception	Stables and riding academies	[Not carried forward in draft code]	Flag for review.
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Special Exception	Bed-and-breakfasts (Permit required, safety and signage rules, no accessory apartments, no site plan required.)	Bed and Breakfast	<p>Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn.</p> <p>See also §280-44.F Bed and Breakfast.</p>
Special Exception	Historical society	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and reuse of historic buildings (federally or state-designated; may include community events, offices, and/or one apartment; maximum of three uses per building; must be owned by a nonprofit historic organization; only one apartment permitted).	[Not carried forward in draft code]	Flag for review.
Special Exception	Libraries, museums, and art galleries	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	All accessory uses in § 280-13C of the A-C District:		

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl. Any building intended or serving to house horses and other domestic animals other than household pets. See also §280-44.S - Housing of Horses, Domestic Animals, and Fowl.
Accessory	Yard sales (up to 2 per year; limited signage; permit required).	See Temporary Uses - Included in Temporary Use category.	Now listed as a temporary use.
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
Accessory	Child care	Day Care, Home	<p>Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code.</p> <p>See also §280-44.R - Home Occupation.</p>
Accessory	Agricultural aircraft use (special exception required).	[Not carried forward in draft code]	Flag for review.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing	<p>Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.</p>
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing Building	<p>Agricultural Processing Building. A building, or part of a building used for agricultural processing and/or storage of processed agricultural products on a farm operation.</p> <p>§280-45.C - Agricultural Processing Building.</p>
Accessory	Direct marketing of aquaculture/mariculture products (only by bona fide farms; at primary residence <i>or</i> farm on Route 25/CR 48, not both; only own products sold; at residence: max 100 sq ft unenclosed display, 5 cu ft fridge allowed, no generators).	[Not carried forward in draft code]	Flag for review.
Accessory	Recreational uses (e.g., tennis, pickleball, playgrounds—accessory to community center/nonprofit within 200 ft; land nonprofit-owned/leased for 10+ years; open to public; special exception required; no private/exclusive use, fees, sales, or lighting; benches, viewing stands, kiosks allowed).	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	R-40	R-40	
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	<p>Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure.</p> <p>See also §280-44.A - Accessory Dwellings.</p>
Accessory	NEW - Newly Defined	Agricultural Production Building	<p>Agricultural Production Building. A building or part of a building on a farm operation necessary in the conduct of agricultural production, including but not limited to growing crops; sorting, washing, cleaning, drying, arrangement, packaging and storage of harvested crop; storage barns for equipment and farm vehicles; and shelters for livestock.</p> <p>See also §280-45.D - Agricultural Production Building.</p>
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Temporary Uses	Temporary Uses	Temporary Uses
Temporary	NEW – Reclassified from Accessory to Temporary Use.	Yard Sales	<p>Yard Sales. General sales, open to the public, conducted on a residential lot or in any residential district for the purpose of disposing of personal property, including but not limited to, all sales entitled "garage, " "lawn, " "estate," "yard," "attic", or “tag."</p> <p>§280-45.II - Yard Sales.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
	<p>Purpose: The purpose of the Agricultural-Conservation (A-C) District and the Low-Density Residential R-80, R-120, R-200 and R-400 Districts is to reasonably control and, to the extent possible, prevent the unnecessary loss of those currently open lands within the Town containing large and contiguous areas of prime agricultural soils which are the basis for a significant portion of the Town's economy and those areas with sensitive environmental features, including aquifer recharge areas and bluffs. In addition, these areas provide the open rural environment so highly valued by year-round residents and those persons who support the Town of Southold's recreation, resort and second-home economy. The economic, social and aesthetic benefits which can be obtained for all citizens by limiting loss of such areas are well documented and have inspired a host of governmental programs designed, with varying degrees of success, to achieve this result. For its part, the Town is expending large sums of money to protect existing farm acreage. At the same time, the Town has an obligation to exercise its authority to reasonably regulate the subdivision and development of this land to further the same purposes while honoring the legitimate interests of farmers and other farmland owners.</p>	<p>Purpose: The purpose of the Residential 80 (R-80) District is to provide areas for residential development where existing neighborhood characteristics, water supply, and environmental conditions permit development densities of 80,000 square feet (approximately 1.8 acres) of land per dwelling unit.</p>	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	<p>Dwelling, Single. A detached building containing only one principal dwelling.</p> <p>See also §280-44.O: Dwellings, Single.</p>
Permitted	<p>Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.</p>	Farm Operation	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	<p>Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	<p>Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Wineries (Min. 10 acres in agriculture, Long Island grapes, setback 100' from major road, site plan required)	See Accessory Uses - Farm Winery	Now classified as an accessory Farm Winery use on a bona fide Farm Operation. Previously permitted standalone use with specific site standards.
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	[Not carried forward in draft code]	Flag for review.
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader "Farm Operation" use category.	
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
Permitted	NEW - Reclassified	Multiple Dwelling	Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).
	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	(subject to ZBA approval + site plan; max 1 use per 40,000 sq ft)		
Special Exception	Two-family dwellings (1 per lot)	See New Permitted Uses - Replaced by broader "Multiple Dwelling" category.	
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Special Exception	Nursery schools	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	See New Permitted Uses - Replaced by specific “Continuing Care Retirement Community” use.	Flag for review.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Beach Club	Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Golf Course	Golf Course. An area of land laid out for golf with a series of nine or 18 holes, each including tee, fairway, and putting green and often one or more natural or artificial hazards; excludes miniature golf and driving ranges.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Yacht Club	Yacht Club. A not-for-profit corporation, as defined by § 102 of the Not-For-Profit Corporation Law of the State of New York, established for the principal purpose of engaging in recreational boating. The activities of a yacht club shall be limited to its members and their guests and shall not be extended to the general public. The term Yacht Club shall be deemed to include the term Marina or Boat Basin but shall not be deemed to include the term Boat Yard except for the out-of-water storage of members' boats.
Special Exception	Children’s seasonal camps (Large setbacks, spacing, lot size per person, sound limits)	Seasonal Camp	Seasonal Camp. The use of land for temporary recreational lodging and activities intended to be occupied by the same individual or group for more than 30 days. See also §280-44.GG - Seasonal Camp.
Special Exception	Farm labor camps (Subject to proximity and Planning Board review)	See Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	“Farm labor camps” are replaced by two accessory uses—Farm Worker Housing and Farm Seasonal Worker Housing—linked to bona fide farm operations and subject to specific standards.
Special Exception	Veterinary offices/animal hospitals (Enclosure requirements for animals near lot lines)	[Not carried forward in draft code]	Flag for review.
Special Exception	Cemeteries	Cemetery	Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries.
Special Exception	Stables and riding academies	[Not carried forward in draft code]	Flag for review.
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Special Exception	Bed-and-breakfasts (Permit required, safety and signage rules, no accessory apartments)	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
Special Exception	Historical society	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and reuse of historic buildings (federally or state-designated; may include community events, offices, and/or one apartment; maximum of three uses per building; must be owned by a nonprofit historic organization; only one apartment permitted).	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl. Any building intended or serving to house horses and other domestic animals other than household pets. See also §280-44.S - Housing of Horses, Domestic Animals, and Fowl.
Accessory	Yard sales (up to 2 per year; limited signage; permit required).	See Temporary Uses - Included in Temporary Use category.	Now listed as a temporary use.
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	Flag for review.
Accessory	Child care	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory	Agricultural aircraft use (special exception required).	[Not carried forward in draft code]	Flag for review.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing Building	Agricultural Processing Building. A building, or part of a building used for agricultural processing and/or storage of processed agricultural products on a farm operation. §280-45.C - Agricultural Processing Building.
Accessory	Direct marketing of aquaculture/mariculture products (only by bona fide farms; at primary residence <i>or</i> farm on Route 25/CR 48, not both; only own products sold; at residence: max 100 sq ft unenclosed display, 5 cu ft fridge allowed, no generators).	[Not carried forward in draft code]	This use may be considered an accessory activity within the broader “Farm Operation” category and is likely consolidated under the “Farm Stand” accessory use, subject to bona fide farm standards and product offering restrictions; further interpretation and review are needed.
Accessory	Recreational uses (e.g., tennis, pickleball, playgrounds—accessory to community center/nonprofit within 200 ft; land nonprofit-owned/leased for 10+ years; open to public; special exception required; no private/exclusive use, fees, sales, or lighting; benches, viewing stands, kiosks allowed).	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.
Accessory	NEW - Newly Defined	Agricultural Production Building	Agricultural Production Building. A building or part of a building on a farm operation necessary in the conduct of agricultural production, including but not limited to growing crops; sorting, washing, cleaning, drying, arrangement, packaging and storage of harvested crop; storage barns for equipment and farm vehicles; and shelters for livestock. See also §280-45.D - Agricultural Production Building.
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farmand may also include space where the public can consume such products.
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-80	
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Temporary Uses	Temporary Uses	Temporary Uses
Temporary	NEW – Reclassified from Accessory to Temporary Use.	Yard Sales	Yard Sales. General sales, open to the public, conducted on a residential lot or in any residential district for the purpose of disposing of personal property, including but not limited to, all sales entitled "garage, " "lawn, " "estate," "yard," "attic", or "tag." \$280-45.II - Yard Sales.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
	<p>Purpose: The purpose of the Agricultural-Conservation (A-C) District and the Low-Density Residential R-80, R-120, R-200 and R-400 Districts is to reasonably control and, to the extent possible, prevent the unnecessary loss of those currently open lands within the Town containing large and contiguous areas of prime agricultural soils which are the basis for a significant portion of the Town's economy and those areas with sensitive environmental features, including aquifer recharge areas and bluffs. In addition, these areas provide the open rural environment so highly valued by year-round residents and those persons who support the Town of Southold's recreation, resort and second-home economy. The economic, social and aesthetic benefits which can be obtained for all citizens by limiting loss of such areas are well documented and have inspired a host of governmental programs designed, with varying degrees of success, to achieve this result. For its part, the Town is expending large sums of money to protect existing farm acreage. At the same time, the Town has an obligation to exercise its authority to reasonably regulate the subdivision and development of this land to further the same purposes while honoring the legitimate interests of farmers and other farmland owners.</p>	<p>Purpose: The purpose of the Residential 120 (R-120) District is to provide areas in a rural setting for residential development where the desired preservation of open land permits development densities of 120,000 square feet (approximately 2.8 acres) of land per dwelling unit.</p>	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	<p>Dwelling, Single. A detached building containing only one principal dwelling.</p> <p>See also §280-44.O: Dwellings, Single.</p>
Permitted	<p>Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.</p>	Farm Operation	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	<p>Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	<p>Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Wineries (Min. 10 acres in agriculture, Long Island grapes, setback 100' from major road, site plan required)	See Accessory Uses - Farm Winery	Now classified as an accessory Farm Winery use on a bona fide Farm Operation. Previously permitted standalone use with specific site standards.
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	[Not carried forward in draft code]	Flag for review.
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader "Farm Operation" use category.	
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	(subject to ZBA approval + site plan; max 1 use per 40,000 sq ft)		
Special Exception	Two-family dwellings (1 per lot)	[Not carried forward in draft code]	Flag for review.
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Special Exception	Nursery schools	[Not carried forward in draft code]	Flag for review.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	See New Permitted Uses - Replaced by specific "Continuing Care Retirement Community" use.	Flag for review.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Beach Club	<p>Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures.</p> <p>Also see §280-44.E: Beach Club.</p>
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Golf Course	<p>Golf Course. An area of land laid out for golf with a series of nine or 18 holes, each including tee, fairway, and putting green and often one or more natural or artificial hazards; excludes miniature golf and driving ranges.</p>
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Yacht Club	<p>Yacht Club. A not-for-profit corporation, as defined by § 102 of the Not-For-Profit Corporation Law of the State of New York, established for the principal purpose of engaging in recreational boating. The activities of a yacht club shall be limited to its members and their guests and shall not be extended to the general public. The term Yacht Club shall be deemed to include the term Marina or Boat Basin but shall not be deemed to include the term Boat Yard except for the out-of-water storage of members' boats.</p>
Special Exception	Children’s seasonal camps (Large setbacks, spacing, lot size per person, sound limits)	Seasonal Camp	<p>Seasonal Camp. The use of land for temporary recreational lodging and activities intended to be occupied by the same individual or group for more than 30 days.</p> <p>See also §280-44.GG - Seasonal Camp.</p>
Special Exception	Farm labor camps (Subject to proximity and Planning Board review)	See Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	<p>“Farm labor camps” are replaced by two accessory uses—Farm Worker Housing and Farm Seasonal Worker Housing—linked to bona fide farm operations and subject to specific standards.</p>
Special Exception	Veterinary offices/animal hospitals (Enclosure requirements for animals near lot lines)	[Not carried forward in draft code]	<p>Flag for review.</p>
Special Exception	Cemeteries	Cemetery	<p>Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries.</p>
Special Exception	Stables and riding academies	[Not carried forward in draft code]	<p>Flag for review.</p>
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	<p>Now listed as an accessory use.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
Special Exception	Bed-and-breakfasts (Permit required, safety and signage rules, no accessory apartments)	Bed and Breakfast	<p>Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn.</p> <p>See also §280-44.F Bed and Breakfast.</p>
Special Exception	Historical society	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and reuse of historic buildings (federally or state-designated; may include community events, offices, and/or one apartment; maximum of three uses per building; must be owned by a nonprofit historic organization; only one apartment permitted).	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	<p>Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling.</p> <p>See also §280-44.R - Home Occupation.</p>
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	<p>Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only.</p> <p>See also §280-44.G - Boat Dock, Private.</p>
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	<p>Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds.</p> <p>See also §280-44.B - Accessory Recreational Structures.</p>
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	<p>Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool.</p> <p>See also §280-44.Z - Pool Cabana.</p>
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	<p>Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit.</p> <p>See §280-44.AA - Private Garage.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl. Any building intended or serving to house horses and other domestic animals other than household pets. See also §280-44.S - Housing of Horses, Domestic Animals, and Fowl.
Accessory	Yard sales (up to 2 per year; limited signage; permit required).	See Temporary Uses - Included in Temporary Use category.	Now listed as a temporary use.
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	Flag for review.
Accessory	Child care	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory	Agricultural aircraft use (special exception required).	[Not carried forward in draft code]	Flag for review.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing Building	Agricultural Processing Building. A building, or part of a building used for agricultural processing and/or storage of processed agricultural products on a farm operation. §280-45.C - Agricultural Processing Building.
Accessory	Direct marketing of aquaculture/mariculture products (only by bona fide farms; at primary residence <i>or</i> farm on Route 25/CR 48, not both; only own products sold; at residence: max 100 sq ft unenclosed display, 5 cu ft fridge allowed, no generators).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
Accessory	Recreational uses (e.g., tennis, pickleball, playgrounds—accessory to community center/nonprofit within 200 ft; land nonprofit-owned/leased for 10+ years; open to public; special exception required; no private/exclusive use, fees, sales, or lighting; benches, viewing stands, kiosks allowed).	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.
Accessory	NEW - Newly Defined	Agricultural Production Building	Agricultural Production Building. A building or part of a building on a farm operation necessary in the conduct of agricultural production, including but not limited to growing crops; sorting, washing, cleaning, drying, arrangement, packaging and storage of harvested crop; storage barns for equipment and farm vehicles; and shelters for livestock. See also §280-45.D - Agricultural Production Building.
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.
Accessory	NEW - Newly Defined	Composting	Composting. Gathering organic materials such as leaves, grass, discarded fruit and vegetable crops, and manures to produce compost, a stable product created by microbiologically degrading organic matter under aerobic conditions. See also §280-45.F - Composting
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-120	
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farm and may also include space where the public can consume such products.
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Temporary Uses	Temporary Uses	Temporary Uses
Temporary	NEW – Reclassified from Accessory to Temporary Use.	Yard Sales	Yard Sales. General sales, open to the public, conducted on a residential lot or in any residential district for the purpose of disposing of personal property, including but not limited to, all sales entitled "garage," "lawn," "estate," "yard," "attic", or "tag." §280-45.II - Yard Sales.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-200	R-400	
	<p>Purpose: The purpose of the Agricultural-Conservation (A-C) District and the Low-Density Residential R-80, R-120, R-200 and R-400 Districts is to reasonably control and, to the extent possible, prevent the unnecessary loss of those currently open lands within the Town containing large and contiguous areas of prime agricultural soils which are the basis for a significant portion of the Town's economy and those areas with sensitive environmental features, including aquifer recharge areas and bluffs. In addition, these areas provide the open rural environment so highly valued by year-round residents and those persons who support the Town of Southold's recreation, resort and second-home economy. The economic, social and aesthetic benefits which can be obtained for all citizens by limiting loss of such areas are well documented and have inspired a host of governmental programs designed, with varying degrees of success, to achieve this result. For its part, the Town is expending large sums of money to protect existing farm acreage. At the same time, the Town has an obligation to exercise its authority to reasonably regulate the subdivision and development of this land to further the same purposes while honoring the legitimate interests of farmers and other farmland owners.</p>	<p>Purpose: The purpose of the Residential 200 (R-200) District is to provide areas in a rural setting for residential development where the desired preservation of open land permits development densities of 200,000 square feet (approximately 4.6 acres) of land per dwelling unit.</p>	<p>Purpose: The purpose of the Residential 400 (R-400) District is to provide areas in a rural setting for residential development where the desired preservation of open land permits development densities of 400,000 square feet (9.2 acres) of land per dwelling unit.</p>	
	Permitted Uses			
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	Single Dwelling	<p>Dwelling, Single. A detached building containing only one principal dwelling.</p> <p>See also §280-44.O: Dwellings, Single.</p>
Permitted	<p>Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.</p>	Farm Operation	Farm Operation	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	Parks and Recreation	<p>Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	Public Administrative Facilities	<p>Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	Public Safety Services	<p>[Not defined in draft code]</p>
Permitted	Wineries (Min. 10 acres in agriculture, Long Island grapes, setback 100' from major road, site plan required)	See Accessory Uses - Farm Winery	See Accessory Uses - Farm Winery	<p>Now classified as an accessory Farm Winery use on a bona fide Farm Operation. Previously permitted standalone use with specific site standards.</p>

