

VILLAGE OF SOUTHAMPTON

Review of Built Conditions and Regulations

Prepared by

studio a/b architects

with mapping by

GIS Dept./Town of Southampton

Cherished Character

- Architecture
- Streetscape /
Landscape / Trees
- Non-suburban nature
- Historic Preservation
- Walkable to Village

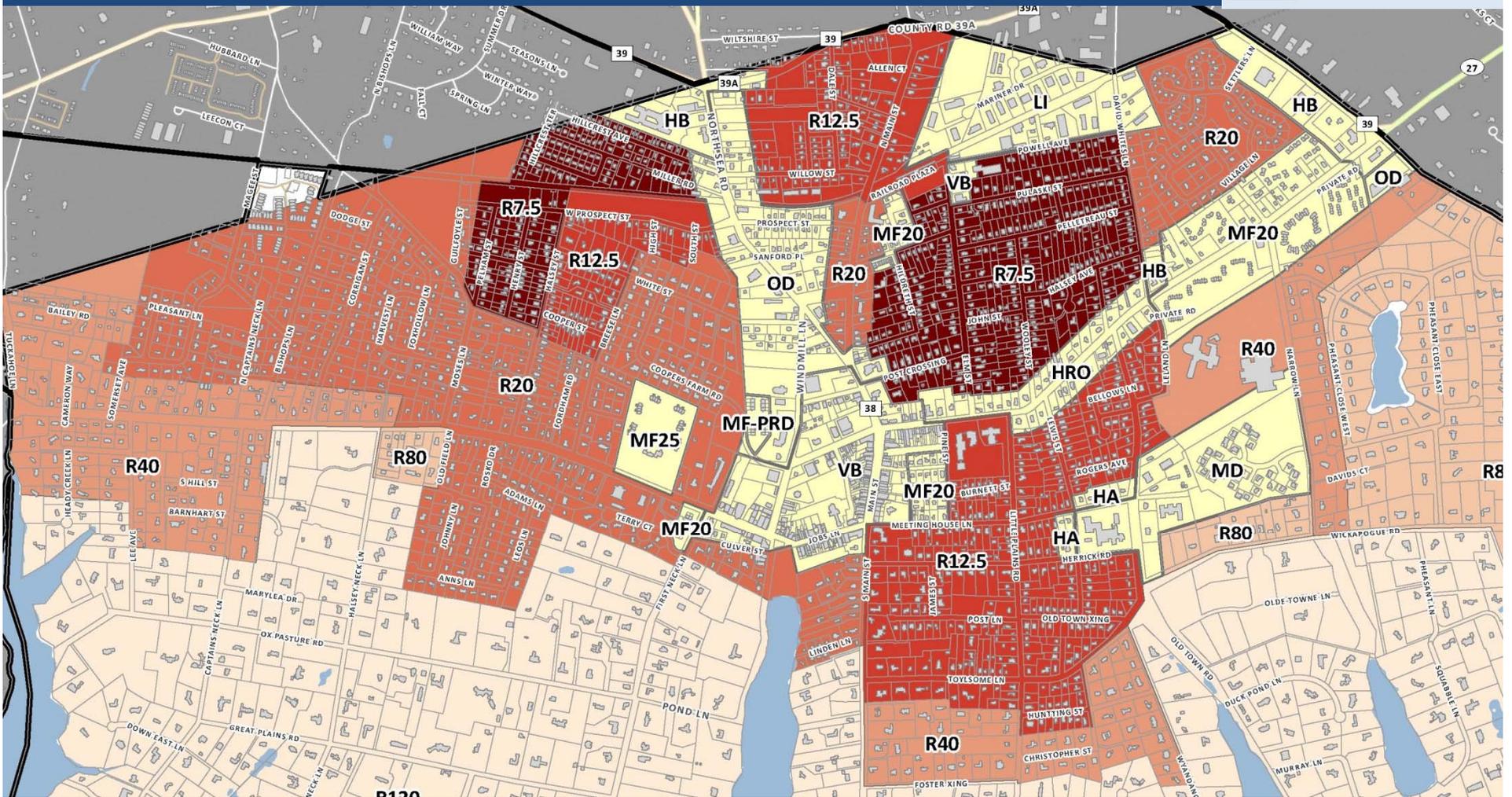
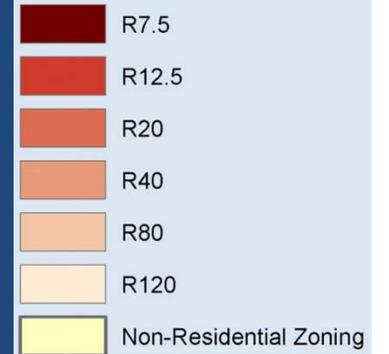
Issue Perspectives

