

# ZONING

## 275 Attachment 1

### Town of Southampton

**Table 1  
Use Regulations**

**Key:**

- P Use permitted by right
- SP Use permitted by right with site plan approval (§ 275-9.2)
- ZB Use permitted by special permit from the Zoning Board of Appeals
- PB Use permitted by special permit from the Planning Board
- BS Use permitted by special permit from the Select Board
- Not permitted

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
<b><u>Agricultural</u></b>	All activities and uses are also subject to the requirements of the Floodplain and Water Supply Protection Overlay Districts in Article VII where applicable.						
1. Commercial agriculture, horticulture, floriculture, viticulture and aquaculture uses on parcels of land exempt under MGL c. 40A, § 3, including: <ul style="list-style-type: none"> <li>a. Commercial livestock, dairy, poultry farm</li> <li>b. Farm business, commercial greenhouse</li> <li>c. Farmstand</li> <li>d. Commercial raising of swine and fur-bearing animals</li> </ul>	P	P	P	P	P	P	Please refer to MGL c. 40A, § 3, for agriculturally exempt uses  See definition of "farm business" in § 275-2.3
2. Commercial agriculture, horticulture, floriculture, viticulture and aquaculture uses on parcels of land not exempt under MGL c. 40A, § 3, except for the	SP	SP	SP	SP	SP	SP	Please refer to MGL c. 40A, § 3, for agriculturally exempt uses

SOUTHAMPTON CODE

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
following uses: a. Commercial livestock, dairy, poultry farm b. Commercial raising of swine and fur-bearing animals  c. Riding stable d. Nursery, truck gardening, greenhouse, maple sugar production e. Farmstand	PB	PB	—	—	—	—	Provided such activity is carried on at least 500 feet away from any property line or highway
	PB	—	—	—	—	—	
	PB	—	—	—	—	—	
	PB	—	—	—	—	—	
	PB	PB	PB	—	—	—	
3. Noncommercial forestry	P	P	P	P	P	P	
4. Commercial or noncommercial kennels, stables, farms or veterinary hospital	PB	PB	—	—	PB	PB	Must be at least 25 feet from any residential lot line
<b><u>Residential</u></b>	All activities and uses are also subject to the requirements of the Floodplain and Water Supply Protection Overlay Districts in Article VII where applicable.						
1. One-family detached dwelling	P	P	P	—	—	—	
2. Two-family dwelling	—	ZB	ZB	P	P	—	Each dwelling unit must have a minimum square footage of 750 square feet
3. Multifamily dwelling	—	—	ZB	ZB	SP	—	§ 275-7.11
4. Cluster development	PB	PB	PB	—	—	—	§ 275-7.8
5. Elderly housing	—	—	ZB	ZB	ZB	—	
6. Permanent (over 60 days in any calendar year) mobile home or trailer (other than for storage; see accessory uses)	—	—	ZB	ZB	—	—	
7. Temporary (up to 60 days in any calendar year) mobile home or trailer (other than for storage; see accessory uses)	ZB	ZB	ZB	—	—	—	
<b><u>Community Facilities</u></b>	All activities and uses are also subject to the requirements of the Floodplain and						

ZONING

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
	Water Supply Protection Overlay Districts in Article VII where applicable.						
1. Church or other religious purpose	SP	SP	SP	SP	SP	SP	In accordance with MGL c. 40A, § 3
2. Public or nonprofit educational institution	SP	SP	SP	SP	SP	SP	In accordance with MGL c. 40A, § 3
3. Public recreation facility	SP	SP	SP	SP	SP	SP	
4. Camp for children	ZB	ZB	ZB	—	—	—	
5. Town facilities	SP	SP	SP	SP	SP	SP	
6. Cemetery	ZB	ZB	ZB	—	—	—	
7. Library or museum	SP	SP	SP	SP	SP	—	
8. Hospital or nursing home	PB	PB	PB	PB	PB	—	
9. Essential services	PB	PB	PB	PB	PB	PB	
<b><u>Retail and Service</u></b>	<ul style="list-style-type: none"> <li>All activities and uses are also subject to the requirements of the Floodplain and Water Supply Protection Overlay Districts in Article VII where applicable.</li> <li>Except where specifically noted, all retail and service principal uses may not exceed a cumulative maximum building area per lot of 2,500 square feet. The Planning Board may issue a special permit for a cumulative total exceeding this figure where it finds that it is consistent with the intent of this bylaw and will not have a detrimental effect on the surrounding neighborhood.</li> </ul>						
1. Child care center, child nursery, nursery school, kindergarten, child play school, progressive school, child development center, preschool or school-aged child care program				SP	SP		As defined in and subject to MGL c. 15D, § 1A
2. Educational institution	—	—	—	PB	PB		Not in accordance with MGL c. 40A, § 3
3. Retail establishment selling principally convenience goods	—	—	—	SP	SP	—	
4. Retail establishment selling general merchandise	—	—	—	SP	SP	—	