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-200	R-400	
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	See Accessory Uses - Small Wind Energy System	See Accessory Uses - Small Wind Energy System	Now accessory and still consistent with Chapter 277 standards. Previously a permitted principal use on qualifying parcels.
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader "Farm Operation" use category.	[Not carried forward in draft code]	
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Continuing Care Retirement Community	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
	Special Exception Uses	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	<i>(subject to ZBA approval + site plan; max 1 use per 40,000 sq ft)</i>			
Special Exception	Two-family dwellings (1 per lot)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	Religious Facility	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Nursery schools	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	See New Permitted Uses - Replaced by specific "Continuing Care Retirement Community" use.	See New Permitted Uses - Replaced by specific "Continuing Care Retirement Community" use.	Flag for review.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	Public Utility	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Beach Club	Beach Club	Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures. Also see §280-44.E: Beach Club.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Yacht Club	[Not carried forward in draft code]	Yacht Club. A not-for-profit corporation, as defined by § 102 of the Not-For-Profit Corporation Law of the State of New York, established for the principal purpose of engaging in recreational boating. The activities of a yacht club shall be limited to its members and their guests and shall not be extended to the general public. The term Yacht Club shall be deemed to include the term Marina or Boat Basin but shall not be deemed to include the term Boat Yard except for the out-of-water storage of members' boats.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-200	R-400	
Special Exception	Children’s seasonal camps (Large setbacks, spacing, lot size per person, sound limits)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Farm labor camps (Subject to proximity and Planning Board review)	See Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	See Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	“Farm labor camps” are replaced by two accessory uses—Farm Worker Housing and Farm Seasonal Worker Housing—linked to bona fide farm operations and subject to specific standards.
Special Exception	Veterinary offices/animal hospitals (Enclosure requirements for animals near lot lines)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Cemeteries	Cemetery	Cemetery	Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries.
Special Exception	Stables and riding academies	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Special Exception	Bed-and-breakfasts (Permit required, safety and signage rules, no accessory apartments)	Bed and Breakfast	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Special Exception	Historical society	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and reuse of historic buildings (federally or state-designated; may include community events, offices, and/or one apartment; maximum of three uses per building; must be owned by a nonprofit historic organization; only one apartment permitted).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	[Not carried forward in draft code]	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-200	R-400	
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	[Not carried forward in draft code]	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl. Any building intended or serving to house horses and other domestic animals other than household pets. See also §280-44.S - Housing of Horses, Domestic Animals, and Fowl.
Accessory	Yard sales (up to 2 per year; limited signage; permit required).	See Temporary Uses - Included in Temporary Use category.	See Temporary Uses - Included in Temporary Use category.	Now listed as a temporary use.
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Child care	Day Care, Home	[Not carried forward in draft code]	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory	Agricultural aircraft use (special exception required).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.
	Agricultural product processing (must be on bona fide farm; max 1.5% of parcel area used for processing).	Agricultural Processing Building	Agricultural Processing Building	Agricultural Processing Building. A building, or part of a building used for agricultural processing and/or storage of processed agricultural products on a farm operation. §280-45.C - Agricultural Processing Building.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-200	R-400	
Accessory	Direct marketing of aquaculture/mariculture products (only by bona fide farms; at primary residence <i>or</i> farm on Route 25/CR 48, not both; only own products sold; at residence: max 100 sq ft unenclosed display, 5 cu ft fridge allowed, no generators).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Recreational uses (e.g., tennis, pickleball, playgrounds—accessory to community center/nonprofit within 200 ft; land nonprofit-owned/leased for 10+ years; open to public; special exception required; no private/exclusive use, fees, sales, or lighting; benches, viewing stands, kiosks allowed).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.
Accessory	NEW - Newly Defined	Agricultural Production Building	Agricultural Production Building	Agricultural Production Building. A building or part of a building on a farm operation necessary in the conduct of agricultural production, including but not limited to growing crops; sorting, washing, cleaning, drying, arrangement, packaging and storage of harvested crop; storage barns for equipment and farm vehicles; and shelters for livestock. See also §280-45.D - Agricultural Production Building.
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.
Accessory	NEW - Newly Defined	Composting	Composting	Composting. Gathering organic materials such as leaves, grass, discarded fruit and vegetable crops, and manures to produce compost, a stable product created by microbiologically degrading organic matter under aerobic conditions. See also §280-45.F - Composting
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Brewery	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Cidery	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Distillery	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farmand may also include space where the public can consume such products.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	AC, R-80, R-120, R-200, & R-400	R-200	R-400	
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.
Accessory	NEW - Reclassified	Small Wind Energy System	Small Wind Energy System	Small Wind Energy System. A wind energy conversion system pursuant to Chapter 277 consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity intended primarily to reduce on-site consumption of utility power. See also Chapter 277.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Temporary Uses	Temporary Uses	Temporary Uses	Temporary Uses
Temporary	NEW – Reclassified from Accessory to Temporary Use.	Yard Sales	Yard Sales	Yard Sales. General sales, open to the public, conducted on a residential lot or in any residential district for the purpose of disposing of personal property, including but not limited to, all sales entitled "garage, " "lawn, " "estate," "yard," "attic", or “tag." §280-45.II - Yard Sales.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Hamlet Density (HD)	Hamlet Residential (HR)	
	<p>Purpose: The purpose of the Hamlet Density (HD) Residential District is to permit a mix of housing types and level of residential density appropriate to the areas in and around the major hamlet centers, particularly Mattituck, Cutchogue, Southold, Orient and the Village of Greenport.</p> <p>The Hamlet Density (HD) Residential District may be designated on the Zoning Map by the Town Board upon its own motion or by petition on parcels located on Fishers Island, or within 1/2 mile of a Hamlet Business (HB) District.</p>	<p>The purpose of the Hamlet Residential District is to permit a mix of affordable housing types and residential density appropriate in areas close to the major hamlet centers.</p>	
	Permitted Uses	Permitted Uses	
	(Residential site plan approval required for more than one principal residential structure per lot)		
Permitted	One-family detached dwellings	Single Dwelling	<p>Dwelling, Single. A detached building containing only one principal dwelling.</p> <p>See also §280-44.O: Dwellings, Single.</p>
Permitted	Two-family dwellings	See New Permitted Uses - Replaced by broader “Multiple Dwelling” category.	
Permitted	Multiple dwellings, including townhouses, row houses, and attached dwellings	Multiple Dwelling	<p>Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).</p>
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Continuing Care Retirement Community	<p>Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.</p>
Permitted	NEW	Cottage Court Housing	<p>See also 280-44.L - Cottage Courts.</p>
Permitted	NEW - Newly Defined	Senior Living	<p>Senior Living. A facility for independent and assisted living by senior adults only.</p>
Permitted	NEW - Newly Defined	Parks and Recreation	<p>Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.</p>
Permitted	NEW - Newly Defined	Public Administrative Facilities	<p>Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.</p>
	Special Exception Uses	Special Exception Uses	Special Exception Uses

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Hamlet Density (HD)	Hamlet Residential (HR)	
	(All are subject to site plan approval by the Planning Board unless otherwise noted)		
Special Exception	Accessory apartments in single-family residences , as regulated by § 280-13B(13) of the Agricultural-Conservation District	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Special Exception	Bed-and-breakfasts , as regulated by § 280-13B(14) (site plan approval not required)	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Special Exception	Health care facilities	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and use of a federal or state-designated historic building for community events , with limited additional uses, provided: the building is owned and maintained by a not-for-profit historic organization; no more than three uses per building, including community events	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses
	<i>Accessory uses as listed in § 280-13C(1) through (7), (9), and (11) of the Agricultural-Conservation District, subject to the conditions in § 280-15:</i>		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Hamlet Density (HD)	Hamlet Residential (HR)	
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Yard sales (up to 2 per year; limited signage; permit required).	See Temporary Uses - Included in Temporary Use category.	Now listed as a temporary use.
Accessory	Child care	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.B - Home Occupation
Accessory	Accessory buildings, structures, and facilities necessary to provide: community sewers; water supply; heat and utilities; and other community services to all buildings and structures on the premises (plans and locations must be approved by the Planning Board.	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Hamlet Density (HD)	Hamlet Residential (HR)	
Accessory	NEW - Newly Defined	Housing of Horses, Domestic Animals, and Fowl	Housing of Horses, Domestic Animals, and Fowl. Any building intended or serving to house horses and other domestic animals other than household pets. See also §280-44.S - Housing of Horses, Domestic Animals, and Fowl.
	Temporary Uses	Temporary Uses	Temporary Uses
Temporary	NEW – Reclassified from Accessory to Temporary Use.	Yard Sales	Yard Sales. General sales, open to the public, conducted on a residential lot or in any residential district for the purpose of disposing of personal property, including but not limited to, all sales entitled "garage, " "lawn, " "estate," "yard," "attic", or "tag." §280-45.II - Yard Sales.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Resort Residential (RR)	Resort Lodging (RL)	
	Purpose: The purpose of the Resort Residential (RR) District is to provide opportunity for resort development in waterfront areas or other appropriate areas where, because of the availability of water and/or sewers, more intense development may occur consistent with the density and character of surrounding lands.	Purpose: The purpose of the Resort Lodging (RL) District is to provide an opportunity for resort development in waterfront areas or other appropriate areas where, because of the availability of water and/or sewers, more intense development may occur when consistent with the density and character of surrounding lands.	
	Permitted Uses	Permitted Uses	Permitted Uses
	Any permitted use set forth in and as regulated by § 280-13A of the Agricultural-Conservation District (excluding wineries).		
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	<p>Dwelling, Single. A detached building containing only one principal dwelling.</p> <p>See also §280-44.O: Dwellings, Single.</p>
Permitted	<p>Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.</p>	Farm Operation	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	[Not carried forward in draft code]	Flag for review.
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader "Farm Operation" use category.	

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Resort Residential (RR)	Resort Lodging (RL)	
Permitted	Bed-and-breakfasts [As regulated by § 280-13B(14): Permit required, safety and signage rules, no accessory apartments.]	Bed and Breakfast	<p>Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn.</p> <p>See also §280-44.F Bed and Breakfast.</p>
	Special Exception Uses	Special Exception Uses	Special Exception Uses
	<i>Any special exception use set forth in and as regulated by § 280-13B(1), (6), (7), and (13) of the Agricultural-Conservation District.</i>		
Special Exception	Two-family dwellings (1 per lot)	[Not carried forward in draft code]	Flag for review.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	[Not carried forward in draft code]	Flag for review.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	Beach Club	<p>Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures.</p> <p>Also see §280-44.E: Beach Club.</p>
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Special Exception	Marinas for the docking, mooring, or accommodation of noncommercial boats.	See Accessory Uses - Marina	Now listed as an accessory use.
Special Exception	Yacht clubs.	[Not carried forward in draft code]	Flag for review.
Special Exception	Transient hotels, motels, resorts, or conference facilities (min. 5-acre parcel; max 1 unit/6,000 sq ft or 1 unit/4,000 sq ft with public water/sewer; no audible outdoor sound; max unit size 600 sq ft)	Hotel	<p>Hotel. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis.</p> <p>Also see §280-44.U: Hotel.</p>
Special Exception	<p>Tourist camps (regulated by Chapter 88* of the Town Code).</p> <p>*Should reference Chapter 253.</p>	Campground	<p>Campground. Any parcel or tract of land which may include buildings or other buildings, where campsites are available for temporary or seasonal overnight occupancy or where tents, tent houses, camp cottages, recreational vehicles, or house trailers used as living quarters, with or without connections to water supply, electrical service or sewage systems for a period of 30 days or less.</p> <p>Also see §280-44.H: Campground.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Resort Residential (RR)	Resort Lodging (RL)	
Special Exception	See Proposed Similar Special Exception Uses	Recreational Vehicle Park	Recreational Vehicle. A vehicular-type portable building, without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreational, camping and travel use, and including but not limited to travel trailer, truck campers, camping trailers and self-propelled motor homes. Also see §280-44.BB: Recreational Vehicle Park.
Special Exception	See Proposed Similar Special Exception Uses	Seasonal Camp	Seasonal Camp. The use of land for temporary recreational lodging and activities intended to be occupied by the same individual or group for more than 30 days. Also see §280-44.GG - Seasonal Camp. (1) The maximum number of campsites, recreational vehicle sites, cabins or similar permitted in a seasonal camp shall be one for every 8,000 square feet of net lot area. (2) A permit to operate a seasonal camp shall be obtained from the Town of Southold prior to occupancy. Permits are not transferable or assignable and may be revoked for cause. (3) Seasonal camps are also governed by Chapter 253 – Tourist and Trailer Camps. (4) Seasonal camps may operate for no more than 180 days in a calendar year. Specific opening and closing dates must be approved as part of the Site Plan. (5) The maximum floor area of cabins, tents, and yurts shall be 600 square feet.
Special Exception	Freestanding restaurants.	See Accessory Uses - Restaurant, Full-Service/Restaurant Quick Service	“Freestanding restaurants” are replaced by two accessory uses— Restaurant, Full-Service and Restaurant Quick Service—noting that in the Resort Lodging (RL) District, a full-service restaurant use shall only be allowed as an accessory use to a hotel; and may be open to the public.
	Accessory Uses	Accessory Uses	Accessory Uses
	Any accessory use set forth in and as regulated by § 280-13C(1) through (7) of the Agricultural-Conservation District:		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	[Not carried forward in draft code]	Flag for review.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Resort Residential (RR)	Resort Lodging (RL)	
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	[Not carried forward in draft code]	Flag for review.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Sanitary and laundry facilities.	[Not carried forward in draft code]	Flag for review.
Accessory	<i>Accessory uses set forth in and as regulated by § 280-22C(2) of the Hamlet Density Residential District:</i>		
Accessory	Accessory buildings, structures, and facilities necessary to provide: community sewers; water supply; heat and utilities; and other community services to all buildings and structures on the premises (plans and locations must be approved by the Planning Board.	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Residential Office (RO)	Transitional (T)	
	Purpose: The purpose of the Residential Office (RO) District is to provide a transition area between business areas and low-density residential development along major roads which will provide opportunity for limited nonresidential uses in essentially residential areas while strongly encouraging the adaptive reuse of existing older residences, to preserve the existing visual character of the Town and to achieve the goal(s) of well-planned, environmentally sensitive, balanced development, which the Town has determined to be desirable.	Purpose: The purpose of the Transitional (T) District is to provide a transition area between hamlet centers and low-density residential development along major roads to provide opportunity for limited non-residential uses while strongly encouraging the adaptive reuse of existing older residences to preserve the visual character of the town, and quality of life for residential neighbors.	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	One-family detached dwellings (1 per lot)	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single.
Permitted	Owner-occupied two-family dwellings	See New Permitted Uses - Replaced by broader “Multiple Dwelling” category.	
	Subject to Site Plan Approval:		
Permitted	Municipal and district-owned buildings/uses (Town, schools, parks, fire)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and district-owned buildings/uses (Town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Fraternal organization facilities (e.g., meeting halls, fundraisers)	[Not carried forward in draft code]	Flag for review.
Permitted	Bed-and-breakfasts [As regulated by § 280-13B(14): Permit required, safety and signage rules, no accessory apartments.]	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Permitted	Professional offices	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	Professional offices	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Residential Office (RO)	Transitional (T)	
Permitted	Churches , parish houses, convents, monasteries	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Permitted	Libraries , museums, galleries, artist/photographer/dance studios	See New Special Exception Uses - Art and Cultural Use	Consolidated broad art and cultural uses under one category; some studio uses may need separate classification. Needs review.
Permitted	Small business offices (insurance, real estate, etc.; no retail; max 3,000 sq ft)	See New Special Exception Uses - Service Business	Flag for review.
Permitted	Day-care centers	Day Care Center	Day-Care Center. Any lot or part thereof maintained for the care of six or more infants, toddlers or children, away from their own homes, for more than three hours but fewer than 24 hours per day per child in accordance with all applicable regulations.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	NEW - Reclassified	Multiple Dwelling	Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).
Permitted	NEW - Newly Defined	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. Also see §280-44.C - Artisan Manufacturing.
Permitted	NEW	Garden Center, Retail	Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use. See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.
Permitted	NEW	Hotel, Country Inn	Hotel, Country Inn. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis, including housing for a manager who may or may not own the property. Also see §280-44.V - Hotel, Country Inn.
Permitted	NEW - Newly Defined	Personal Services	Personal Services. The provision of personal grooming or the care of a person’s apparel, including, but not limited to, laundry (not including self-service laundromat or dry cleaning services) services, manicurists, tanning salons, beauty parlors, barbershops, spas, and similar uses.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Residential Office (RO)	Transitional (T)	
Permitted	NEW - Newly Defined	Veterinarian Hospital or Clinic	Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW - Newly Defined	Nursery School	Nursery School. A facility for organized instruction for five or more enrolled children under six years of age other than the children living in the residence and not furnishing sleeping facilities except for resident’s children.
	Special Exception Uses	Special Exception Uses	Special Exception Uses
	<i>Any special exception uses from § 280-13B(1)–(7) (Ag-Conservation District)</i>		
Special Exception	Two-family dwellings (1 per lot)	See New Permitted Uses - Replaced by broader “Multiple Dwelling” category.	
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	See Permitted Uses - Religious Facility	Flag for review.
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Special Exception	Nursery schools	See New Permitted Uses - Nursery School	
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	Senior Living	Senior Living. A facility for independent and assisted living by senior adults only.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	[Not carried forward in draft code]	Flag for review.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	[Not carried forward in draft code]	Flag for review.
Special Exception	Funeral homes	Funeral and Burial Services	Funeral and Burial Services. An establishment for the provision of human funeral services, and that may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, funeral vehicles, and other related supplies, facilities for cremation, chapels, and other related uses.
Special Exception	Apartments over offices (per § 280-45B(4)(a)–(f))	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Residential Office (RO)	Transitional (T)	
Special Exception	Restaurants (no fast food or formula restaurants)	[Not carried forward in draft code]	Flag for review.
Special Exception	Custom workshops (not part of a commercial center)	See New Permitted Uses - Artisan Manufacturing	
Special Exception	Building conversions to apartments (max 6 units with possible expansion; must be in HALO Zone or Hamlet Center; rentals only with Housing Registry; rent caps per § 280-30F; 1 parking space per unit; permits and common ownership required; residential use must continue for at least 8 years)	[Not carried forward in draft code]	Flag for review.
	Proposed New Special Exception Uses	Proposed New Special Exception Uses	Proposed New Special Exception Uses
Special Exception	NEW - Reclassified: From Permitted with Site Specific Standards to Special Exception Use.	Service Business	Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.
Special Exception	NEW - Newly Defined	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
Special Exception	NEW - Newly Defined	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Special Exception	NEW - Newly Defined	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
	Accessory Uses	Accessory Uses	Accessory Uses
	All accessory uses from § 280-13C(1)–(7) (Ag-Conservation District):		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Residential Office (RO)	Transitional (T)	
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	<i>From § 280-22C(2) (Hamlet Density Residential District):</i>		
Accessory	Accessory buildings, structures, and facilities necessary to provide: community sewers; water supply; heat and utilities; and other community services to all buildings and structures on the premises (plans and locations must be approved by the Planning Board.	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW – Reclassified: Consolidates prior accessory apartment uses into a single accessory dwelling category with updated standards.	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.
Accessory	NEW - Newly Defined	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	NEW - Newly Defined	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Residential Office (RO)	Transitional (T)	
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.
Accessory	NEW - Newly Defined	Caretaker Dwelling	Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker. See also §280-44.I - Caretaker Dwelling.
Accessory	NEW - Newly Defined	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory	NEW - Newly Defined	Electric Vehicle Charging Station	Electric Vehicle Charging Station. A parking space or area that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farmand may also include space where the public can consume such products.
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
	Purpose: The purpose of the Hamlet Business (HB) District is to provide for business development in the hamlet central business areas, including retail, office and service uses, public and semipublic uses, as well as hotel and motel and multifamily residential development that will support and enhance the retail development and provide a focus for the hamlet area.	Purpose: The purpose of the Hamlet Mixed Use I (HMU-I) District is to provide for a mix of walkable uses in the hamlet centers of Laurel, New Suffolk, Peconic, East Marion, Orient and in appropriate locations on Fishers Island by limiting the uses to exclude those too intense for these smaller hamlets, while protecting and promoting their historic character.	Purpose: The purpose of the Hamlet Mixed Use II (HMU-II) District the purpose of the Hamlet Mixed Use II (HMU-II) District is to provide for a mix of walkable uses in the major hamlet centers of Mattituck, Cutchogue, and Southold and adjacent to the Village of Greenport while protecting and promoting their historic character.	
	Permitted Uses	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	One-family detached dwelling	Single Dwelling	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single.
Permitted	Two-family dwelling	See Permitted Uses - Replaced by broader “Multiple Dwelling” category.	See Permitted Uses - Replaced by broader “Multiple Dwelling” category.	
Permitted	Municipal and district-owned buildings/uses (Town, schools, parks, fire)	Parks and Recreation	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and district-owned buildings/uses (Town, schools, parks, fire)	Public Administrative Facilities	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	Municipal and district-owned buildings/uses (Town, schools, parks, fire)	Public Safety Services	Public Safety Services	[Not defined in draft code]
Permitted	Boardinghouses and tourist homes	Hotel, Country Inn	Hotel, Country Inn	Hotel, Country Inn. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis, including housing for a manager who may or may not own the property. See also §280-44.V - Hotel, Country Inn.
Permitted	Business, professional, and governmental offices	Office	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	Business, professional, and governmental offices	Office, Medical	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.
Permitted	Banks and financial institutions	[Not carried forward in draft code]	[Not carried forward in draft code]	Needs review. Bank is defined in the draft code but is not included in the use table. Bank. A financial services institution open to the public for the deposit and withdrawal of money and making of loans.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
Permitted	Retail stores (up to 6,000 sq. ft. gross floor area; larger stores must comply with retail building standards including variation in massing, facade treatment, materials, and customer entrances)	[Not carried forward in draft code]	Retail Center	<p>Retail Center. A group of retail and service businesses which have an integrated architectural and site design and which have an anchor tenant consisting of either a supermarket or a department store where the anchor tenant encompasses a minimum of 25,000 square feet of area.</p> <p>See also §280-44.FF - Retail Store, Large; Retail Center.</p>
Permitted	Retail stores (up to 6,000 sq. ft. gross floor area; larger stores must comply with retail building standards including variation in massing, facade treatment, materials, and customer entrances)	Retail Recreation	Retail Recreation	Retail Recreation. A facility which provides amusement, enjoyment, or entertainment through electronic machines (e.g., pinball, video games, golf simulation) excluding machines used for gambling.
Permitted	Retail stores (up to 6,000 sq. ft. gross floor area; larger stores must comply with retail building standards including variation in massing, facade treatment, materials, and customer entrances)	Retail Sales	Retail Sales	<p>Retail Sales. Goods, both perishable and non-perishable, offered for sale to the public as take-out items, including prepackaged or perishable food items, hardware, drugs, food and beverages, furnishings, apparel and similar products.</p> <p>See also §280-44.EE - Retail Sales.</p>
Permitted	Retail stores (up to 6,000 sq. ft. gross floor area; larger stores must comply with retail building standards including variation in massing, facade treatment, materials, and customer entrances)	Retail Store, Small	Retail Store, Small	<p>Retail Store. A commercial establishment offering retail sales.</p> <p>Retail Store, Small. A retail store with a gross floor area of less than 5,000 square feet</p>
Permitted	Restaurants (excluding formula food and take-out restaurants)	Restaurant, Full-Service	Restaurant, Full-Service	<p>Restaurant, Full-Service. Any establishment other than take-out or formula food restaurants where food is commercially sold for on-lot consumption to patrons seated at tables or counters.</p> <p>See also §280-44.CC - Restaurant, Full Service or Quick Service.</p>
Permitted	Restaurants (excluding formula food and take-out restaurants)	[Not carried forward in draft code]	Restaurant, Formula	<p>Restaurant, Formula. An establishment required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, decor, external facade or uniforms.</p> <p>See also §280-44.DD - Restaurant, Formula.</p>
Permitted	Restaurants (excluding formula food and take-out restaurants)	Restaurant, Quick Service	Restaurant, Quick Service	<p>Restaurant, Quick Service. Any establishment, other than a formula food restaurant, whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state, usually served in paper, plastic or other disposal containers, for consumption within the restaurant building, elsewhere on the lot or for carryout for consumption off the lot.</p> <p>See also §280-44.CC - Restaurant, Full Service or Quick Service.</p>
Permitted	Bakeshops (for on-premises retail sale)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Permitted	Personal service stores (e.g., barbershops, beauty parlors, professional studios)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
Permitted	Art, antique, and auction galleries	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Permitted	Artists' and craftsmen's workshops	Artisan Manufacturing	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. See also §280-44.C - Artisan Manufacturing.
Permitted	Auditoriums or meeting halls	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Permitted	Repair shops for household, business, or personal appliances	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Permitted	Custom workshops	Artisan Manufacturing	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. See also §280-44.C - Artisan Manufacturing.
Permitted	Bus or train stations	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Permitted	Theaters or cinemas (excluding outdoor)	Theater or Cinema	Theater or Cinema	Theater or Cinema. A facility for the presentation of motion pictures on one or more screens or stage productions within a building on a paid admission basis.
Permitted	Libraries or museums	See New Permitted Uses - Art and Cultural Use	See New Permitted Uses - Art and Cultural Use	Flag for review.
Permitted	Laundromats	[Not carried forward in draft code]	Retail Laundry Facility	Laundry Facility, Retail. A facility for the washing and drying of clothing where patrons pay on a per use basis.
Permitted	Laundromats	[Not carried forward in draft code]	Dry Cleaner	Dry Cleaner. An establishment dedicated to the process of removing dirt and stains or otherwise cleaning apparel, textiles, rugs, and other items with nonaqueous liquid solvents, and associated operations, including an associated office, receiving area, and storage rooms, but not including a retail laundry facility.
Permitted	Bed-and-breakfasts [As regulated by § 280-13B(14): Permit required, safety and signage rules, no accessory apartments.]	Bed and Breakfast	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Permitted	Multiple dwellings	Multiple Dwelling	Multiple Dwelling	Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
Permitted	Multiple dwellings	Cottage Court Housing	Cottage Court Housing	See also §280-44.L - Cottage Courts.
Permitted	Grocery stores (up to 25,000 sq. ft. gross floor area)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Permitted	Convenience stores	[Not carried forward in draft code]	Convenience Store	Convenience Store. A small retail store that is designed and stocked to sell pre-packaged food items, beverages, and household goods for off-lot consumption. See also §280-44.K - Convenience Stores.
Permitted	Day-care center	Day Care Center	Day Care Center	Day-Care Center. Any lot or part thereof maintained for the care of six or more infants, toddlers or children, away from their own homes, for more than three hours but fewer than 24 hours per day per child in accordance with all applicable regulations.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Continuing Care Retirement Community	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
Permitted	NEW - Newly Defined	Senior Living	Senior Living	Senior Living. A facility for independent and assisted living by senior adults only.
Permitted	NEW - Newly Defined	[Not included in draft code]	Food Catering Facility	Food Catering Facility. A facility for the preparation of food and meals on the lot for purposes of off-lot consumption, including food catering for single events and contractual agreements for a specified period of time, and which may include the storage of mobile food trucks and catering transport vehicles.
Permitted	NEW - Newly Defined	[Not included in draft code]	Funeral and Burial Services	Funeral and Burial Services. An establishment for the provision of human funeral services, and that may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, funeral vehicles, and other related supplies, facilities for cremation, chapels, and other related uses.
Permitted	NEW - Newly Defined	[Not included in draft code]	Microbrewery and/or Micro-distillery	Microbrewery and/or Micro-distillery. An establishment where beer and malt beverages are made on the lot and offered for consumption on site, offered for sale directly to customers (including filling growlers), sold to licensed retailers or sold to licensed wholesalers to distribute the beer to retailers. New York State Law establishes an annual production limit of 75,000 barrels for microbreweries and 75,000 gallons for micro-distilleries.
Permitted	NEW - Newly Defined	[Not included in draft code]	Pet Care Facility	Pet Care Facility. A facility that provides one or more household pet care services, including a pet grooming business, pet day-care, pet boarding service, obedience training, socialization and accessory retail sales of pet products. The breeding and/or sale of animals shall not be permitted in such a facility. Use of outdoor areas for the services provided must be supervised to prevent the occurrence of objectionable noise or other nuisances beyond the boundaries of the site on which it is located. All household pets must be controlled at all times to prevent their escape or trespass onto neighboring properties. Animal waste must be disposed of in a manner that will not pollute groundwater or cause odors to leave the lot, and in accordance with the applicable town, county and state regulations. See also §280-44.V- Pet Care Facility.
Permitted	NEW - Newly Defined	Service Business	Service Business	Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
Permitted	NEW - Newly Defined	Veterinarian Hospital or Clinic	Veterinarian Hospital or Clinic	Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW - Newly Defined	Art and Cultural Use	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
Permitted	NEW - Newly Defined	[Not included in draft code]	Commercial Recreation, Indoor	Commercial Recreation, Indoor. A facility established for commercial indoor recreation including but not limited to gyms, fitness centers, conduct of sports including swimming, tennis, court sports, indoor field sports, or other customary and usual recreational activities.
Permitted	NEW - Newly Defined	Community Center	Community Center	Community Center. A facility used as a place of meeting, recreation, or social activity and not operated for profit.
Permitted	NEW - Newly Defined	Educational Facility	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Permitted	NEW - Newly Defined	Health Care Facility	Health Care Facility	Health Care Facility. A facility used to provide an integrated range of medical and/or surgical services, primarily for in-patients, on a twenty-four-hour basis. Out-patient clinics and other forms of ambulatory health care facilities may exist as accessory and integral services to the in-patient services.
Permitted	NEW - Newly Defined	[Not included in draft code]	Nursery School	Nursery School. A facility for organized instruction for five or more enrolled children under six years of age other than the children living in the residence and not furnishing sleeping facilities except for resident’s children.
Permitted	NEW - Newly Defined	[Not included in draft code]	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Permitted	NEW - Newly Defined	Religious Facility	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Permitted	NEW - Newly Defined	Contractor Shop	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
	Special Exception Uses	Special Exception Uses	Special Exception Uses	Special Exception Uses
	Any special exception use set forth in and as regulated by § 280-13B(3), (7), (13), and (14) of the Agricultural-Conservation District.			