- Street Character /
Physical Appearance
- Quality of Life Issues
- Environmental
Degradation
- Socio/economic
concerns

Zoning Analysis

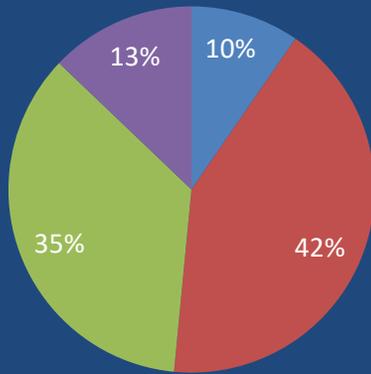
Residential Zoning

Map Symbols

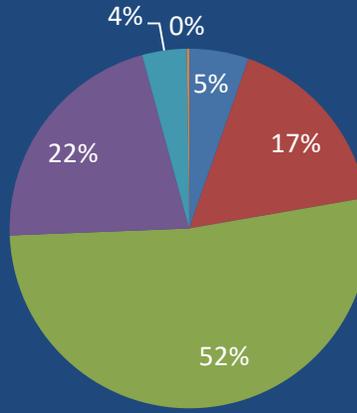


% of Lot Size by Zone

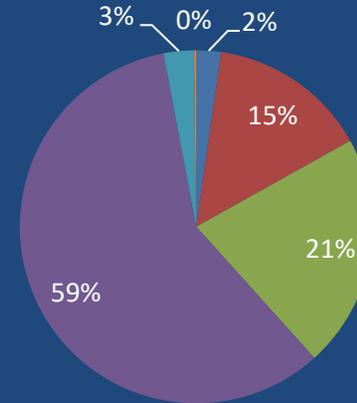
R7.5



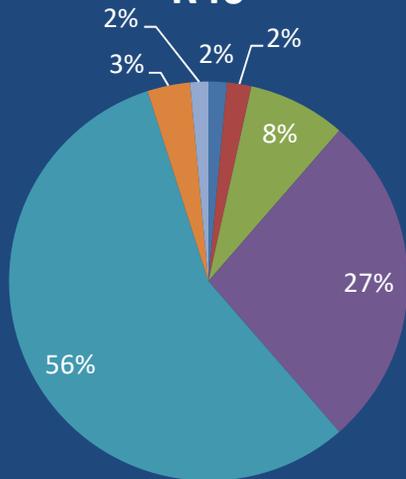
R12.5



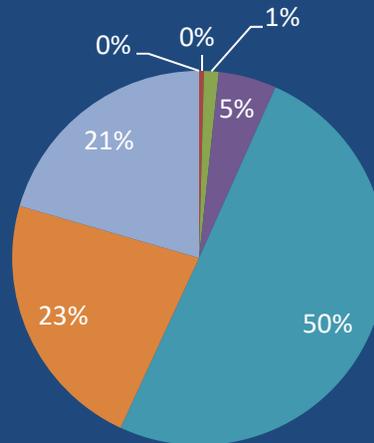
R20



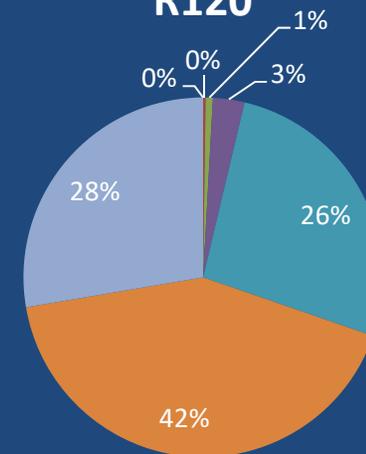
R40



R80

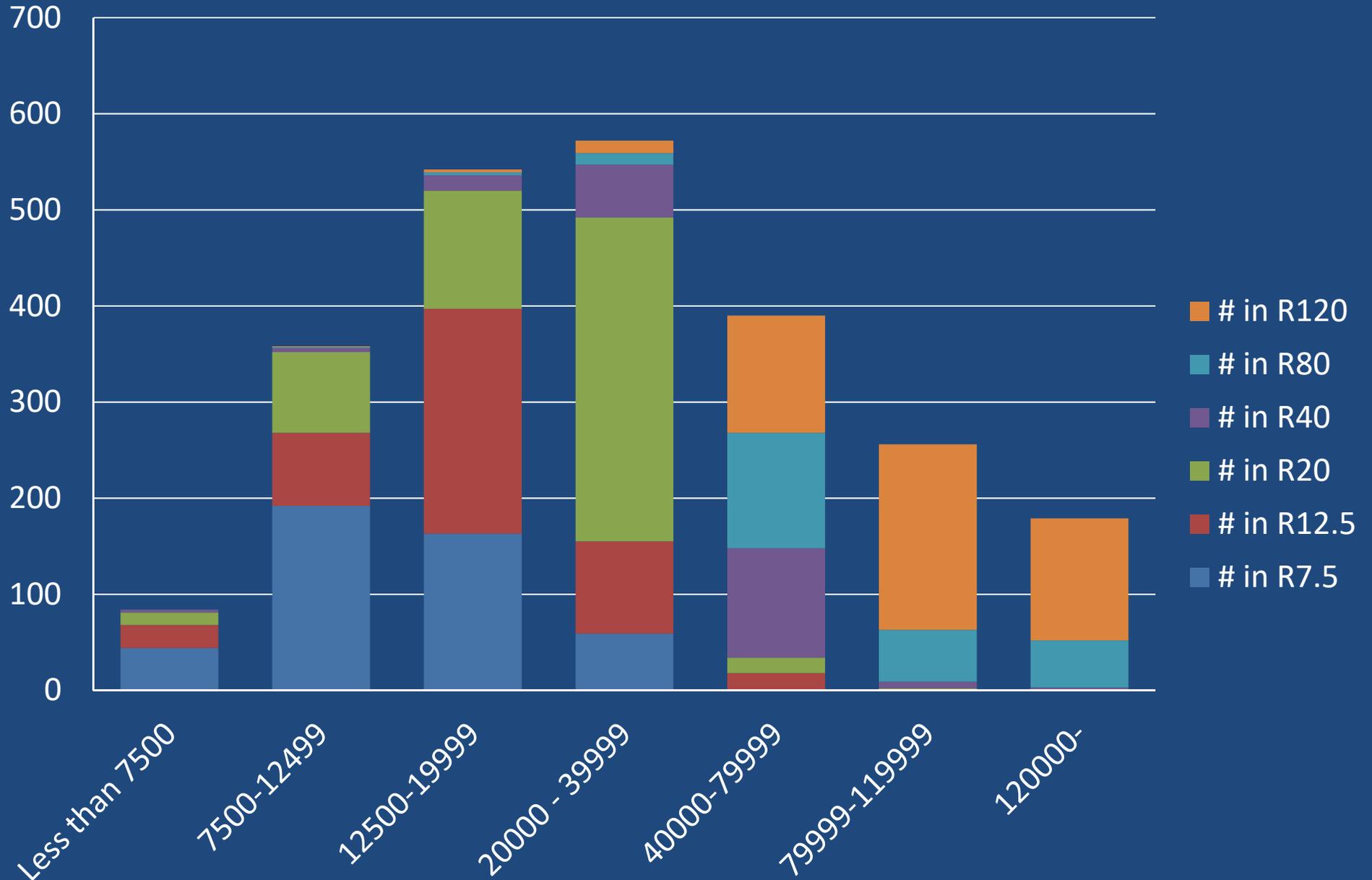


R120



- Less than 7500
- 7500-12499
- 12500-19999
- 20000 - 39999
- 40000-79999
- 79999-119999
- 120000-

Lot Zone Attribution by Area



Lot Coverage

“ by main and accessory buildings and structures”

Current Code 116-11.2 14% + 1500 SF

“BUILDING, AREA OF – The area computed at the maximum horizontal cross section of the main and accessory buildings on a lot, including the area of all roofed porches, terraces and similar features.

LOT COVERAGE – The portion of the lot area covered by the area of a building or buildings or a structure or structures.

STRUCTURE – Anything constructed or erected on or under the ground or upon another structure or building excluding driveways constructed at a natural grade.