SOUTHAMPTON CODE

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
5. Restaurants, eating and drinking places	—	—	—	PB	PB	—	
6. Gas station and associated convenience store	—	—	—	PB	PB	PB	
7. Establishments selling motor vehicles and/or accessories	—	—	—	PB	PB	—	
8. Hotels and motels	—	—	—	PB	PB	—	
9. Lodging house	—	—	PB	PB	PB	—	
10. Bed-and-breakfast	PB	PB	PB	PB	PB	—	
11. Funeral establishment	—	—	—	PB	PB	—	
12. Bank or other personal and consumer service establishment	—	—	—	PB	PB	—	
13. Private/commercial recreational facility	PB	PB	PB	—	PB	—	Including country, tennis and hunting club
14. Membership club	—	—	—	PB	PB	—	
15. Professional and business offices and services	—	—	—	SP	SP	SP	
16. Automotive (commercial and personal vehicles) or other business repair services	—	—	—	SP	SP	PB	
17. Amusement or recreational service	—	—	—	—	PB	PB	
18. Communications, television and wireless communication towers	PB	PB	—	—	PB	PB	
19. Commercial parking lot	—	—	—	PB	PB	PB	§ 275-8.2
20. Self-service storage facility	—	—	—	—	PB	PB	
21. Filling or excavating of land or water area	PB	PB	PB	PB	PB	PB	§ 275-7.12
22. Planned business development	—	—	—	PB	PB	PB	§ 275-7.9
23. Adult entertainment	—	—	—	—	—	PB	
<b><u>Wholesale, Transportation and Industrial</u></b>	<ul style="list-style-type: none"> <li>• All activities and uses are also subject to the requirements of the Floodplain and Water Supply Protection Overlay Districts in Article VII where applicable.</li> <li>• Except where specifically noted, all wholesale, transportation and industrial uses may not exceed a cumulative maximum building area per lot of 10,000 square feet. The Planning Board may issue a special permit for a cumulative</li> </ul>						

## ZONING

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
	total exceeding this figure where it finds that it is consistent with the intent of this bylaw and will not have a detrimental effect on the surrounding neighborhood.						
1. Earth removal - residential	P	P	P	P	P	P	See § 275-7.12
2. Earth removal - commercial	PB	—	—	—	—	PB	See § 275-7.12
3. Processing earth products	PB	—	—	—	—	PB	Such as but not limited to crushing, sorting, screening, etc.; see § 275-7.12
4. Manufacturing	—	—	—	—	—	SP	
5. Construction industry and supplies	—	—	—	—	PB	SP	
6. Freight terminal and warehousing	—	—	—	—	PB	SP	
7. Bus passenger terminal	—	—	—	PB	PB	SP	
8. Other transportation service	—	—	—	PB	PB	PB	
9. Wholesale trade and distribution	—	—	—	—	PB	SP	
10. Open storage of materials and equipment	—	—	—	—	PB	PB	
11. Research offices and development activities	—	—	—	PB	SP	SP	
12. Planned industrial development	—	—	—	—	—	PB	§ 275-7.10
13. Facilities for the storage, transfer, treatment, incineration of solid waste (including but not limited to low-level radioactive wastes)	BS	—	—	—	—	BS	§ 275-7.14
14. Roof-mounted solar electric generating facility	P	P	P	P	P	P	
15. Small-scale (16 kW or less) DC solar electric generating facility	SP	SP	—	—	SP	P	§ 275-7.6
16. Medium-scale (greater than 16 kW to 250 kW) DC solar electric generating facility	PB	PB	—	—	SP	P	§ 275-7.6
17. Intermediate-scale (greater than 250 kW to 500 kW) DC solar electric generating facility	PB	PB	—	—	PB	P	§ 275-7.6
18. Large-scale (greater than 500 KW) solar electric generating facility	PB	PB	—	—	PB	P	

SOUTHAMPTON CODE

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
19. Commercial composting	PB	—	—	—	—	PB	
<b>Accessory Uses</b>	All activities and uses are also subject to the requirements of the Floodplain and Water Supply Protection Overlay Districts in Article VII where applicable.						
1. Accessory apartment	PB	PB	PB	PB	PB	—	§ 275-7.5
2. Home occupation	PB	PB	PB	SP	SP	—	§ 275-7.13
3. Professional office	PB	PB	SP	SP	SP	—	
4. Family child care home	PB	PB	PB	PB	PB	—	<ul style="list-style-type: none"> <li>• As defined in and subject to MGL c. 15D, § 1A</li> <li>• Provided it shall occupy less than 40% of gross floor area and have a minimum of 75 square feet of outside play area for each enrolled child</li> </ul>
5. Large family child care home	PB	PB	PB	PB	PB		As defined in and subject to MGL c. 15D, § 1A
6. Accessory private garage for 4 or more vehicles, except on farm	PB	PB	PB	PB	PB	—	
7. Outdoor storage of 1 unregistered motor vehicle not less than 25 feet from any front lot line	P	P	P	P	P	P	
8. Storage of 1 unoccupied mobile home or trailer and/or 2 boats not less than 25 feet from any front lot line	P	P	P	P	P	—	
9. Accessory commercial service for occupants within a hotel, hospital, office, industrial building or transportation terminal	SP	SP	SP	SP	SP	SP	
10. Accessory uses the principal use permitted by right which is necessary in connection with scientific research or scientific development or related	PB	PB	PB	PB	PB	PB	

## ZONING

Principal Uses	Residential			Commercial		Industrial	Notes
	R-R	R-N	R-V	C-V	C-H	I-P	
products							