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	See Permitted Uses - Educational Facility	See Permitted Uses - Educational Facility	
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Special Exception	Bed-and-breakfasts (Permit required, safety and signage rules, no accessory apartments)	See Permitted Uses - Bed and Breakfast	See Permitted Uses - Bed and Breakfast	
Special Exception	Transient hotels, motels, resorts, or conference facilities (min. 3-acre parcel; max 1 unit/6,000 sq ft or 1 unit/4,000 sq ft with public water/sewer; no audible outdoor sound; max unit size 600 sq ft)	[Not carried forward in draft code]	Hotel	Hotel. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis. Also see §280-44.U: Hotel.
Special Exception	Boarding and/or tourist homes	[Not carried forward in draft code]	See Permitted Uses - Hotel, Country Inn	
Special Exception	Fraternal or social institutional offices or meeting halls	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Drinking establishments	[Not carried forward in draft code]	Drinking Establishment	Drinking Establishment. An establishment, or part thereof, primarily engaged in the sale and service of alcoholic beverages for on-lot consumption.
Special Exception	Public garages	[Not carried forward in draft code]	Parking Garage	Parking Garage. An indoor facility for the parking or storage of vehicles for a fee.
Special Exception	Funeral homes	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Flea markets	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Take-out and formula food restaurants (subject to parking, traffic, design, and signage requirements)	[Not carried forward in draft code]	See Permitted Uses - Restaurant, Formula	
Special Exception	Retail stores (larger than 6,000 sq. ft. gross floor area, up to a maximum of 12,000 sq. ft., must comply with retail building standards)	[Not carried forward in draft code]	Retail Store, Large	Retail Store. A commercial establishment offering retail sales. Retail Store, Large. A retail store with a gross floor area of not less than 5,000 square feet and not more than 12,000 square feet of gross floor area. See also §280-44.FF - Retail Store, Large: Retail Centers.
Special Exception	Building conversions to apartments (max 6 units with possible expansion; must be in HALO Zone or Hamlet Center; rentals only with Housing Registry; rent caps per § 280-30F; 1 parking space per unit; permits and common ownership required; residential use must continue for at least 8 years)	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses	Accessory Uses

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
	<i>All accessory uses from § 280-13C(1)–(7) (Ag-Conservation District):</i>			
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Apartments (subject to requirements such as permit, minimum floor area, health department approval, parking, and eligibility for Southold Town Affordable Housing Registry)	Accessory Dwelling	Accessory Dwelling	Accessory Dwelling. A dwelling that is an accessory use, created within a single dwelling, above or adjacent to a commercial space in a multi-use building, or in an accessory structure. See also §280-44.A - Accessory Dwellings.
Accessory	Apartments (subject to requirements such as permit, minimum floor area, health department approval, parking, and eligibility for Southold Town Affordable Housing Registry)	Caretaker Dwelling	Caretaker Dwelling	Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker. See also §280-44.I - Caretaker Dwelling.
Accessory	Convenience stores within preexisting gas stations (subject to size, design, parking, and signage restrictions; formula food franchises not permitted)	[Not carried forward in draft code]	See Permitted Uses - Convenience Store	

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Hamlet Business (HB)	Hamlet Mixed Use I (HMU-I)	Hamlet Mixed Use II (HMU-II)	
Accessory	Convenience stores as a second principal use (permitted only if all principal use standards are met, including bulk requirements; e.g., 40,000 sq ft minimum lot size for larger stores)	[Not carried forward in draft code]	See Permitted Uses - Convenience Store	
Accessory	Preexisting nonconforming convenience stores (may continue without expansion; enlargement allowed only if second principal use standards are met)	[Not carried forward in draft code]	See Permitted Uses - Convenience Store	

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
	Purpose: The purpose of the Limited Business (LB) District is to provide an opportunity to accommodate limited business activity along highway corridors, but in areas outside the hamlet's central business areas, that is consistent with the rural and historic character of surrounding areas and uses. Emphasis will be placed on review of design features so that existing and future uses will not detract from surrounding uses. The additional uses must generate low amounts of traffic and be designed to protect the residential and rural character of the area.	Purpose: The purpose of the Rural Business II (RB-II) District is to provide for more intensive vehicular-oriented commercial uses than permitted in the Rural Business I (RB-I) District that are consistent with the rural, agricultural, and historic character of surrounding areas and uses.	
	Permitted Uses	Permitted Uses	Permitted Uses
	(All require site plan approval except single-family and owner-occupied two-family residences)		
	Any permitted use listed in § 280-13A of the Agricultural-Conservation District, excluding wineries		
Permitted	Single-family detached dwellings (1 per lot)	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single (1) In all zones where the use is permitted, the following limitation applies: (a) Only one single dwelling per recognized lot is permitted except as listed below. (b) Exceptions: i. In the Marine I, Marine II, and Island Marine Districts there shall be no more than one single dwelling per single and separate lot of record in existence as of January 10, 1989; ii. Developments that include single dwellings proposed as part of a plan that requires site plan approval from the Planning Board. See Dwellings as a Principal Use for standards; iii. Accessory dwellings
Permitted	Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Small wind energy systems (On 7+ acre bona fide agricultural parcels, per Ch. 277)	See Accessory Uses - Small Wind Energy System	Now accessory and still consistent with Chapter 277 standards. Previously a permitted principal use on qualifying parcels.

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
Permitted	Accessory apartments within principal dwellings (Strict conditions incl. size, owner occupancy, rental, parking, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling” use category.	Now listed as an accessory use.
Permitted	Land-based aquaculture operations (Min. 7 acres, enclosed, setback, small retail area, site plan required)	See Permitted Uses - Included within broader “Farm Operation” use category.	
Permitted	Retail businesses compatible with rural and historic character (e.g., custom workshops, small-scale machine shops, garden and nursery sales with limited outdoor display, libraries, and museums).	Garden Center, Retail	Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use. See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.
Permitted	Professional and business offices	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	Professional and business offices	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.
Permitted	Funeral homes	Funeral and Burial Services	Funeral and Burial Services. An establishment for the provision of human funeral services, and that may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, funeral vehicles, and other related supplies, facilities for cremation, chapels, and other related uses.
Permitted	Restaurants, excluding drive-in and formula restaurants	[Not carried forward in draft code]	Flag for review.
Permitted	Repair and service shops (e.g., appliance, cabinet, carpentry, electrical, plumbing, furniture, bicycle/motorcycle, landscaping, and service businesses).	[Needs review]	Needs review. Relevant draft code definitions include: Contractor Shop which covers contractor-related repair/storage; other repair services fall under Service Business (skilled personal services), with small-scale production under Artisan Manufacturing .
Permitted	Hotels	Hotel, Country Inn	Hotel, Country Inn. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis, including housing for a manager who may or may not own the property. See also §280-44.V - Hotel, Country Inn.
Permitted	Retail uses that are supplemental to a service business	Service Business	Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.
Permitted	Wineries licensed as New York State farm wineries, producing and selling wine primarily from Long Island grapes, with on-site retail sales and site plan approval.	See Accessory Uses - Farm Winery	Now classified as an accessory Farm Winery use on a bona fide Farm Operation. Previously permitted standalone use with specific site standards.

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
Permitted	Bed-and-breakfasts [As regulated by § 280-13B(14): Permit required, safety and signage rules, no accessory apartments.]	Bed and Breakfast	<p>Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn.</p> <p>See also §280-44.F Bed and Breakfast.</p>
Permitted	Private warehousing	Warehouse, Private	<p>Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.</p>
Permitted	Indoor dog and cat care facilities	Pet Care Facility	<p>Pet Care Facility. A facility that provides one or more household pet care services, including a pet grooming business, pet day-care, pet boarding service, obedience training, socialization and accessory retail sales of pet products. The breeding and/or sale of animals shall not be permitted in such a facility. Use of outdoor areas for the services provided must be supervised to prevent the occurrence of objectionable noise or other nuisances beyond the boundaries of the site on which it is located. All household pets must be controlled at all times to prevent their escape or trespass onto neighboring properties. Animal waste must be disposed of in a manner that will not pollute groundwater or cause odors to leave the lot, and in accordance with the applicable town, county and state regulations.</p> <p>See also §280-44.V: Pet Care Facility.</p>
Permitted	Day-care centers	Day Care Center	<p>Day-Care Center. Any lot or part thereof maintained for the care of six or more infants, toddlers or children, away from their own homes, for more than three hours but fewer than 24 hours per day per child in accordance with all applicable regulations.</p>
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Reclassified	Multiple Dwelling	<p>Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).</p>
Permitted	NEW	Artisan Manufacturing	<p>Artisan Manufacturing. The creation and processing of goods or products not for mass production.</p> <p>See also §280-44.C - Artisan Manufacturing.</p>
Permitted	NEW	Food Catering Facility	<p>Food Catering Facility. A facility for the preparation of food and meals on the lot for purposes of off-lot consumption, including food catering for single events and contractual agreements for a specified period of time, and which may include the storage of mobile food trucks and catering transport vehicles.</p>
Permitted	NEW	Personal Services	<p>Personal Services. The provision of personal grooming or the care of a person’s apparel, including, but not limited to, laundry (not including self-service laundromat or dry cleaning services) services, manicurists, tanning salons, beauty parlors, barbershops, spas, and similar uses.</p>
Permitted	NEW	Veterinarian Hospital or Clinic	<p>Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.</p>
Permitted	NEW	Wireless Communication Facility	<p>Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.</p>
Permitted	NEW	Vehicle Repair Garage	<p>Vehicle Repair Garage. A building, other than a private garage, used for adjustment, painting, replacement of parts or other repair of motor vehicles or parts thereof.</p>

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
Permitted	NEW	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
Permitted	NEW	Nursery School	Nursery School. A facility for organized instruction for five or more enrolled children under six years of age other than the children living in the residence and not furnishing sleeping facilities except for resident’s children.
Permitted	NEW	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Permitted	NEW	Boat Sales and Service	Boat Sales and Service. The sale or rental of boats and other watercraft in operable condition and which shall be able to pass the registration and inspection requirements of the State of New York with minor repairs.
Permitted	NEW	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
Permitted	NEW	Contractor Storage Yard	Contractor Storage Yard. Any land or buildings used primarily for storage of large equipment, vehicles, or other materials commonly used in the individual contractor’s type of business; including storage of scrap materials used for repair and maintenance of contractor’s own equipment. See also §280-44.J - Contractor Storage Yard.
Permitted	NEW	Garden Center, Wholesale	Garden Center, Wholesale. An establishment for the selling of plants and/or gardening, agriculture, and landscaping supplies on a wholesale basis and that may include outside storage, growing, display, or loading areas. See also §280-44.O - Garden Center. Retail and Wholesale.
Permitted	NEW	Outdoor Storage	Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. See also §280-44.X and §280-58.
	Special Exception Uses	Special Exception Uses	Special Exception Uses
	(All require site plan approval except building conversions under B(5))		
	Any special exception use listed in § 280-13B of the Agricultural-Conservation District, excluding the requirement for wineries to be connected to a vineyard and excluding bed-and-breakfasts		
Special Exception	Two-family dwellings (1 per lot)	See New Permitted Uses - Replaced by broader “Multiple Dwelling” category.	