Lot Coverage

COMMUNITY CHARACTER

Green

Historic neighborhood

Intensity of use

ENVIRONMENTAL

Groundwater recharge

Dilution of pollutants

Surface contaminant migration

Higher temperatures (heat island effect)

More frequent flooding

Accelerated erosion

RISKS OF IMPERVIOUS COVER	
Low:	Below 10%
Medium	10-15%
High:	15-25%
Extensive Risk:	>25%

Lot Coverage

“ by main and accessory buildings and structures”

Current Code 116-11.2 14% + 1500 SF

Lot Area	Max. Coverage	%
7,500	2,250	30.0%
12,500	3,250	26.0%
20,000	4,300	21.5%
40,000	7,100	17.8%
80,000	12,700	15.9%
120,000	18,300	15.3%

Coverage, Size, 2 Dwellings, Façade Widths

99% Allowable Coverage (15-22%) 25-<40% impermeable

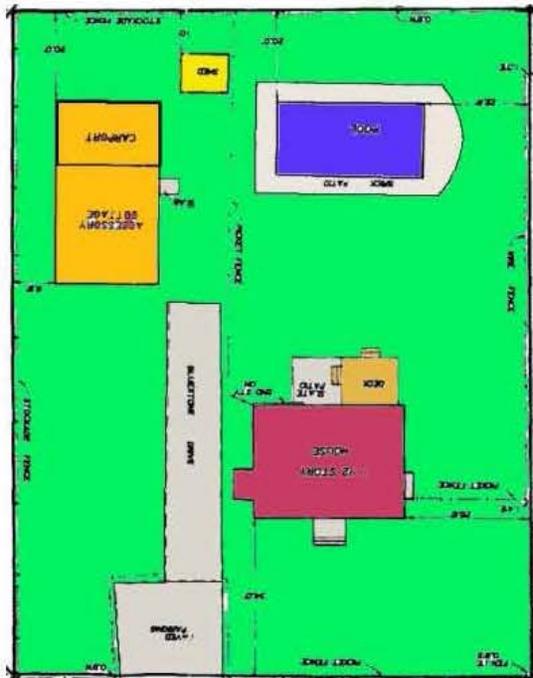


