



Southold Town Zoning Update

Respecting the Past, Shaping the Future



Proposal to Restructure the Zoning Update Project

Priorities

Consider priorities that will advance community goals and the Town's Comprehensive Plan, as well as some corrections to the code where there are inconsistencies. These often involve chapters in addition to Chapter 280.

Resources for Identifying Priorities

- Southold Town Comprehensive Plan
- Public Input on the Zoning Update work in 2025.
- Zoning Board of Appeals Code Interpretations
- Town Committee & Town Department Input

Recommended priorities

- Housing
 - Aligning Town Code with the Town Housing Plan
 - Controlling short term rentals
 - Removing barriers to creating more community housing
 - Accessory apartments
 - Definitions
 - Limitations
 - Requirements
- Preventing Overdevelopment/Protecting Community Character
 - Objective Design Standards
 - Revise Bulk Schedules
 - Limiting house size 2.0
 - Standards for non-residential building
 - Set the rules at the door for more certainty in the development permitting process
- Agriculture
 - Code changes to remove zoning barriers for agriculture
 - Definitions
 - Uses
- Address Code Interpretations by Zoning Board of Appeals
 - Requests for code interpretations often point to the need for clarification in the zoning code.
- Coastal Resilience
- Definitions throughout the Town Code
 - Consolidate into a single chapter for all of Town Code

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Zoning Update Project Restructure

- **Use Tables**
 - Create use tables similar to those in the public review draft from 2025
- **Specific Use Standards**
 - Create a section with all the conditions for specific uses (e.g. Minimum lot size for hotels). Currently scattered in the existing code.