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	See Permitted Uses - Religious Facility	
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	[Not carried forward in draft code]	Flag for review.
Special Exception	Nursery schools	[Not carried forward in draft code]	Flag for review.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	Senior Living	Senior Living. A facility for independent and assisted living by senior adults only.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	[Not carried forward in draft code]	Flag for review.
Special Exception	Children’s seasonal camps (Large setbacks, spacing, lot size per person, sound limits)	[Not carried forward in draft code]	Flag for review.
Special Exception	Farm labor camps (Subject to proximity and Planning Board review)	See Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	“Farm labor camps” are replaced by two accessory uses—Farm Worker Housing and Farm Seasonal Worker Housing—linked to bona fide farm operations and subject to specific standards.
Special Exception	Veterinary offices/animal hospitals (Enclosure requirements for animals near lot lines)	See Permitted Uses - Veterinarian Hospital or Clinic	
Special Exception	Cemeteries	[Not carried forward in draft code]	Flag for review.
Special Exception	Stables and riding academies	Commercial Horse Boarding Operation	Commercial Horse Boarding Operation. A commercial recreation use where horses are boarded and cared for, where instruction in riding, jumping, and showing is offered, and/or where horses may be hired for riding.

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
Special Exception	Accessory apartments in detached accessory structures (Strict limits on size, structure age, tenant eligibility, no B&Bs)	See Accessory Uses - Included within "Accessory Dwelling" use category.	Now listed as an accessory use.
Special Exception	Historical society	[Not carried forward in draft code]	Flag for review.
Special Exception	Preservation and reuse of historic buildings (federally or state-designated; may include community events, offices, and/or one apartment; maximum of three uses per building; must be owned by a nonprofit historic organization; only one apartment permitted).	[Not carried forward in draft code]	Flag for review.
Special Exception	Contractors' businesses or yards , including but not limited to building, electrical, and plumbing yards	See Permitted Uses - Contractor Storage Yard	
Special Exception	Telephone exchanges	[Not carried forward in draft code]	Flag for review.
Special Exception	Antique, art and craft shops and galleries	[Not carried forward in draft code]	Flag for review.
Special Exception	Building conversions to apartments (max 6 units with possible expansion; must be in HALO Zone or Hamlet Center; rentals only with Housing Registry; rent caps per § 280-30F; 1 parking space per unit; permits and common ownership required; residential use must continue for at least 8 years)	[Not carried forward in draft code]	Flag for review.
	Proposed New Special Exception Uses	Proposed New Special Exception Uses	Proposed New Special Exception Uses
Special Exception	NEW	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
	Accessory Uses	Accessory Uses	Accessory Uses
	<i>(Subject to site plan review unless otherwise noted)</i>		
	<i>Any accessory use listed in § 280-13C(1) through (8) and (10) of the Agricultural-Conservation District, subject to the conditions in § 280-15</i>		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.

	Current Code		Proposed Code Definitions and Use Specific Standards
	Limited Business (LB)	Rural Business II (RB-II)	
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	[Not carried forward in draft code]	Flag for review.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	See Special Exception Uses - Commercial Horse Boarding Operation	
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	Flag for review.
Accessory	Outdoor storage of equipment and materials related to the principal use, provided it is screened from roads and adjacent residential lots using vegetation, fencing, or other methods approved by the Planning Board.	See Permitted Uses - Outdoor Storage	

	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Rural Business I (RB-I)	
	Purpose: The purpose of the Rural Business I (RB-I) District is to provide for service business uses outside of hamlet centers with a development pattern that is consistent with the rural, agricultural, and historic character of surrounding areas and uses.	
	New Proposed Permitted Uses	New Proposed Permitted Uses
Permitted	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Garden Center, Retail	Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use. See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.
Permitted	Day Care Center	Day-Care Center. Any lot or part thereof maintained for the care of six or more infants, toddlers or children, away from their own homes, for more than three hours but fewer than 24 hours per day per child in accordance with all applicable regulations.
Permitted	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. See also §280-44.C - Artisan Manufacturing.
Permitted	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.
Permitted	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
Permitted	Contractor Storage Yard	Contractor Storage Yard. Any land or buildings used primarily for storage of large equipment, vehicles, or other materials commonly used in the individual contractor’s type of business; including storage of scrap materials used for repair and maintenance of contractor’s own equipment. See also §280-44.J - Contractor Storage Yard.
Permitted	Garden Center, Wholesale	Garden Center, Wholesale. An establishment for the selling of plants and/or gardening, agriculture, and landscaping supplies on a wholesale basis and that may include outside storage, growing, display, or loading areas. See also §280-44.O - Garden Center, Retail and Wholesale.

	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Rural Business I (RB-I)	
Permitted	Outdoor Storage	<p>Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.</p> <p>See also §280-44.X and §280-58.</p>
Permitted	Warehouse, Private	<p>Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.</p>
	Special Exception Uses	Special Exception Uses
Special Exception	Public Utility	<p>Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.</p>
	Accessory Uses	Accessory Uses
Accessory	Caretaker Dwelling	<p>Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker.</p> <p>See also §280-44.I - Caretaker Dwelling.</p>
Accessory	Electric Vehicle Charging Station	<p>Electric Vehicle Charging Station. A parking space or area that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.</p>
Accessory	Solar Energy Production	<p>Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.</p>
Accessory	Private Garage	<p>Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit.</p> <p>See §280-44.AA - Private Garage.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
	Purpose: The purpose of the General Business (B) District is to provide for retail and wholesale commercial development and limited office and industrial development outside of the hamlet central business areas, generally along major highways. It is designed to accommodate uses that benefit from large numbers of motorists, that need fairly large parcels of land and that may involve characteristics such as	Purpose: The purpose of the Corridor Business (CB) District is to provide non-retail commercial development outside of the hamlet centers, generally along major roadways such as Routes 25 and 48.	
	Permitted Uses	Permitted Uses	Permitted Uses
	<i>Agricultural-Conservation District uses (§ 280-13A(2), (3)):</i>		
Permitted	Agriculture - Including: field crops, vineyards, nurseries, animal keeping on 10+ acres, barns/storage buildings/greenhouses conforming to yard reqt's of principal buildings, retail sale of local produce (less than 20 sf of floor area & set back at least 10 feet from lot line). Manure/fertilizer storage restrictions apply, none within 150 feet of any lot line.	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	<i>Hamlet Business District uses (§ 280-45A(3)–(22)), with modifications to retail stores (see below):</i>		
Permitted	Boardinghouses and tourist homes	Hotel, Country Inn	Hotel, Country Inn. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis, including housing for a manager who may or may not own the property. See also §280-44.V - Hotel, Country Inn.
Permitted	Business, professional, and governmental offices	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	Business, professional, and governmental offices	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Permitted	Banks and financial institutions	[Not carried forward in draft code]	Needs review. Bank is defined in the draft code but is not included in the use table. Bank. A financial services institution open to the public for the deposit and withdrawal of money and making of loans.
Permitted	Retail stores (up to 8,000 sq. ft. gross floor area; greater than 4,000 sq. ft. must comply with retail building standards including variation in massing, facade treatment, materials, and customer entrances)	[Not carried forward in draft code]	Flag for review.
Permitted	Restaurants (excluding formula food and take-out restaurants)	[Not carried forward in draft code]	Flag for review.
Permitted	Bakeshops (for on-premises retail sale)	[Not carried forward in draft code]	Flag for review.
Permitted	Personal service stores (e.g., barbershops, beauty parlors, professional studios)	Personal Services	Personal Services. The provision of personal grooming or the care of a person’s apparel, including, but not limited to, laundry (not including self-service laundromat or dry cleaning services) services, manicurists, tanning salons, beauty parlors, barbershops, spas, and similar uses.
Permitted	Art, antique, and auction galleries	[Not carried forward in draft code]	Flag for review.
Permitted	Artists' and craftsmen's workshops	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. See also §280-44.C - Artisan Manufacturing.
Permitted	Auditoriums or meeting halls	[Not carried forward in draft code]	Flag for review.
Permitted	Repair shops for household, business, or personal appliances	[Not carried forward in draft code]	Flag for review.
Permitted	Custom workshops	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. See also §280-44.C - Artisan Manufacturing.
Permitted	Bus or train stations	Transportation Terminal	Transportation Terminal. A facility for mass transportation, including train or bus stations, and ferry terminals, where tickets are dispensed, and trains, buses or ferries can be boarded by passengers.
Permitted	Theaters or cinemas (excluding outdoor)	[Not carried forward in draft code]	Flag for review.
Permitted	Libraries or museums	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Permitted	Laundromats	[Not carried forward in draft code]	Flag for review.
Permitted	Bed-and-breakfasts [As regulated by § 280-13B(14): Permit required, safety and signage rules, no accessory apartments.]	Bed and Breakfast	<p>Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn.</p> <p>See also §280-44.F Bed and Breakfast.</p>
Permitted	Multiple dwellings	Multiple Dwelling	Dwelling, Multiple. A building or portion thereof containing two or more dwellings (e.g. apartment building).
Permitted	Grocery stores (up to 25,000 sq. ft. gross floor area)	[Not carried forward in draft code]	Flag for review.
Permitted	Wholesale businesses, private/public warehousing, building material storage/sale (no coal/fuel/junk)	[Not carried forward in draft code]	Flag for review.
Permitted	Contractors’ businesses or yards (building/electrical/plumbing)	Contractor Storage Yard	<p>Contractor Storage Yard. Any land or buildings used primarily for storage of large equipment, vehicles, or other materials commonly used in the individual contractor’s type of business; including storage of scrap materials used for repair and maintenance of contractor’s own equipment.</p> <p>See also §280-44.J - Contractor Storage Yard.</p>
Permitted	Food processing/packaging plants (non-noxious)	Food Processing Facility	Food Processing Facility. A wholesale operation where food is processed from a raw or semi-processed state to a finished product suitable for resale at retail outlets or restaurants. A food processing facility shall not include an outlet store, whether accessory or principal.
Permitted	Nurseries/garden retail or wholesale with storage and outdoor display (not obstructing traffic or within 3 ft of property line)	Garden Center, Retail	<p>Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use.</p> <p>See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.</p>
Permitted	Nurseries/garden retail or wholesale with storage and outdoor display (not obstructing traffic or within 3 ft of property line)	Garden Center, Wholesale	<p>Garden Center, Wholesale. An establishment for the selling of plants and/or gardening, agriculture, and landscaping supplies on a wholesale basis and that may include outside storage, growing, display, or loading areas.</p> <p>See also §280-44.Q - Garden Center, Retail and Wholesale.</p>
Permitted	Wholesale/retail beverage distribution	[Not carried forward in draft code]	Flag for review.
Permitted	Funeral homes	Funeral and Burial Services	Funeral and Burial Services. An establishment for the provision of human funeral services, and that may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, funeral vehicles, and other related supplies, facilities for cremation, chapels, and other related uses.
Permitted	Telephone exchanges	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Permitted	Farm wineries (LI grapes, licensed, retail on-site, site plan required)	See Accessory Uses - Farm Winery & Farm Tasting Room	Now classified as an accessory Farm Winery and/or Farm Tasting Room use on a bona fide Farm Operation. Previously permitted standalone use with specific site standards.
Permitted	One-family detached dwelling (1 per lot)	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single.
Permitted	Two-family dwelling (1 per lot; owner-occupied)	See New Permitted Uses - Replaced by broader “Multiple Dwelling” category.	
Permitted	Convenience stores	[Not carried forward in draft code]	Flag for review.
Permitted	Day-care centers	Day Care Center	Day-Care Center. Any lot or part thereof maintained for the care of six or more infants, toddlers or children, away from their own homes, for more than three hours but fewer than 24 hours per day per child in accordance with all applicable regulations.
Permitted	Pet care facilities	Pet Care Facility	Pet Care Facility. A facility that provides one or more household pet care services, including a pet grooming business, pet day-care, pet boarding service, obedience training, socialization and accessory retail sales of pet products. The breeding and/or sale of animals shall not be permitted in such a facility. Use of outdoor areas for the services provided must be supervised to prevent the occurrence of objectionable noise or other nuisances beyond the boundaries of the site on which it is located. All household pets must be controlled at all times to prevent their escape or trespass onto neighboring properties. Animal waste must be disposed of in a manner that will not pollute groundwater or cause odors to leave the lot, and in accordance with the applicable town, county and state regulations. Also see §280-44.V: Pet Care Facility.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Food Catering Facility	Food Catering Facility. A facility for the preparation of food and meals on the lot for purposes of off-lot consumption, including food catering for single events and contractual agreements for a specified period of time, and which may include the storage of mobile food trucks and catering transport vehicles.
Permitted	NEW - Newly Defined	Microbrewery and/or Micro-distillery	Microbrewery and/or Micro-distillery. An establishment where beer and malt beverages are made on the lot and offered for consumption on site, offered for sale directly to customers (including filling growlers), sold to licensed retailers or sold to licensed wholesalers to distribute the beer to retailers. New York State Law establishes an annual production limit of 75,000 barrels for microbreweries and 75,000 gallons for micro-distilleries.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Research Laboratory	Research Laboratory. A facility for experimentation in pure or applied research, design, development and production of prototype machines or devices or of new products, and uses accessory thereto, wherein products are not manufactured for wholesale or retail sale, wherein commercial servicing or repair of commercial products is not performed and where there is no display of any materials or products.
Permitted	NEW - Newly Defined	Service Business	Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.
Permitted	NEW - Newly Defined	Vehicle Sales and Rental	Vehicle Sales and Rental. The sale or rental of motor vehicles in operable condition and which shall be able to pass the registration and inspection requirements of the State of New York.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Veterinarian Hospital or Clinic	Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Car Wash	Car Wash. A building principally for the washing, waxing, polishing, or similar treatment of automotive vehicles.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Fueling/Charging Station	Fueling/Charging Station. A facility for the retail sale of motor fuel and/or electric vehicle charging. See also §280-44.P - Fueling/Charging Station.
Permitted	NEW - Newly Defined	Vehicle Repair Garage	Vehicle Repair Garage. A building, other than a private garage, used for adjustment, painting, replacement of parts or other repair of motor vehicles or parts thereof.
Permitted	NEW - Newly Defined	Commercial Recreation, Indoor	Commercial Recreation, Indoor. A facility established for commercial indoor recreation including but not limited to gyms, fitness centers, conduct of sports including swimming, tennis, court sports, indoor field sports, or other customary and usual recreational activities.
Permitted	NEW - Newly Defined	Commercial Recreation, Outdoor	Commercial Recreation, Outdoor. A facility established for commercial outdoor recreation including but not limited to golf, tennis, field sports, swimming, fishing, horseback riding, hunting or similar activities, but not including any form of aviation, outdoor trap, skeet or target shooting or motorboat racing (all sporting activity occurs outside with any buildings being used for incidental storage or maintenance purposes).
Permitted	NEW - Newly Defined	Community Center	Community Center. A facility used as a place of meeting, recreation, or social activity and not operated for profit.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Permitted	NEW - Newly Defined	Health Care Facility	Health Care Facility. A facility used to provide an integrated range of medical and/or surgical services, primarily for in-patients, on a twenty-four-hour basis. Out-patient clinics and other forms of ambulatory health care facilities may exist as accessory and integral services to the in-patient services.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Nursery School	Nursery School. A facility for organized instruction for five or more enrolled children under six years of age other than the children living in the residence and not furnishing sleeping facilities except for resident’s children.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Religious Facility	Religious Facility. A facility used primarily as a place of worship and/or instruction, including but not limited to churches, synagogues, mosques, pagodas, temples, chapels, monasteries, convents, nunneries, cloisters, abbeys, tabernacles or shrines. Such facilities may incorporate one attached or single dwelling as living quarters for the staff.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Permitted	NEW - Newly Defined	Boat Sales and Service	Boat Sales and Service. The sale or rental of boats and other watercraft in operable condition and which shall be able to pass the registration and inspection requirements of the State of New York with minor repairs.
Permitted	NEW - Newly Defined	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
Permitted	NEW - Newly Defined	Industrial, Light	Industrial, Light. The manufacture, predominantly from previously prepared materials, of finished products or parts including processing, fabrication, assembly, packaging, incidental storage, sales and distribution of such products, including basic industrial.
Permitted	NEW - Newly Defined	Outdoor Storage	Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. See also §280-44.X and §280-58.
Permitted	NEW - Newly Defined	Vehicle and Boat Storage Facility	Vehicle and Boat Storage Facility. Housing or care of gasoline or other power-driven vehicles and/or boats or where such vehicles are equipped for operation and repaired.
Permitted	NEW - Newly Defined	Warehouse, Private	Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.
	Special Exception Uses	Special Exception Uses	Special Exception Uses
	<i>Uses from § 280-13B(2)–(12):</i>		
Special Exception	Places of worship (Setbacks, lot coverage restrictions)	See Permitted Uses - Religious Facility	
Special Exception	Educational institutions (nonprofit) (Min. 5-acre plus 1-acre per 25 students lot size, setbacks, building coverage, Health Dept. compliance)	See Permitted Uses - Educational Facility	
Special Exception	Nursery schools	See Permitted Uses - Nursery School	
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	Continuing Care Retirement Community	Continuing Care Retirement Community. A residential facility designed to provide a comprehensive cohesive living arrangement for senior adults in accordance with a license pursuant to New York Public Health Law, Article 46, that may also be commonly referred to as a life care community.
Special Exception	Philanthropic/religious/health/continuing care facilities (Lot size, setbacks, building coverage, construction/fire code standards)	Senior Living	Senior Living. A facility for independent and assisted living by senior adults only.
Special Exception	Public utilities (excluding wireless) (Wireless subject to Art. XVII)	See Permitted Uses - Public Utility	

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Special Exception	Membership clubs (beach, tennis, golf, etc.) (Min. 3 acres, setbacks, lot coverage limits)	[Not carried forward in draft code]	Flag for review.
Special Exception	Children’s seasonal camps (Large setbacks, spacing, lot size per person, sound limits)	[Not carried forward in draft code]	Flag for review.
Special Exception	Farm labor camps (Subject to proximity and Planning Board review)	See Accessory Uses - Farm Worker Housing/Farm Seasonal Worker Housing	“Farm labor camps” are replaced by two accessory uses—Farm Worker Housing and Farm Seasonal Worker Housing—linked to bona fide farm operations and subject to specific standards.
Special Exception	Veterinary offices/animal hospitals (Enclosure requirements for animals near lot lines)	See Permitted Uses - Veterinarian Hospital or Clinic	
Special Exception	Cemeteries	Cemetery	Cemetery. A burial ground for the interment of the human dead, including columbaria and mausoleums, but excluding crematories or mortuaries.
Special Exception	Stables and riding academies	See Accessory Uses - Commercial Horse Boarding Operation	
Special Exception	Transient hotels, motels, resorts, or conference facilities (min. 5-acre parcel; max 1 unit/6,000 sq ft or 1 unit/4,000 sq ft with public water/sewer; no audible outdoor sound; max unit size 600 sq ft)	Hotel	Hotel. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis. See also §280-44.U: Hotel.
Special Exception	Bed-and-breakfasts, boarding and/or tourist homes (Permit required, safety and signage rules, no accessory apartments)	See Permitted Uses - Bed and Breakfast	
Special Exception	Tourist camps (per Chapter 253)	[Not carried forward in draft code]	Flag for review.
Special Exception	Research/design/development labs (manufacturing limited to prototypes/testing)	See Permitted Uses - Research Laboratory	
Special Exception	Enclosed commercial recreation facilities (e.g., tennis, bowling, spas, with incidental uses)	Retail Recreation	Retail Recreation. A facility which provides amusement, enjoyment, or entertainment through electronic machines (e.g., pinball, video games, golf simulation) excluding machines used for gambling.
Special Exception	Laundry/dry-cleaning plants (enclosed, fluid recycling required)	[Not carried forward in draft code]	Flag for review.
Special Exception	Fraternal/social nonprofit offices/halls	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Special Exception	Take-out restaurants (indoor/outdoor eating restrictions, 40,000 sq ft lot min. for freestanding)	[Not carried forward in draft code]	Flag for review.
Special Exception	Drinking establishments	[Not carried forward in draft code]	Flag for review.
Special Exception	Automobile laundries	See Permitted Uses - Car Wash	
Special Exception	Public garages, service stations, vehicle/boat sales/rentals, with strict design and proximity controls	Parking Garage	Parking Garage. An indoor facility for the parking or storage of vehicles for a fee.
Special Exception	Partial self-service gas stations, with on-site attendant and safety systems	See Permitted Uses - Fueling/Charging Station	
Special Exception	Private transportation services, including garages and maintenance	[Not carried forward in draft code]	Flag for review.
Special Exception	Formula food restaurants (in shopping centers only, with strict signage, architecture, and location controls)	[Not carried forward in draft code]	Flag for review.
Special Exception	Flea markets	[Not carried forward in draft code]	Flag for review.
Special Exception	Retail stores 8,001–15,000 sq ft (with enhanced B District building design and Planning Board findings)	[Not carried forward in draft code]	Flag for review.
Special Exception	Building conversions to apartments (max 6 units with possible expansion; must be in HALO Zone or Hamlet Center; rentals only with Housing Registry; rent caps per § 280-30F; 1 parking space per unit; permits and common ownership required; residential use must continue for at least 8 years)	[Not carried forward in draft code]	Flag for review.
	Accessory Uses	Accessory Uses	Accessory Uses
	A-C District Uses (§ 280-13C[1]–[8], [10]; § 280-15):		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	[Not carried forward in draft code]	Flag for review.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Outdoor Pavilion	Outdoor Pavilion. A building adjacent to or within an outdoor recreational facility used for changing clothes and often selling food and beverages.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.
Accessory	Horses/domestic animals (not housed within 40 ft of lot line, flocks of more than 25 fowl not within 50 ft of lot line).	Commercial Horse Boarding Operation	Commercial Horse Boarding Operation. A commercial recreation use where horses are boarded and cared for, where instruction in riding, jumping, and showing is offered, and/or where horses may be hired for riding.
Accessory	Accessory gift shop and non commercial kitchen for employee use at a winery.	[Not carried forward in draft code]	Flag for review.
Accessory	Open Storage (<i>min. 25 ft from lot line, max. 6 ft high, screened by 6 ft fence or similar</i>)	See Permitted Uses - Outdoor Storage	
Accessory	Apartments (within principal building) (<i>max. 3 units, min. 350 sq ft each, max. 40% of building, 1 parking space per unit, no site plan required unless foundation expands, Building Dept. permit required</i>)	See Accessory Uses - Accessory Dwelling	

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	General Business (B)	Corridor Business (CB)	
Accessory	Gas Station Convenience Store (accessory) (<i>≤800 sq ft incl. storage/counter, 1 parking space per 100 sq ft, fuel pumps may count, compliant design per § 280-45A[7], no formula franchises, signage per Article XIX</i>)	[Not carried forward in draft code]	Flag for review.
Accessory	Gas Station Convenience Store (noncompliant) (<i>treated as second principal use, must meet bulk requirements — e.g., 60,000 sq ft lot for 1,200 sq ft store</i>)	[Not carried forward in draft code]	Flag for review.
Accessory	Preexisting Nonconforming Convenience Stores (<i>may continue without expansion unless compliant with second principal use standards</i>)	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Marine I (MI)	Marine I (MI)	
	Purpose: The purpose of the Marine I (MI) District is to provide a waterfront location for a limited range of water-dependent and water-related uses, which are those uses which require or benefit from direct access to or location in marine or tidal waters but which are located within the Town's tidal creeks or natural coves.	Purpose: The purpose of the Marine I (M-I) District is to provide a waterfront location for a limited range of water dependent and water-related uses, which require or benefit from direct access to or location in marine or tidal waters, and are located within the Town’s tidal creeks or natural coves.	
	Permitted Uses	Permitted Uses	Permitted Uses
	(Subject to Site Plan Approval by the Planning Board, unless otherwise noted.)		
Permitted	Single-family dwelling on a single and separate lot of record (as of date of adoption) <i>(no site plan approval required)</i>	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single.
Permitted	Marinas for recreational or commercial boats (fuel and oil sales allowed)	Marina	Marina. A facility with one or more piers, wharves, docks, moorings, bulkheads, buildings, slips, basins or land under water, designed, used or intended to be used primarily for the docking or mooring of boats or in support of aquaculture, for or without compensation, which may include supplies, provisions, storage, and fueling facilities, and with facilities for the retail sales and/or service of boats, motors and marine equipment. a property or structure designed and used for activities related to watercraft and marine industries, including but not limited to the docking, mooring, storage, sale, maintenance, and servicing of boats; the support of aquaculture operations; and the processing, storage, or distribution of fish and other aquatic products. Such facilities may also include accessory uses necessary to support these activities, provided they are subordinate and incidental to the primary marine-related function. Marinas may consist of more than one parcel either contiguous or located across the street.
Permitted	Boat docks, slips, piers, or wharves for pleasure, fishing, or commercial fishery/shellfishery	See New Permitted Uses - Included within broader “Marina” use category.	Flag for review.
Permitted	Boatyards for building, storing, repairing, renting, selling, servicing boats; accessory to boatyards: marine equipment office, fuel dock, pumpout station, restrooms, laundry	Boat Yard	Boat Yard. An establishment used for boat building, boat repairs, and boat dry storage on both the ground and in boat storage racks, engine repairs, service and storage, retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel.
Permitted	Boat/marine engine repair and sales, yacht brokers, marine insurance brokers	Boat Sales and Service	Boat Sales and Service. The sale or rental of boats and other watercraft in operable condition and which shall be able to pass the registration and inspection requirements of the State of New York with minor repairs.
Permitted	Municipal or district facilities (owned/operated by Southold Town, school, park, or fire districts)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal or district facilities (owned/operated by Southold Town, school, park, or fire districts)	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	Municipal or district facilities (owned/operated by Southold Town, school, park, or fire districts)	Public Safety Services	[Not defined in draft code]

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Marine I (MI)	Marine I (MI)	
Permitted	Retail sale/rental of marine recreation gear (if accessory to a marina/boatyard)	See New Permitted Uses - Included within broader “Marina” use category.	Flag for review.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	NEW - Newly Defined	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW - Newly Defined	Outdoor Storage	Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. See also §280-44.X and §280-58.
Permitted	NEW - Newly Defined	Vehicle and Boat Storage Facility	Vehicle and Boat Storage Facility. Housing or care of gasoline or other power-driven vehicles and/or boats or where such vehicles are equipped for operation and repaired.
Permitted	NEW - Newly Defined	Warehouse, Private	Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.
Permitted	NEW - Newly Defined	Yacht Club	Yacht Club. A not-for-profit corporation, as defined by § 102 of the Not-For-Profit Corporation Law of the State of New York, established for the principal purpose of engaging in recreational boating. The activities of a yacht club shall be limited to its members and their guests and shall not be extended to the general public. The term Yacht Club shall be deemed to include the term Marina or Boat Basin but shall not be deemed to include the term Boat Yard except for the out-of-water storage of members' boats.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Marine I (MI)	Marine I (MI)	
	Special Exception Uses	Special Exception Uses	Special Exception Uses
	(Subject to site plan approval)		
Special Exception	Beach clubs, yacht clubs, or boat clubs (may include pools, tennis courts, racquetball)	Beach Club	<p>Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures.</p> <p>Also see §280-44.E: Beach Club.</p>
Special Exception	Mariculture or aquaculture operations (including R&D)	See Permitted Uses - Farm Operation	
Special Exception	Bed-and-breakfasts [As regulated by § 280-13B(14): Permit required, safety and signage rules, no accessory apartments.]	See Permitted Uses - Bed and Breakfast	
	Accessory Uses	Accessory Uses	Accessory Uses
	<i>(Except residential accessory uses and signs, which follow other provisions)</i>		
	<i>Any accessory uses allowed under § 280-13C(1)–(7) of the Agricultural-Conservation District , per § 280-15</i>		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	<p>Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling.</p> <p>See also §280-44.R - Home Occupation.</p>
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	<p>Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds.</p> <p>See also §280-44.B - Accessory Recreational Structures.</p>
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Marine I (MI)	Marine I (MI)	
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	<p>Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit.</p> <p>See §280-44.AA - Private Garage.</p>
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Marine II (MII)	Marine II (MII)	Island Marine (IM)	
	Purpose: The purpose of the Marine II (MII) District is to provide a waterfront location for a wide range of water-dependent and water-related uses, which are those uses which require or benefit from direct access to or location in marine or tidal waters and which, in general, are located on major waterways, open bayfronts or the Long Island Sound.	Purpose: The purpose of the Marine II (M-II) District is to provide a waterfront location for a wide range of water dependent and water-related uses, which require or benefit from direct access to or location in marine or tidal waters and are located on major waterways, open bayfronts, or the Long Island Sound.	Purpose: The purpose of the Island Marine (IM) District is to provide locations for an expanded list of allowed uses on the waterfront to serve the unique circumstances on Fishers Island which relies almost entirely on water transportation for supplies and services.	
	Permitted Uses	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	One one-family detached dwelling per single and separate lot of record in existence as of the date of adoption of this article.	Single Dwelling	Single Dwelling	Dwelling, Single. A detached building containing only one principal dwelling. See also §280-44.O: Dwellings, Single.
Permitted	Marinas for the docking, mooring, and accommodation of recreational or commercial boats, including fuel and oil sales primarily for boats in the marina.	Marina	Marina	Marina. A facility with one or more piers, wharves, docks, moorings, bulkheads, buildings, slips, basins or land under water, designed, used or intended to be used primarily for the docking or mooring of boats or in support of aquaculture, for or without compensation, which may include supplies, provisions, storage, and fueling facilities, and with facilities for the retail sales and/or service of boats, motors and marine equipment. a property or structure designed and used for activities related to watercraft and marine industries, including but not limited to the docking, mooring, storage, sale, maintenance, and servicing of boats; the support of aquaculture operations; and the processing, storage, or distribution of fish and other aquatic products. Such facilities may also include accessory uses necessary to support these activities, provided they are subordinate and incidental to the primary marine-related function. Marinas may consist of more than one parcel either contiguous or located across the street.
Permitted	Boat docks, slips, piers, or wharves for charter boats (excursions, pleasure, or fishing trips) or vessels engaged in fishery or shellfishery.	See New Permitted Uses - Included within broader “Marina” use category.	See New Permitted Uses - Included within broader “Marina” use category.	Flag for review.
Permitted	Beach clubs, yacht clubs, or boat clubs , including accessory uses such as swimming pools, tennis courts, and racquetball facilities.	See Special Exception Uses - Beach Club	Beach Club	Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures. See also §280-44.F: Beach Club.
Permitted	Beach clubs, yacht clubs, or boat clubs , including accessory uses such as swimming pools, tennis courts, and racquetball facilities.	Yacht Club	Yacht Club	Yacht Club. A not-for-profit corporation, as defined by § 102 of the Not-For-Profit Corporation Law of the State of New York, established for the principal purpose of engaging in recreational boating. The activities of a yacht club shall be limited to its members and their guests and shall not be extended to the general public. The term Yacht Club shall be deemed to include the term Marina or Boat Basin but shall not be deemed to include the term Boat Yard except for the out-of-water storage of members' boats.
Permitted	Boatyards for building, storing, repairing, renting, selling, or servicing boats, with accessory uses like marine equipment sales offices and dockside fuel dispensing.	Boat Yard	Boat Yard	Boat Yard. An establishment used for boat building, boat repairs, and boat dry storage on both the ground and in boat storage racks, engine repairs, service and storage, retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel.
Permitted	Mariculture or aquaculture operations or related research and development.	See New Permitted Uses - Included within broader “Farm Operation” use category.	See New Permitted Uses - Included within broader “Farm Operation” use category.	
Permitted	Boat and marine engine repair and sales , yacht brokers, or marine insurance brokers.	Boat Sales and Service	Boat Sales and Service	Boat Sales and Service. The sale or rental of boats and other watercraft in operable condition and which shall be able to pass the registration and inspection requirements of the State of New York with minor repairs.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation		Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	Public Safety Services	[Not defined in draft code]

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Marine II (MII)	Marine II (MII)	Island Marine (IM)	
Permitted	Retail sale or rental of fishing, diving, or bathing supplies and equipment, if accessory to a marina, boatyard, or ship's loft/chandlery.	See New Permitted Uses - Included within broader “Marina” use category.	See New Permitted Uses - Included within broader “Marina” use category.	Flag for review.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Farm Operation	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Bed and Breakfast	Bed and Breakfast	Bed and Breakfast. A single dwelling containing five or less rooms for rent on a temporary basis for a maximum of 10 occupants where meals may be served to guests. This use shall not include any use better classified as a Maritime Inn Hotel or Country Inn. See also §280-44.F Bed and Breakfast.
Permitted	NEW - Newly Defined	[Not included in draft code]	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. Also see §280-44.C - Artisan Manufacturing.
Permitted	NEW - Newly Defined	[Not included in draft code]	Day Care Center	Day-Care Center. Any lot or part thereof maintained for the care of six or more infants, toddlers or children, away from their own homes, for more than three hours but fewer than 24 hours per day per child in accordance with all applicable regulations.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Hotel, Maritime Inn	[Not included in draft code]	Hotel, Maritime Inn. An establishment consisting of rooms arranged or designed to be available for use as sleeping quarters for transients on a daily rental basis or on a weekly rental basis, located at a marina. See also §280-44.W - Hotel, Maritime Inn.
Permitted	NEW - Newly Defined	See Accessory Uses - Office	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	NEW - Newly Defined	[Not included in draft code]	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.
Permitted	NEW - Newly Defined	[Not included in draft code]	Personal Services	Personal Services. The provision of personal grooming or the care of a person’s apparel, including, but not limited to, laundry (not including self-service laundromat or dry cleaning services) services, manicurists, tanning salons, beauty parlors, barbershops, spas, and similar uses.
Permitted	NEW - Newly Defined	[Not included in draft code]	Pet Care Facility	Pet Care Facility. A facility that provides one or more household pet care services, including a pet grooming business, pet day-care, pet boarding service, obedience training, socialization and accessory retail sales of pet products. The breeding and/or sale of animals shall not be permitted in such a facility. Use of outdoor areas for the services provided must be supervised to prevent the occurrence of objectionable noise or other nuisances beyond the boundaries of the site on which it is located. All household pets must be controlled at all times to prevent their escape or trespass onto neighboring properties. Animal waste must be disposed of in a manner that will not pollute groundwater or cause odors to leave the lot, and in accordance with the applicable town, county and state regulations. See also §280-44.Y- Pet Care Facility.
Permitted	NEW - Reclassified from Special Exception.	See Accessory Uses - Restaurant, Full-Service	Restaurant, Full-Service	Restaurant, Full-Service. Any establishment other than take-out or formula food restaurants where food is commercially sold for on-lot consumption to patrons seated at tables or counters. See also §280-44.CC - Restaurant. Full Service or Quick Service.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Marine II (MII)	Marine II (MII)	Island Marine (IM)	
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	See Accessory Uses - Restaurant, Quick Service	Restaurant, Quick Service	<p>Restaurant, Quick Service. Any establishment, other than a formula food restaurant, whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state, usually served in paper, plastic or other disposal containers, for consumption within the restaurant building, elsewhere on the lot or for carryout for consumption off the lot.</p> <p>See also §280-44.CC - Restaurant, Full Service or Quick Service.</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Retail Laundry Facility	<p>Laundry Facility, Retail. A facility for the washing and drying of clothing where patrons pay on a per use basis.</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Retail Recreation	<p>Retail Recreation. A facility which provides amusement, enjoyment, or entertainment through electronic machines (e.g., pinball, video games, golf simulation) excluding machines used for gambling.</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Retail Sales	<p>Retail Sales. Goods, both perishable and non-perishable, offered for sale to the public as take-out items, including prepackaged or perishable food items, hardware, drugs, food and beverages, furnishings, apparel and similar products.</p> <p>See also §280-44.EE - Retail Sales.</p>
Permitted	NEW - Newly Defined	See also §280-44.EE - Retail Sales.	Retail Store, Small	<p>Retail Store. A commercial establishment offering retail sales.</p> <p>Retail Store, Small. A retail store with a gross floor area of less than 5,000 square feet</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Service Business	<p>Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Veterinarian Hospital or Clinic	<p>Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.</p>
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility	<p>Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.</p>
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Transportation Terminal	Transportation Terminal	<p>Transportation Terminal. A facility for mass transportation, including train or bus stations, and ferry terminals, where tickets are dispensed, and trains, buses or ferries can be boarded by passengers.</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Vehicle Repair Garage	<p>Vehicle Repair Garage. A building, other than a private garage, used for adjustment, painting, replacement of parts or other repair of motor vehicles or parts thereof.</p>
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Art and Cultural Use	Art and Cultural Use	<p>Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.</p>
Permitted	NEW - Newly Defined	[Not included in draft code]	Nursery School	<p>Nursery School. A facility for organized instruction for five or more enrolled children under six years of age other than the children living in the residence and not furnishing sleeping facilities except for resident’s children.</p>
Permitted	NEW - Newly Defined	Public Utility	Public Utility	<p>Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.</p>
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Fish Processing	Fish Processing	<p>Fish Processing. The readying of fish and shellfish for shipping to market, including icing, cleaning, filleting, shucking and the cooking of crustaceans, but not including other cooking, canning, freezing, or other fish factory operations.</p>
Permitted	NEW - Newly Defined	Outdoor Storage	Outdoor Storage	<p>Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.</p> <p>See also §280-44.X and §280-58.</p>

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Marine II (MII)	Marine II (MII)	Island Marine (IM)	
Permitted	NEW - Newly Defined	Vehicle and Boat Storage Facility	Vehicle and Boat Storage Facility	Vehicle and Boat Storage Facility. Housing or care of gasoline or other power-driven vehicles and/or boats or where such vehicles are equipped for operation and repaired.
Permitted	NEW - Newly Defined	Warehouse, Private	Warehouse, Private	Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.
Permitted	NEW - Newly Defined	[Not included in draft code]	Warehouse, Public	Warehouse, Public. A facility used primarily for the storage of goods and materials and available to the public for a fee, for example, self-storage facilities, which does not include any sales, either wholesale or retail.
	Special Exception Uses	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	Restaurants , excluding outdoor counter service, drive-ins, or curb-service (service at tables on a terrace or porch is permitted).	See Accessory Uses - Restaurant, Full-Service	See New Permitted Uses - Restaurant, Full-Service/Restaurant, Quick Service	
Special Exception	Ferry terminals.	See New Permitted Uses - Transportation Terminal	See New Permitted Uses - Transportation Terminal	
Special Exception	Transient hotels or motels (minimum of 3 acres, maximum of 1 unit ber 4,000 sq ft with public water and sewer)	See New Permitted Uses - Hotel, Maritime Inn	[Not included in draft code]	
Special Exception	Fish processing plants.	See New Permitted Uses - Fish Processing	See New Permitted Uses - Fish Processing	
Special Exception	Fish markets , combining wholesale and retail sale of finfish and shellfish.	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Special Exception	Museums with a nautical theme or art galleries.	See New Permitted Uses - Art and Cultural Use	See New Permitted Uses - Art and Cultural Use	
Special Exception	Bed-and-breakfast uses as regulated by § 280-13B(14).	See New Permitted Uses - Bed and Breakfast	See New Permitted Uses - Bed and Breakfast	
	New Special Exception Uses	New Special Exception Uses	New Special Exception Uses	New Special Exception Uses
Special Exception	NEW - Reclassified from Permitted to Special Exception Use for MII Zoning District.	Beach Club	See Permitted Uses - Beach Club	Beach Club. A not-for-profit organization located contiguous to a bay or Long Island Sound and established for the principal purpose of engaging in swimming or non-motorized boating and sailing in the Long Island Sound or bays, including accessory restaurants, clubhouses, in-ground swimming pool, and other accessory structures. See also §280-44.E: Beach Club.
	Accessory Uses	Accessory Uses	Accessory Uses	Accessory Uses
	<i>Any accessory uses allowed under § 280-13C(1)–(7) of the Agricultural-Conservation District , per § 280-15</i>			
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Home Occupation	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Boat Dock, Private	Boat Dock, Private	Boat Dock, Private. Any permanent or seasonal structure, except a building, located or proposed to be located on lands abutting or comprised of freshwater or tidal wetlands or connected to a bulkhead or the upland and extending over the water's surface. The structure is designed to secure vessels and provide access to and from the docked watercraft for personal, non-commercial uses only. See also §280-44.G - Boat Dock, Private.

	Current Code	Proposed Code		Proposed Code Definitions and Use Specific Standards
	Marine II (MII)	Marine II (MII)	Island Marine (IM)	
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Accessory Recreational Structure	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Pool Cabana	Pool Cabana	Pool Cabana . A one-story, ground-level detached accessory structure located adjacent to and used in conjunction with an inground swimming pool. See also §280-44.Z - Pool Cabana.
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Residential Storage Shed	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	Private garages (up to 2 nonresident passenger spaces for lease).	Private Garage	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44. AA - Private Garage.
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	[Not carried forward in draft code]	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Marine III (MIII)	Marine III (MIII)	
	Purpose:	Purpose: The purpose of the Marine III (M-III) District is to provide a location for the ferry terminal that provides service to and from Plum Island	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	Ferry terminals for ferry service to and from Plum Island only (one use per 320,000 square feet of land above mean high water, unless otherwise specified). Subject to site plan approval by the Planning Board.	[Not carried forward in draft code]	Flag for review.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW	Farm Operation	Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide. See also §280-45.G - Farm operation, bona fide.
Permitted	NEW	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
Permitted	NEW	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	NEW	Public Safety Services	[Not defined in draft code]
Permitted	NEW	Fish Processing	Fish Processing. The readying of fish and shellfish for shipping to market, including icing, cleaning, filleting, shucking and the cooking of crustaceans, but not including other cooking, canning, freezing, or other fish factory operations.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Marine III (MIII)	Marine III (MIII)	
Permitted	NEW	Marina	<p>Marina. A facility with one or more piers, wharves, docks, moorings, bulkheads, buildings, slips, basins or land under water, designed, used or intended to be used primarily for the docking or mooring of boats or in support of aquaculture, for or without compensation, which may include supplies, provisions, storage, and fueling facilities, and with facilities for the retail sales and/or service of boats, motors and marine equipment. a property or structure designed and used for activities related to watercraft and marine industries, including but not limited to the docking, mooring, storage, sale, maintenance, and servicing of boats; the support of aquaculture operations; and the processing, storage, or distribution of fish and other aquatic products. Such facilities may also include accessory uses necessary to support these activities, provided they are subordinate and incidental to the primary marine-related function. Marinas may consist of more than one parcel either contiguous or located across the street.</p>
Permitted	NEW	Outdoor Storage	<p>Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.</p> <p>See also §280-44.X and §280-58.</p>
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Ticket offices, waiting areas, snack bar	[Not carried forward in draft code]	Flag for review.
Accessory	Off-street parking or loading areas	[Not carried forward in draft code]	Flag for review.
Accessory	Offices for executive and administrative uses	Office	<p>Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.</p>
Accessory	Storage sheds and tool sheds	[Not carried forward in draft code]	Flag for review.
Accessory	On-site storage and repair facilities directly related to the operation of the primary permitted use	[Not carried forward in draft code]	Flag for review.
Accessory	Museum	See New Permitted Uses - Art and Cultural Use	Flag for review.
Accessory	Any other customary structures or uses customarily incidental to the principal use, except those prohibited by this chapter	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
	<p>Purpose: The purpose of the Light Industrial Park/Planned Office Park (LIO) District is to provide opportunity for the location of business and professional offices, research facilities, industrial uses and similar activities in an open, campus-like setting in areas which are not appropriate for commercial activity or low-density residential development. In this area, such uses can be established in an attractive environment and serve both as a means of preserving the open qualities of an area and providing an area adjacent to hamlet areas where such uses can be appropriately developed with suitable protection for ground- and surface waters. All uses must conform to Suffolk County Health Department standards.</p>	<p>Purpose: The purpose of the Industrial (I) District is to provide locations for commercial and industrial uses.</p>	
	Permitted Uses		
Permitted	<p>Agricultural operations, including nurseries, vineyards, barns, greenhouses (same as AC Zone).</p>	<p>Farm Operation</p>	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	<p>Government/institutional buildings (Town, school, park, fire districts).</p>	<p>Parks and Recreation</p>	<p>Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.</p>
Permitted	<p>Government/institutional buildings (Town, school, park, fire districts).</p>	<p>Public Administrative Facilities</p>	<p>Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.</p>
Permitted	<p>Government/institutional buildings (Town, school, park, fire districts).</p>	<p>Public Safety Services</p>	<p>[Not defined in draft code]</p>
Permitted	<p>Wholesale, warehousing, and building material sales (excluding fuel oil, coal, junk).</p>	<p>Warehouse, Private</p>	<p>Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.</p>
Permitted	<p>Wholesale, warehousing, and building material sales (excluding fuel oil, coal, junk).</p>	<p>Warehouse, Public</p>	<p>Warehouse, Public. A facility used primarily for the storage of goods and materials and available to the public for a fee, for example, self-storage facilities, which does not include any sales, either wholesale or retail.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Permitted	Wholesale, warehousing, and building material sales (excluding fuel oil, coal, junk).	Distribution Facility	Distribution Facility. A facility for the primary purpose of distributing items, by ground, produced off site and warehoused/sorted on lot, to then be delivered to a consumer who has ordered the item or product via the internet, phone, catalog, or other similar means. This definition shall not be construed to mean that the primary delivery of products or goods to the distribution industry via air cargo, air freight, or drone activities and/or similar methods for secondary delivery to a consumer by ground, or any other means listed above, is a permitted activity.
Permitted	Building/electrical/plumbing contractors' businesses or yards.	Contractor Storage Yard	Contractor Storage Yard. Any land or buildings used primarily for storage of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business; including storage of scrap materials used for repair and maintenance of contractor's own equipment. See also §280-44.J - Contractor Storage Yard.
Permitted	Cold storage, food processing/packaging plants (non-obnoxious).	Fish Processing	Fish Processing. The readying of fish and shellfish for shipping to market, including icing, cleaning, filleting, shucking and the cooking of crustaceans, but not including other cooking, canning, freezing, or other fish factory operations.
Permitted	Cold storage, food processing/packaging plants (non-obnoxious).	Food Processing Facility	Food Processing Facility. A wholesale operation where food is processed from a raw or semi-processed state to a finished product suitable for resale at retail outlets or restaurants. A food processing facility shall not include an outlet store, whether accessory or principal.
Permitted	Office buildings (business, government, professional).	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	Office buildings (business, government, professional).	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.
Permitted	Telephone exchanges.	[Not carried forward in draft code]	Flag for review.
Permitted	Wineries (§ 280-48A(11)).	Winery	Winery. A building located in a non-residential district where wine is made. See also §280-45.HH - Winery.
Permitted	Tourist camp.	[Not carried forward in draft code]	Flag for review.
Permitted	Recreational facilities (min. 3 acres per use).	Commercial Recreation, Indoor	Commercial Recreation, Indoor. A facility established for commercial indoor recreation including but not limited to gyms, fitness centers, conduct of sports including swimming, tennis, court sports, indoor field sports, or other customary and usual recreational activities.
Permitted	Recreational facilities (min. 3 acres per use).	Commercial Recreation, Outdoor	Commercial Recreation, Outdoor. A facility established for commercial outdoor recreation including but not limited to golf, tennis, field sports, swimming, fishing, horseback riding, hunting or similar activities, but not including any form of aviation, outdoor trap, skeet or target shooting or motorboat racing (all sporting activity occurs outside with any buildings being used for incidental storage or maintenance purposes).

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Permitted	Standard golf course.	Golf Course	Golf Course. An area of land laid out for golf with a series of nine or 18 holes, each including tee, fairway, and putting green and often one or more natural or artificial hazards; excludes miniature golf and driving ranges.
Permitted	Food catering facility.	Food Catering Facility	Food Catering Facility. A facility for the preparation of food and meals on the lot for purposes of off-lot consumption, including food catering for single events and contractual agreements for a specified period of time, and which may include the storage of mobile food trucks and catering transport vehicles.
Permitted	Machine/equipment workshops.	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
Permitted	Boat building, service, and storage (excludes retail sales).	Boat Yard	Boat Yard. An establishment used for boat building, boat repairs, and boat dry storage on both the ground and in boat storage racks, engine repairs, service and storage, retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel.
Permitted	Boat building, service, and storage (excludes retail sales).	Vehicle and Boat Storage Facility	Vehicle and Boat Storage Facility. Housing or care of gasoline or other power-driven vehicles and/or boats or where such vehicles are equipped for operation and repaired.
Permitted	Light industrial uses (with strict environmental and operational restrictions).	Industrial, Light	Industrial, Light. The manufacture, predominantly from previously prepared materials, of finished products or parts including processing, fabrication, assembly, packaging, incidental storage, sales and distribution of such products, including basic industrial.
Permitted	Printing and publishing plants.	[Not carried forward in draft code]	Flag for review.
Permitted	Land-based aquaculture (in enclosed structures, up to 10% retail).	See Permitted Uses - Farm Operation	
Permitted	Minor recreational facility.	See Permitted Uses - Commercial Recreation, Indoor	
		Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. See also §280-44.C - Artisan Manufacturing.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Dry Cleaner	Dry Cleaner. An establishment dedicated to the process of removing dirt and stains or otherwise cleaning apparel, textiles, rugs, and other items with nonaqueous liquid solvents, and associated operations, including an associated office, receiving area, and storage rooms, but not including a retail laundry facility.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Permitted	NEW - Newly Defined	Funeral and Burial Services	Funeral and Burial Services. An establishment for the provision of human funeral services, and that may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, funeral vehicles, and other related supplies, facilities for cremation, chapels, and other related uses.
Permitted	NEW - Newly Defined	Garden Center, Retail	<p>Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use.</p> <p>See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.</p>
Permitted	NEW - Newly Defined	Microbrewery and/or Micro-distillery	Microbrewery and/or Micro-distillery. An establishment where beer and malt beverages are made on the lot and offered for consumption on site, offered for sale directly to customers (including filling growlers), sold to licensed retailers or sold to licensed wholesalers to distribute the beer to retailers. New York State Law establishes an annual production limit of 75,000 barrels for microbreweries and 75,000 gallons for micro-distilleries.
Permitted	NEW - Newly Defined	Personal Services	Personal Services. The provision of personal grooming or the care of a person’s apparel, including, but not limited to, laundry (not including self-service laundromat or dry cleaning services) services, manicurists, tanning salons, beauty parlors, barbershops, spas, and similar uses.
Permitted	NEW - Newly Defined	Pet Care Facility	<p>Pet Care Facility. A facility that provides one or more household pet care services, including a pet grooming business, pet day-care, pet boarding service, obedience training, socialization and accessory retail sales of pet products. The breeding and/or sale of animals shall not be permitted in such a facility. Use of outdoor areas for the services provided must be supervised to prevent the occurrence of objectionable noise or other nuisances beyond the boundaries of the site on which it is located. All household pets must be controlled at all times to prevent their escape or trespass onto neighboring properties. Animal waste must be disposed of in a manner that will not pollute groundwater or cause odors to leave the lot, and in accordance with the applicable town, county and state regulations.</p> <p>Also see §280-44.Y: Pet Care Facility.</p>
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Research Laboratory	Research Laboratory. A facility for experimentation in pure or applied research, design, development and production of prototype machines or devices or of new products, and uses accessory thereto, wherein products are not manufactured for wholesale or retail sale, wherein commercial servicing or repair of commercial products is not performed and where there is <u>no display of any materials or products.</u>
Permitted	NEW - Newly Defined	Service Business	Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.
Permitted	NEW - Newly Defined	Veterinarian Hospital or Clinic	Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW - Newly Defined	Car Wash	Car Wash. A building principally for the washing, waxing, polishing, or similar treatment of automotive vehicles.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Permitted	NEW - Newly Defined	Fueling/Charging Station	Fueling/Charging Station. A facility for the retail sale of motor fuel and/or electric vehicle charging. See also §280-44.P - Fueling/Charging Station.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Transportation Terminal	Transportation Terminal. A facility for mass transportation, including train or bus stations, and ferry terminals, where tickets are dispensed, and trains, buses or ferries can be boarded by passengers.
Permitted	NEW - Newly Defined	Vehicle Repair Garage	Vehicle Repair Garage. A building, other than a private garage, used for adjustment, painting, replacement of parts or other repair of motor vehicles or parts thereof.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Airport, Basic Utility Stage II	Airport, Basic Utility Stage II. A facility for the taking off, landing, parking, and routine maintenance of single-engine and small twin-engine airplanes, small business and air taxi type twin-engine airplanes for personal and business purposes as determined by the U.S. Department of Transportation, Federal Aviation Administration.
Permitted	NEW - Newly Defined	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Permitted	NEW - Newly Defined	Brewery/Distillery	Brewery/Distillery. An establishment where beer and malt beverages are made for sale on the lot, as well as for off-site sales and distribution, which annually produces more than 75,000 barrels or 75,000 gallons, respectively. Use may include a tasting room, and/or retail space.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Commercial Solar Energy Production System	Commercial Solar Energy Production System. An electrical generating system composed of a combination of both solar panels and solar energy equipment, including electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy, that is ground mounted and produces energy primarily for the purpose of offsite sale or consumption.
Permitted	NEW - Newly Defined	Garden Center, Wholesale	Garden Center, Wholesale. An establishment for the selling of plants and/or gardening, agriculture, and landscaping supplies on a wholesale basis and that may include outside storage, growing, display, or loading areas. See also §280-44.Q - Garden Center, Retail and Wholesale.
Permitted	NEW - Newly Defined	Outdoor Storage	Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours. See also §280-44.X and §280-58.
Permitted	NEW - Newly Defined	Self-Service Storage Facility	Self-Service Storage Facility. A facility consisting of a building or group of buildings in a controlled-access compound that contains varying sizes of individual compartmentalized and controlled access stalls or lockers for the dead storage of customer's goods and wares.
	Special Exception Uses	Special Exception Uses	Special Exception Uses

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Special Exception	Research/design/development labs (limited manufacturing).	See Permitted Uses - Research Laboratory	
Special Exception	Laundry/dry-cleaning plants (enclosed, with recycling and environmental safeguards).	See Permitted Uses - Dry Cleaner	
Special Exception	Conference facilities (accommodations per RR District).	[Not carried forward in draft code]	Flag for review.
Special Exception	Public utility structures (wireless facilities must obtain approval in accordance with Article XVII).	See Permitted Uses - Public Utility	
Special Exception	Truck/bus terminals.	See Permitted Uses - Transportation Terminal	
Special Exception	Food processing/packaging (excluding fish processing).	See Permitted Uses - Food Processing & Fish Processing	
Special Exception	Boat/marine repair.	See Permitted Uses - Boat Yard	
Special Exception	Basic Utility Stage II airport (min. 100 acres).	See Permitted Uses - Airport, Basic Utility Stage II	
Special Exception	On-site retail sales (in HALO zones, max 15% or 2,000 sq ft, strict conditions).	See Accessory Uses - Retail Sales	
Special Exception	Commercial solar energy production (5-acre min., siting, design, screening, decommissioning, 20-year term).	See Permitted Uses - Commercial Solar Energy Production System	
Special Exception	Building conversions to apartments (max 6 units with possible expansion; must be in HALO Zone or Hamlet Center; rentals only with Housing Registry; rent caps per § 280-30F; 1 parking space per unit; permits and common ownership required; residential use must continue for at least 8 years)	[Not carried forward in draft code]	Flag for review.
	Proposed New Special Exception Uses	Proposed New Special Exception Uses	Proposed New Special Exception Uses
Special Exception	NEW	Cannabis Medical Dispensary	Cannabis Medical Dispensary. An establishment licensed by the Office of Cannabis Management (OCM) to sell medical marijuana.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Special Exception	NEW - Newly Defined	Industrial, Heavy	Industrial, Heavy. The processing and manufacturing of materials or products predominately from extracted or raw materials, in the storage of flammable, explosive, or hazardous materials, in manufacturing processes that utilize flammable, explosive, or hazardous materials, or in manufacturing processes that potentially involve hazardous conditions. This definition shall also include those uses engaged in the operation, parking, and maintenance of vehicles in the service of cleaning of equipment or work processes involving solvents, recycling establishments, truck terminals, public works yards, and container storage. See also 280-44.T - Heavy Industrial.
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Enclosed storage incidental to principal use.	[Not carried forward in draft code]	Flag for review.
Accessory	Open storage (per § 280-48C(2), B District, min. 25 ft from lot line, max. 6 ft high, screened by 6 ft fence or similar)	See New Permitted Uses - Outdoor Storage	
Accessory	Employee-only recreation facilities.	[Not carried forward in draft code]	Flag for review.
Accessory	Employee training schools.	[Not carried forward in draft code]	Flag for review.
Accessory	Private garages (for employees/visitors; not general public).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Heating/power plants (for on-site service).	[Not carried forward in draft code]	Flag for review.
Accessory	Maintenance/utility shops.	[Not carried forward in draft code]	Flag for review.
Accessory	Off-street parking/loading (min. 50 ft from lot lines; 10 ft landscape screen if near streets/residential zones).	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW - Reclassified from Special Exception to Accessory Use.	Retail Sales	Retail Sales. Goods, both perishable and non-perishable, offered for sale to the public as take-out items, including prepackaged or perishable food items, hardware, drugs, food and beverages, furnishings, apparel and similar products. See also §280-44.EE - Retail Sales.
Accessory	NEW - Newly Defined	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	NEW - Newly Defined	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.
Accessory	NEW - Newly Defined	Caretaker Dwelling	Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker. See also §280-44.I - Caretaker Dwelling.
Accessory	NEW - Newly Defined	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory	NEW - Newly Defined	Electric Vehicle Charging Station	Electric Vehicle Charging Station. A parking space or area that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.
Accessory	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory	NEW - Newly Defined	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farmand may also include space where the public can consume such products. See also §280-45.H - Farm stands.
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	LIO	Industrial (I)	
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.
Accessory	NEW - Newly Defined	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	NEW - Newly Defined	Outdoor Pavilion	Outdoor Pavilion. A building adjacent to or within an outdoor recreational facility used for changing clothes and often selling food and beverages.
Accessory	NEW - Newly Defined	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	NEW - Newly Defined	Small Wind Energy System	Small Wind Energy System. A wind energy conversion system pursuant to Chapter 277 consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity intended primarily to reduce on-site consumption of utility power. See also Chapter 277.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Transfer Station Use <i>(Requires Town Board Special Permit + Planning Board Site Plan Approval)</i>		
	Min. lot size: 120,000 sq ft (expandable by need).		
	Distance buffers: 400 ft from residential zone; 600 ft from residential structure.		
	Traffic/route plans required.		
	All processing indoors with impervious floor.		
	Strict screening, fencing, and landscaping.		
	Outdoor use limited to vehicles, washing, weighing, empty container storage.		
	No hazardous materials; Max height: 35 ft.		
	Hours must minimize neighborhood impact.		

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
	Purpose: The purpose of the Light Industrial (LI) District is to provide an opportunity for business and industrial uses on smaller lots than would be appropriate for the LIO Light Industrial Park/Planned Office Park District.	Purpose: The purpose of the Industrial (I) District is to provide locations for commercial and industrial uses.	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	(Site plan approval required unless otherwise noted)		
Permitted	Agricultural operations and accessory uses (as allowed in AC Zone)	Farm Operation	<p>Farm Operation. An enterprise consisting of the land, buildings and activities that contribute to agricultural production, processing, and marketing of crops, livestock, and livestock products, and may include, but is not limited to one or more of the following: agricultural production buildings, farmhouse, farm stand*, farm office, agricultural processing*, agricultural processing building*, farm winery*, farm brewery, farm cidery*, farm distillery*, farm tasting room*, agritourism activities*, farm worker housing*, and farm seasonal worker housing*. The land may be in more than one parcel and non-contiguous and may also include underwater land. Also included are the farm equipment, machinery and vehicles, and agricultural land stewardship practices, including composting for use on the farm, fencing, irrigation systems, soil and water conservation practices, nutrient management plans, and fallow land. * These accessory uses require the farm operation to be bona fide pursuant to the standards set forth in Specific Use Standards Section for Farm Operation, Bona Fide.</p> <p>See also §280-45.G - Farm operation, bona fide.</p>
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	Municipal and public district uses (e.g. town, schools, parks, fire)	Public Safety Services	[Not defined in draft code]
Permitted	Wholesale, warehousing, and building material sales (excluding fuel oil, coal, junk).	Warehouse, Private	Warehouse, Private. A facility for the storage of goods and materials by the owner of the goods and materials for the owner's own use, which does not include any retail sales and which is not a self-service storage facility.
Permitted	Wholesale, warehousing, and building material sales (excluding fuel oil, coal, junk).	Warehouse, Public	Warehouse, Public. A facility used primarily for the storage of goods and materials and available to the public for a fee, for example, self-storage facilities, which does not include any sales, either wholesale or retail.
Permitted	Wholesale, warehousing, and building material sales (excluding fuel oil, coal, junk).	Distribution Facility	Distribution Facility. A facility for the primary purpose of distributing items, by ground, produced off site and warehoused/sorted on lot, to then be delivered to a consumer who has ordered the item or product via the internet, phone, catalog, or other similar means. This definition shall not be construed to mean that the primary delivery of products or goods to the distribution industry via air cargo, air freight, or drone activities and/or similar methods for secondary delivery to a consumer by ground, or any other means listed above, is a permitted activity.
Permitted	Contractor businesses/yards (e.g., building, plumbing, landscaping)	Contractor Storage Yard	<p>Contractor Storage Yard. Any land or buildings used primarily for storage of large equipment, vehicles, or other materials commonly used in the individual contractor’s type of business; including storage of scrap materials used for repair and maintenance of contractor’s own equipment.</p> <p>See also §280-44.J - Contractor Storage Yard.</p>

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Permitted	Cold storage, food processing/packaging (non-obnoxious)	Fish Processing	Fish Processing. The readying of fish and shellfish for shipping to market, including icing, cleaning, filleting, shucking and the cooking of crustaceans, but not including other cooking, canning, freezing, or other fish factory operations.
Permitted	Cold storage, food processing/packaging (non-obnoxious)	Food Processing Facility	Food Processing Facility. A wholesale operation where food is processed from a raw or semi-processed state to a finished product suitable for resale at retail outlets or restaurants. A food processing facility shall not include an outlet store, whether accessory or principal.
Permitted	Business, professional, and governmental offices	Office	Office. A facility for use by executive, management, administrative, or professional services including, but not limited to architects, artists, authors, dentists, doctors, lawyers, ministers, musicians, optometrists, engineers and such other similar professions or occupations.
Permitted	Business, professional, and governmental offices	Office, Medical	Office, Medical. A facility other than a health care facility where medical, mental health, surgical and other personal health services are provided on an outpatient basis.
Permitted	Telephone exchanges	[Not carried forward in draft code]	Flag for review.
Permitted	Farm wineries (per § 280-48A(11): LI grapes, licensed, retail on-site, site plan required)	Winery	Winery. A building located in a non-residential district where wine is made. See also §280-45.HH - Winery.
Permitted	Auto repair shops	Vehicle Repair Garage	Vehicle Repair Garage. A building, other than a private garage, used for adjustment, painting, replacement of parts or other repair of motor vehicles or parts thereof.
Permitted	Repair shops (non-auto/marine)	[Not carried forward in draft code]	Flag for review.
Permitted	Custom workshops	[Not carried forward in draft code]	Flag for review.
Permitted	Machine/equipment workshops	Contractor Shop	Contractor Shop. An establishment used for the indoor repair, maintenance, or storage of a contractor’s vehicles, equipment, or materials, and may include the contractor’s business office.
Permitted	Light industrial uses	Industrial, Light	Industrial, Light. The manufacture, predominantly from previously prepared materials, of finished products or parts including processing, fabrication, assembly, packaging, incidental storage, sales and distribution of such products, including basic industrial.
Permitted	Publishing and printing	[Not carried forward in draft code]	Flag for review.
Permitted	Boat building, servicing, storage (no sales)	Boat Yard	Boat Yard. An establishment used for boat building, boat repairs, and boat dry storage on both the ground and in boat storage racks, engine repairs, service and storage, retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Permitted	Land-based aquaculture (with enclosed structure and retail area ≤10%)	See Permitted Uses - Included within broader “Farm Operation” use category.	
Permitted	Minor recreational facility	Commercial Recreation, Indoor	Commercial Recreation, Indoor. A facility established for commercial indoor recreation including but not limited to gyms, fitness centers, conduct of sports including swimming, tennis, court sports, indoor field sports, or other customary and usual recreational activities.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW - Newly Defined	Artisan Manufacturing	Artisan Manufacturing. The creation and processing of goods or products not for mass production. Also see §280-44.C - Artisan Manufacturing.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Dry Cleaner	Dry Cleaner. An establishment dedicated to the process of removing dirt and stains or otherwise cleaning apparel, textiles, rugs, and other items with nonaqueous liquid solvents, and associated operations, including an associated office, receiving area, and storage rooms, but not including a retail laundry facility.
Permitted	NEW - Newly Defined	Food Catering Facility	Food Catering Facility. A facility for the preparation of food and meals on the lot for purposes of off-lot consumption, including food catering for single events and contractual agreements for a specified period of time, and which may include the storage of mobile food trucks and catering transport vehicles.
Permitted	NEW - Newly Defined	Funeral and Burial Services	Funeral and Burial Services. An establishment for the provision of human funeral services, and that may include space for the embalming and other services used in the preparation of the dead for burial, the storage of caskets, funeral urns, funeral vehicles, and other related supplies, facilities for cremation, chapels, and other related uses.
Permitted	NEW - Newly Defined	Garden Center, Retail	Garden Center, Retail. An establishment for the retail sale of plants and/or supplies to the public for use in gardens, personal agriculture, or landscaping, which may include outside storage or display packaged in quantities not exceeding those intended for personal use. See also §280-44.Q. - Garden Center, Retail and Wholesale. Retail and Wholesale Garden Centers shall be permitted only as accessory use to a principal bona fide farm operation.
Permitted	NEW - Newly Defined	Microbrewery and/or Micro-distillery	Microbrewery and/or Micro-distillery. An establishment where beer and malt beverages are made on the lot and offered for consumption on site, offered for sale directly to customers (including filling growlers), sold to licensed retailers or sold to licensed wholesalers to distribute the beer to retailers. New York State Law establishes an annual production limit of 75,000 barrels for microbreweries and 75,000 gallons for micro-distilleries.
Permitted	NEW - Newly Defined	Personal Services	Personal Services. The provision of personal grooming or the care of a person’s apparel, including, but not limited to, laundry (not including self-service laundromat or dry cleaning services) services, manicurists, tanning salons, beauty parlors, barbershops, spas, and similar uses.
Permitted	NEW - Newly Defined	Pet Care Facility	Pet Care Facility. A facility that provides one or more household pet care services, including a pet grooming business, pet day-care, pet boarding service, obedience training, socialization and accessory retail sales of pet products. The breeding and/or sale of animals shall not be permitted in such a facility. Use of outdoor areas for the services provided must be supervised to prevent the occurrence of objectionable noise or other nuisances beyond the boundaries of the site on which it is located. All household pets must be controlled at all times to prevent their escape or trespass onto neighboring properties. Animal waste must be disposed of in a manner that will not pollute groundwater or cause odors to leave the lot, and in accordance with the applicable town, county and state regulations. Also see §280-44.Y: Pet Care Facility.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Research Laboratory	Research Laboratory. A facility for experimentation in pure or applied research, design, development and production of prototype machines or devices or of new products, and uses accessory thereto, wherein products are not manufactured for wholesale or retail sale, wherein commercial servicing or repair of commercial products is not performed and where there is no display of any materials or products.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Permitted	NEW - Newly Defined	Service Business	Service Business. An establishment for the provision of a skilled service, personal labor, or expertise instead of a physical product. Examples include but are not limited to hair salons, spas, personal training, massage therapy, law firms, accounting firms, and computer repair.
Permitted	NEW - Newly Defined	Veterinarian Hospital or Clinic	Veterinarian Hospital or Clinic. A facility for the diagnosing, treating, operating, or prescribing for any animal disease, pain, injury, deformity or mental or physical condition, or the subcutaneous insertion of a microchip intended to be used to identify an animal.
Permitted	NEW - Newly Defined	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW - Newly Defined	Car Wash	Car Wash. A building principally for the washing, waxing, polishing, or similar treatment of automotive vehicles.
Permitted	NEW - Newly Defined	Fueling/Charging Station	Fueling/Charging Station. A facility for the retail sale of motor fuel and/or electric vehicle charging. See also §280-44.P - Fueling/Charging Station.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Transportation Terminal	Transportation Terminal. A facility for mass transportation, including train or bus stations, and ferry terminals, where tickets are dispensed, and trains, buses or ferries can be boarded by passengers.
Permitted	NEW - Newly Defined	Airport, Basic Utility Stage II	Airport, Basic Utility Stage II. A facility for the taking off, landing, parking, and routine maintenance of single-engine and small twin-engine airplanes, small business and air taxi type twin-engine airplanes for personal and business purposes as determined by the U.S. Department of Transportation, Federal Aviation Administration.
Permitted	NEW - Newly Defined	Commercial Recreation, Outdoor	Commercial Recreation, Outdoor. A facility established for commercial outdoor recreation including but not limited to golf, tennis, field sports, swimming, fishing, horseback riding, hunting or similar activities, but not including any form of aviation, outdoor trap, skeet or target shooting or motorboat racing (all sporting activity occurs outside with any buildings being used for incidental storage or maintenance purposes).
Permitted	NEW - Newly Defined	Educational Facility	Educational Facility. A facility that offers a general course of study at primary, middle, high school, college, or university level and vocational and trade programs that are incidental to the operation of the school.
Permitted	NEW - Newly Defined	Golf Course	Golf Course. An area of land laid out for golf with a series of nine or 18 holes, each including tee, fairway, and putting green and often one or more natural or artificial hazards; excludes miniature golf and driving ranges.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Public Utility	Public Utility. An enterprise with appropriate franchise from the State of New York, which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation, or communications.
Permitted	NEW - Newly Defined	Brewery/Distillery	Brewery/Distillery. An establishment where beer and malt beverages are made for sale on the lot, as well as for off-site sales and distribution, which annually produces more than 75,000 barrels or 75,000 gallons, respectively. Use may include a tasting room, and/or retail space.
Permitted	NEW - Reclassified from Special Exception to Permitted Use.	Commercial Solar Energy Production System	Commercial Solar Energy Production System. An electrical generating system composed of a combination of both solar panels and solar energy equipment, including electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy, that is ground mounted and produces energy primarily for the purpose of offsite sale or consumption.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Permitted	NEW - Newly Defined	Garden Center, Wholesale	<p>Garden Center, Wholesale. An establishment for the selling of plants and/or gardening, agriculture, and landscaping supplies on a wholesale basis and that may include outside storage, growing, display, or loading areas.</p> <p>See also §280-44.Q - Garden Center, Retail and Wholesale.</p>
Permitted	NEW - Newly Defined	Outdoor Storage	<p>Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.</p> <p>See also §280-44.X and §280-58.</p>
Permitted	NEW - Newly Defined	Self-Service Storage Facility	<p>Self-Service Storage Facility. A facility consisting of a building or group of buildings in a controlled-access compound that contains varying sizes of individual compartmentalized and controlled access stalls or lockers for the dead storage of customer's goods and wares.</p>
Permitted	NEW - Newly Defined	Vehicle and Boat Storage Facility	<p>Vehicle and Boat Storage Facility. Housing or care of gasoline or other power-driven vehicles and/or boats or where such vehicles are equipped for operation and repaired.</p>
	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	(Requires ZBA approval unless noted; all require site plan unless stated)		
Special Exception	Research/development labs (prototype/test manufacturing only)	See Permitted Uses - Research Laboratory	
Special Exception	Laundry/dry-cleaning plants (enclosed, recycling required)	See Permitted Uses - Dry Cleaner	
Special Exception	Light industrial (subject to conditions prohibiting hazardous materials, nuisance emissions, and requiring clean fuel sources)	See Permitted Uses - Industrial, Light	
Special Exception	Conference facilities (w/ conditions per RR District, min. 5-acre parcel; max 1 unit/6,000 sq ft or 1 unit/4,000 sq ft with public water/sewer; no audible outdoor sound; max unit size 600 sq ft))	[Not carried forward in draft code]	Flag for review.
Special Exception	Public utility structures/uses	See Permitted Uses - Public Utility	
Special Exception	Truck/bus terminals	See Permitted Uses - Transportation Terminal	
Special Exception	Food processing/packaging (not fish)	See Permitted Uses - Food Processing & Fish Processing	
Special Exception	Boat/marine item repair	See Permitted Uses - Boat Yard	

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Special Exception	On-site retail of goods made on premises (HALO zone, <15% GFA, max 2,000 sf, no off-site resale)	See Accessory Uses - Retail Sales	
Special Exception	Commercial solar energy systems (extensive design, setback, and decommissioning rules; Planning Board approval)	See Permitted Uses - Commercial Solar Energy Production System	
Special Exception	Building conversions to apartments (max 6 units with possible expansion; must be in HALO Zone or Hamlet Center; rentals only with Housing Registry; rent caps per § 280-30F; 1 parking space per unit; permits and common ownership required; residential use must continue for at least 8 years)	[Not carried forward in draft code]	Flag for review.
	Proposed New Special Exception Uses	Proposed New Special Exception Uses	Proposed New Special Exception Uses
Special Exception	NEW	Cannabis Medical Dispensary	Cannabis Medical Dispensary. An establishment licensed by the Office of Cannabis Management (OCM) to sell medical marijuana.
Special Exception	NEW - Newly Defined	Industrial, Heavy	Industrial, Heavy. The processing and manufacturing of materials or products predominately from extracted or raw materials, in the storage of flammable, explosive, or hazardous materials, in manufacturing processes that utilize flammable, explosive, or hazardous materials, or in manufacturing processes that potentially involve hazardous conditions. This definition shall also include those uses engaged in the operation, parking, and maintenance of vehicles in the service of cleaning of equipment or work processes involving solvents, recycling establishments, truck terminals, public works yards, and container storage. See also 280-44.T - Heavy Industrial.
	Accessory Uses	Accessory Uses	Accessory Uses
	(Subject to site plan approval unless residential/signs)		
Accessory	Customary accessory uses on the same lot, not a separate business	[Not carried forward in draft code]	Flag for review.
Accessory	Accessory uses per § 280-58C(5)–(8) of Light Industrial Park/Planned Office Park District		
Accessory	Employee training schools.	[Not carried forward in draft code]	Flag for review.
Accessory	Private garages (for employees/visitors; not general public).	Private Garage	Private Garage. An accessory structure for the storage of one or more gasoline or other power-driven vehicles owned and used by the owner or tenant of the lot on which the garage is erected. for the storage of not exceeding two additional vehicles (not trucks) owned or used by the others and in which no occupation, business or service for profit is carried on without special permit. See §280-44.AA - Private Garage.
Accessory	Heating/power plants (for on-site service).	[Not carried forward in draft code]	Flag for review.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Accessory Y	Maintenance/utility shops.	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW - Reclassified from Special Exception to Accessory Use.	Retail Sales	Retail Sales. Goods, both perishable and non-perishable, offered for sale to the public as take-out items, including prepackaged or perishable food items, hardware, drugs, food and beverages, furnishings, apparel and similar products. See also §280-44.EE - Retail Sales.
Accessory	NEW - Newly Defined	Accessory Recreational Structure	Accessory Recreational Structures. An accessory structure designed to provide recreational benefits to the occupants of the property or its primary users, without being the primary purpose of the property, including but not limited to swimming pools, sports courts, and playgrounds. See also §280-44.B - Accessory Recreational Structures.
Accessory	NEW - Newly Defined	Agricultural Processing	Agricultural Processing. The conversion of an agricultural product from its original state into a processed or prepared product through applications including but not limited to cooking, smoking, distilling, fermenting, crushing, or straining. Such processed agricultural products include, but are not limited to, jams, jellies, cheeses, potato chips, jerkies, charcuterie, breads, baked goods, beer, wine and distilled alcoholic and nonalcoholic beverages. Harvesting, washing, cleaning, drying, cutting, slicing, chopping, arrangement or packaging shall not cause the product to be considered processed.
Accessory	NEW - Newly Defined	Agritourism Activities	Agritourism Activities. Activities primarily related to agriculture conducted on a farm operation for the enjoyment and/or education of the public, the purpose of which must be to sell the farm’s agricultural products. See also §280-45.E - Agritourism Activities.
Accessory Y	NEW - Newly Defined	Caretaker Dwelling	Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker. See also §280-44.I - Caretaker Dwelling.
Accessory	NEW - Newly Defined	Day Care, Home	Day-Care, Home. A residential building and lot used principally as a residence, where child care is provided by the resident for a total of five or fewer children other than those of the caregiver. This use must be in accordance with the regulations governing home occupations in this Zoning Code. See also §280-44.R - Home Occupation.
Accessory Y	NEW - Newly Defined	Electric Vehicle Charging Station	Electric Vehicle Charging Station. A parking space or area that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.
Accessory Y	NEW - Newly Defined	Farmhouse	Farmhouse. A single dwelling, located on a farm operation, used as a residence by the owner of the farm operation.
Accessory Y	NEW - Newly Defined	Farm Brewery	Farm Brewery. An agricultural processing building, on a farm operation, where beer is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory Y	NEW - Newly Defined	Farm Cidery	Farm Cidery. An agricultural processing building, on a farm operation, where cider is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory Y	NEW - Newly Defined	Farm Distillery	Farm Distillery. An agricultural processing building, on a farm operation, where spirits are produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Light Industrial (LI)	Industrial (I)	
Accessory	NEW - Newly Defined	Farm Seasonal Worker Housing	Farm Seasonal Worker Housing. Buildings or mobile homes on a farm operation provided to house seasonal farmworkers, with or without stipulated agreement as to the duration of their stay, who are supplied with utility services necessary for their habitation of such propertyand, and meeting the regulations in 10 CRR-NY, Part 15 of the New York State Sanitary Code for seasonal farmworker housing.
Accessory	NEW - Newly Defined	Farm Stand	Farm Stand. Any building or portion of a building larger than 80 square feet on a farm operation used for the retail sale of agricultural products grown on the farm operation, as well as the sale of processed agricultural products, agriculture-related products and incidental accessory items such as decorations, clothing and souvenir items that promote the farmand may also include space where the public can consume such products. See also §280-45.H - Farm stands.
Accessory	NEW - Newly Defined	Farm Tasting Room	Farm Tasting Room. Any building or portion of a building, or outdoor space, located on a farm operation, used for the retail sale of wine, beer, cider or spirits, including on-site consumption for the purpose of sampling the product created from produce grown by the farm operation. See also §280-45.I - Farm Tasting Room.
Accessory	NEW - Newly Defined	Farm Winery	Farm Winery. An agricultural processing building on a farm operation where wine is produced. See also §280-45.J - Farm Winery/Cidery/Brewery/Distillery.
Accessory	NEW - Newly Defined	Farm Worker Housing	Farm Worker Housing. Dwellings on a farm operation provided to house farm employees. See also §280-45.K - Farm Worker Housing.
Accessory	NEW - Newly Defined	Home Occupation	Home Occupation. An occupation or activity which is clearly secondary to use of the premises as a dwelling. See also §280-44.R - Home Occupation.
Accessory	NEW - Newly Defined	Outdoor Pavilion	Outdoor Pavilion. A building adjacent to or within an outdoor recreational facility used for changing clothes and often selling food and beverages.
Accessory	NEW - Newly Defined	Residential Storage Shed	Residential Storage Shed. An enclosed building for the storage of yard and personal items, and not used for human occupancy. In all instances, this is an accessory use.
Accessory	NEW - Newly Defined	Small Wind Energy System	Small Wind Energy System. A wind energy conversion system pursuant to Chapter 277 consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity intended primarily to reduce on-site consumption of utility power. See also Chapter 277.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Plum Island Research (PIR)	Plum Island Research (PIR)	
	Purpose: The purpose of the Plum Island Research District is to encourage the use of land for research and educational opportunities, provide quality employment opportunities and to preserve Plum Island's regionally significant natural, historic, scenic and cultural resources.	The purpose of the Plum Island Research (PIR) District is to encourage the use of land for research and educational opportunities, provide quality employment opportunities and to preserve Plum Island’s regionally significant natural, historic, scenic, and cultural resources.	
	Permitted Uses	Permitted Uses	Permitted Uses
	(Subject to Site Plan Approval by the Planning Board)		
Permitted	Research laboratories (may include multiple buildings in campus-style layout; no explosives; no nuisance emissions; sewage must be treated on-site)	Research Laboratory	Research Laboratory. A facility for experimentation in pure or applied research, design, development and production of prototype machines or devices or of new products, and uses accessory thereto, wherein products are not manufactured for wholesale or retail sale, wherein commercial servicing or repair of commercial products is not performed and where there is no display of any materials or products.
Permitted	Educational facilities (in a campus-style development, sewage treated on site)	[Not carried forward in draft code]	Flag for review.
Permitted	Museums housed in a designated historic landmark (sewage treated on site)	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
	Proposed New Permitted Uses	Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	NEW	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	NEW	Public Safety Services	[Not defined in draft code]
Permitted	NEW	Commercial Solar Energy Production System	Commercial Solar Energy Production System. An electrical generating system composed of a combination of both solar panels and solar energy equipment, including electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy, that is ground mounted and produces energy primarily for the purpose of offsite sale or consumption.
Permitted	NEW	Marina	Marina. A facility with one or more piers, wharves, docks, moorings, bulkheads, buildings, slips, basins or land under water, designed, used or intended to be used primarily for the docking or mooring of boats or in support of aquaculture, for or without compensation, which may include supplies, provisions, storage, and fueling facilities, and with facilities for the retail sales and/or service of boats, motors and marine equipment. a property or structure designed and used for activities related to watercraft and marine industries, including but not limited to the docking, mooring, storage, sale, maintenance, and servicing of boats; the support of aquaculture operations; and the processing, storage, or distribution of fish and other aquatic products. Such facilities may also include accessory uses necessary to support these activities, provided they are subordinate and incidental to the primary marine-related function. Marinas may consist of more than one parcel either contiguous or located across the street.
	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	Solar energy generation exceeding on-site power needs	See New Permitted Uses - Commercial Solar Energy Production System	

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Plum Island Research (PIR)	Plum Island Research (PIR)	
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory y	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory y	Sleeping quarters, apartments, or dormitories for on-site personnel	Caretaker Dwelling	Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker. See also §280-44.I - Caretaker Dwelling.
Accessory y	Cafeteria for on-site personnel	[Not carried forward in draft code]	Flag for review.
Accessory y	Infrastructure supporting principal uses (i.e., roads, sewer system, water storage and pipelines, and utility lines)	[Not carried forward in draft code]	Flag for review.
Accessory	Existing harbor and ferry facility for island transport	[Not carried forward in draft code]	Flag for review.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses
Accessory	NEW - Newly Defined	Electric Vehicle Charging Station	Electric Vehicle Charging Station. A parking space or area that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.
Accessory	NEW - Newly Defined	Small Wind Energy System	Small Wind Energy System. A wind energy conversion system pursuant to Chapter 277 consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity intended primarily to reduce on-site consumption of utility power. See also Chapter 277.
Accessory ory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Additional Standards (Vegetation Protection)		
	No vegetation may be disturbed without Planning Board approval		
	Disturbance may be approved where invasive plants overtake native flora		
	Requires:		
	Vegetation and replanting plan using native species		
	\$100 application fee		
	Planning Board decision within 30 days		
	Right to appeal denial within 30 days		

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Plum Island Conservation (PIC)	Plum Island Conservation (PIC)	
	Purpose: The purpose of the Plum Island Conservation District is to preserve the integrity of the regionally significant natural, scenic and historic resources of Plum Island for the benefit of the residents of the Town of Southold.	The purpose of the Plum Island Conservation (PIC) District is to preserve the integrity of the regionally significant natural, scenic, and historic resources of Plum Island for the benefit of the residents of the Town of Southold.	
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	Nature preserve	[Not carried forward in draft code]	Flag for review.
Permitted	Public park	Parks and Recreation	Parks and Recreation. Areas and facilities for non-commercial, non-profit public recreation, including both passive and active recreational uses, including areas for trails (hiking, horseback and bicycle), and swimming, but not including the use of motorized vehicles.
Permitted	Educational facility related to the study of natural resources conservation (subject to sewage treatment)	[Not carried forward in draft code]	Flag for review.
Permitted	Museums housed in a designated historic landmark (sewage treated on site)	Art and Cultural Use	Art and Cultural Use. A not-for-profit organization engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that is open to the public on a regular basis, including but not limited to performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries and observatories.
		Proposed New Permitted Uses	Proposed New Permitted Uses
Permitted	NEW	Research Laboratory	Research Laboratory. A facility for experimentation in pure or applied research, design, development and production of prototype machines or devices or of new products, and uses accessory thereto, wherein products are not manufactured for wholesale or retail sale, wherein commercial servicing or repair of commercial products is not performed and where there is no display of any materials or products.
Permitted	NEW	Wireless Communication Facility	Wireless Communication Facility. Antenna or antenna support building and base equipment, either individually or together, including permanent or temporary movable facilities (i.e., wireless facilities mounted on vehicles, boats or other mobile buildings) used for the provision of any wireless service.
Permitted	NEW	Public Administrative Facilities	Public Administrative Facilities. Offices for the administration and other functions of local government and related uses, including, but not limited to, public safety and emergency services, post offices, public libraries, public schools, and other governmental offices.
Permitted	NEW	Public Safety Services	[Not defined in draft code]
Permitted	NEW	Commercial Solar Energy Production System	Commercial Solar Energy Production System. An electrical generating system composed of a combination of both solar panels and solar energy equipment, including electrical energy storage devices, material, hardware, inverters, or other electrical equipment and conduit of photovoltaic devices associated with the production of electrical energy, that is ground mounted and produces energy primarily for the purpose of offsite sale or consumption.
	Special Exception Uses	Special Exception Uses	Special Exception Uses
Special Exception	Solar energy generation in excess of that needed to provide power to permitted uses	See Permitted Uses - Commercial Solar Energy Production System; See Accessory Uses - Solar Energy Production	
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	[Not carried forward in draft code]	Flag for review.
Accessory	Sleeping quarters, apartments, or dormitories providing accommodations solely for personnel associated with the permitted or special exception uses	Caretaker Dwelling	Caretaker Dwelling. A dwelling on the site of a commercial or industrial use, occupied by a guard or caretaker. See also §280-44.I - Caretaker Dwelling.
	Proposed New Accessory Uses	Proposed New Accessory Uses	Proposed New Accessory Uses

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	Plum Island Conservation (PIC)	Plum Island Conservation (PIC)	
Accessory	NEW - Newly Defined	Electric Vehicle Charging Station	Electric Vehicle Charging Station. A parking space or area that is served by battery charging equipment with the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.
Accessory	NEW - Newly Defined	Small Wind Energy System	Small Wind Energy System. A wind energy conversion system pursuant to Chapter 277 consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity intended primarily to reduce on-site consumption of utility power. See also Chapter 277.
Accessory	NEW - Newly Defined	Solar Energy Production	Solar Energy Production. The installation and operation of solar energy systems on a property to generate electricity for on-site consumption. Such systems may include roof mounted or ground-mounted solar panels, solar thermal collectors, or other photovoltaic equipment.
	Additional Standards (Vegetation Protection)		
	Vegetation shall not be disturbed. An application may be made to the Planning Board for approval to remove vegetation if necessary for a permitted use.		
	The application must include:		
	A plan showing vegetation to be removed and a revegetation plan (if any)		
	An application fee of \$100		
	The Planning Board must render a decision within 30 days of receiving a complete application. Appeals can be made within 30 days of a denial.		

	Current Code	Proposed Code	Proposed Code Definitions and Use Specific Standards
	AHD	CHO	
	<p>Purpose: The purpose of the Affordable Housing (AHD) District is to provide the opportunity within certain areas of the Town for the development of high-density housing for families of moderate income; and further, to do so with sensitivity to the historic and aesthetic character of the Town's existing neighborhoods. Towards that end, the Planning Board shall have the authority to amend certain setback and other specifications in order to ensure cost efficiencies and design that furthers the Town's goals of providing quality workforce housing. Homes located within the Affordable Housing District are intended to be affordable in perpetuity. The amendments set forth in Local Law No. 13-2004 apply only to development in an AHD District after June 1, 2004.</p> <p>AHD Districts shall be established by the Town Board on parcels of land that have been identified through the accepted principles of Smart Growth planning as being appropriate and desirable locations for affordable housing. Such locations include, but are not limited to: land within Hamlet Locus Zones, as may be determined by the Town Board; land within walking distance of services, shops, schools, and public transportation; land that adjoins existing centers of business and residential development (as opposed to land adjoining farm and open fields); and other locations where the project has been shown to meet a demonstrable need. AHD Districts shall be designated by Town Board resolution after a public hearing thereon, upon 10 days' notice thereof by publication in the official Town newspapers.</p>	<p>Purpose: The purpose of the Community Housing Overlay (CHO) District is to designate the areas of the Town most appropriate for the creation, through public and/or private initiative, of attractive and affordable housing. At the same time, these standards and safeguards assure that such development is compatible with its surroundings and with the character of the Town, and that such development is available to and benefits those persons for whom it is designed. The intent is to assist people in finding adequate, convenient and affordable places to live, despite continually increasing real estate values and housing costs.</p>	<p>CHO Districts shall be established by the Town Board on parcels of land that have been identified through the accepted principles of Smart Growth planning as being appropriate and desirable locations for community housing. Such locations include but are not limited to: (1) Land within the HALO zones and hamlet centers; and (2) Land already developed with existing buildings that can be adapted or converted to housing;</p>
	Permitted Uses	Permitted Uses	Permitted Uses
Permitted	<p>Owner-occupied moderate-income family dwelling units (MIFDUs):</p> <p>(a) May be leased only once, for up to two years, with written approval from the Government Liaison Officer.</p> <p>(b) May be attached, detached, or a combination of both.</p>	<p>Applicability.</p> <p>(1) All the regulations of the underlying district shall apply to the use and development of lots within a CHO District in addition to the requirements of the CHO District.</p> <p>(2) Where the regulations of the underlying district and CHO District contradict each other, the regulations of the CHO District shall control.</p>	<p>See also § 280-36. Community Housing Overlay (CHO) District.</p>
Permitted	<p>Tenant-occupied moderate-income family dwelling units (MIFDUs):</p> <p>(a) Must be leased for at least one year.</p> <p>(b) May be attached, detached, or a combination of both.</p>		
	Accessory Uses	Accessory Uses	Accessory Uses
Accessory	Standard accessory uses per §280-13C(1), (2), (3), (4), (6), and (7)		
Accessory	Customary structures or uses (incidental to the principal use, unless prohibited).	Refer to underlying zoning district of proposed CHO parcel.	
Accessory	Home occupation, home business office, or home professional office — permitted as-of-right in residential zones, provided the use is incidental to residential use, conducted by residents (plus one nonresident assistant with on-site parking)	Refer to underlying zoning district of proposed CHO parcel.	
Accessory	Boat docking facilities (maximum of two boats (noncommercial); requires Town Trustees approval; no overnight sleeping on boats).	Refer to underlying zoning district of proposed CHO parcel.	
Accessory	Residential incidental facilities (e.g., garden/toolhouses, storage building, swimming pools, tennis courts - not operated for gain) (pool fencing requirements; tennis courts must be setback 6 ft and lack lighting).	Refer to underlying zoning district of proposed CHO parcel.	
Accessory	Off-street parking (maximum 4 spaces within minimum front yard).	Refer to underlying zoning district of proposed CHO parcel.	
Accessory	Boat/travel trailer storage (max 30 ft length; must be in rear yard (max 40% of rear yard area); no closer than 15 ft from street or lot line).	Refer to underlying zoning district of proposed CHO parcel.	
Accessory	Accessory apartments within owner-occupied MIFDUs , with Government Liaison Officer approval and a rental permit (§ 280-13D). Only one apartment per unit, occupied by an eligible resident (§ 280-30C), with a minimum one-year lease. It must be inside the MIFDU, between 350 sq ft and half the unit's size, have one bathroom, and one off-street parking space. No more than 50% of units in affordable housing districts may have accessory apartments.	Refer to underlying zoning district of proposed CHO parcel.	
	Bulk, Area, and Parking Requirements	Bulk, Area, and Parking Requirements	Bulk, Area, and Parking Requirements
	Minimum Lot Size: 10,000 sq ft	Minimum Lot Size: 6,600 sq ft	
	Minimum Lot Width: 80 ft	Minimum Lot Width: 70 ft	
	Minimum Lot Depth: 100 ft	Minimum Lot Depth: 95 ft	
	Minimum Yard Setbacks:	Minimum Yard Setbacks:	
	Front Yard: 35 ft	Front Yard: 25 ft	
	One Side Yard: 15 ft	One Side Yard: 15 ft	
	Both Side Yards: 25 ft	Both Side Yards: 30 ft	
	Rear Yard: 35 ft	Rear Yard: 35 ft	
	Minimum Livable Floor Area: Owner-Occupied MIFDU: 850 sq ft; Tenant-Occupied MIFDU: 450 sq ft		
	Off-Street Parking: 2 spaces per dwelling unit	Off-Street Parking: 2 spaces per dwelling unit	
	Land Area for Yield: 10,000 sq ft per unit	Land Area for Yield: 3,300 sq ft per unit*	*Provided that 100% of the dwellings in the proposed development satisfy the definition of Community Housing
	Exception: Tenant-occupied MIFDUs <850 sq ft may use a 3,300 sq ft yield factor		