Figure 2-10 Before

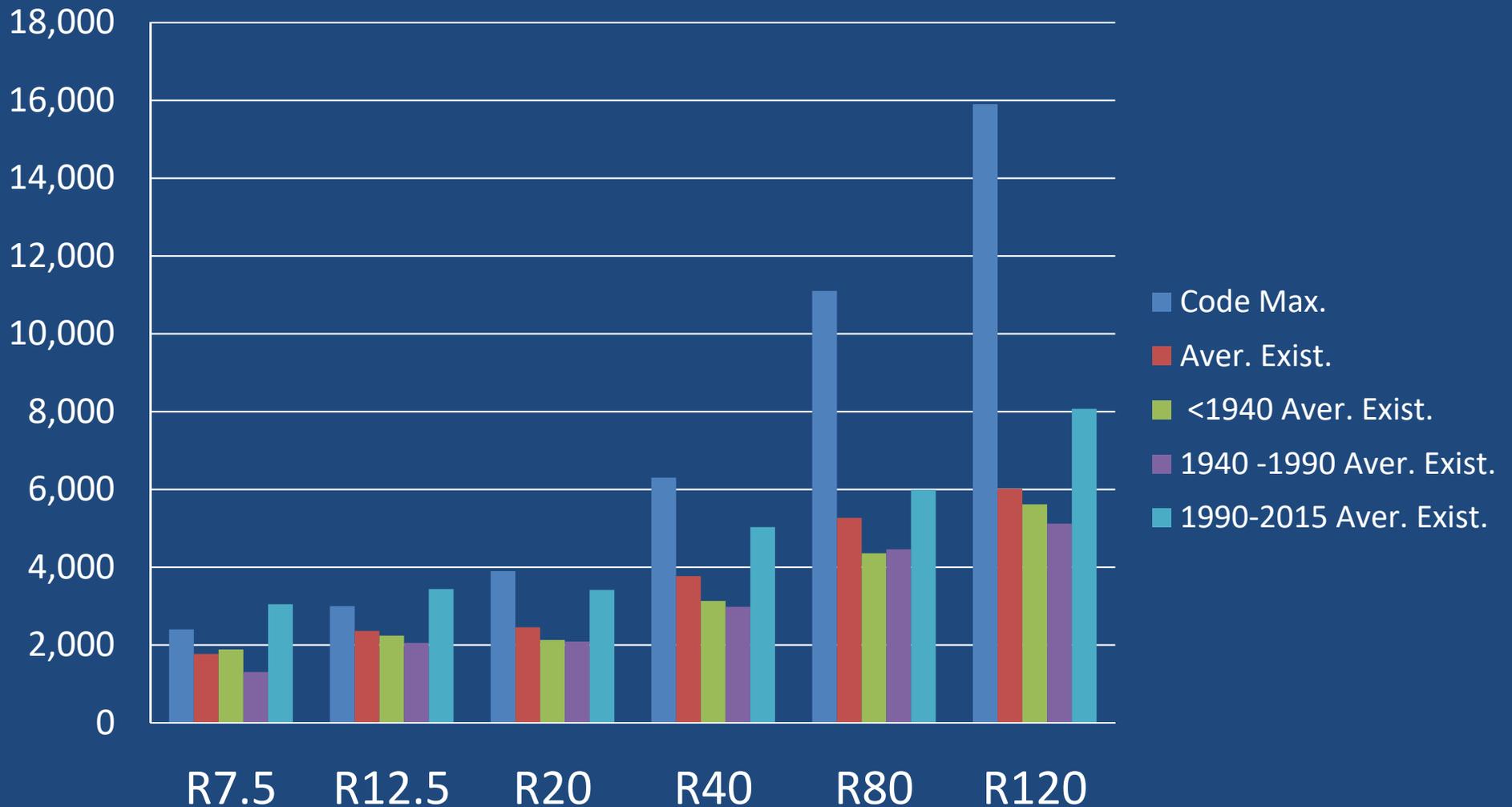
Case Study 4



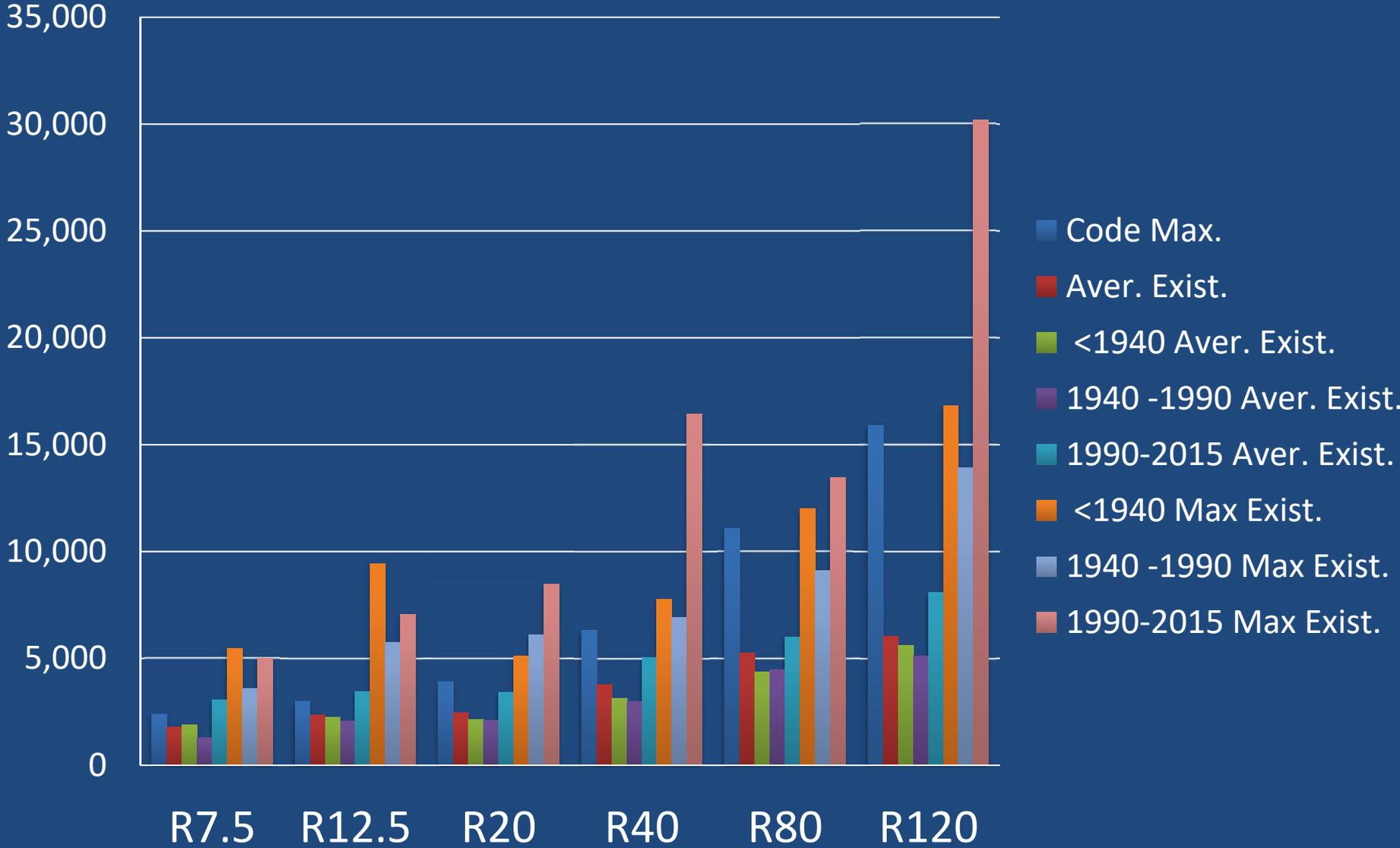
Figure 2-11 After



Code: Maximum Building Size for Minimally Compliant Lot vs. Existing Average Building Sizes by Zone



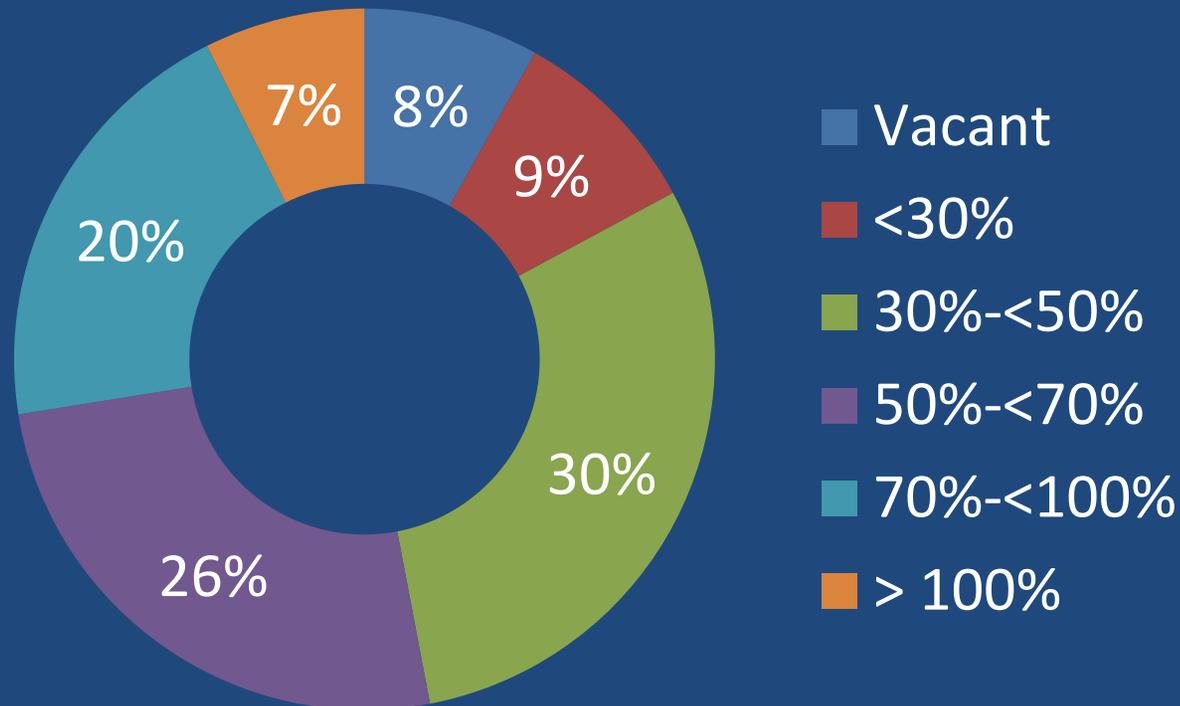
Residential Building Sizes by Zone



Increase in Building Size (Existing)

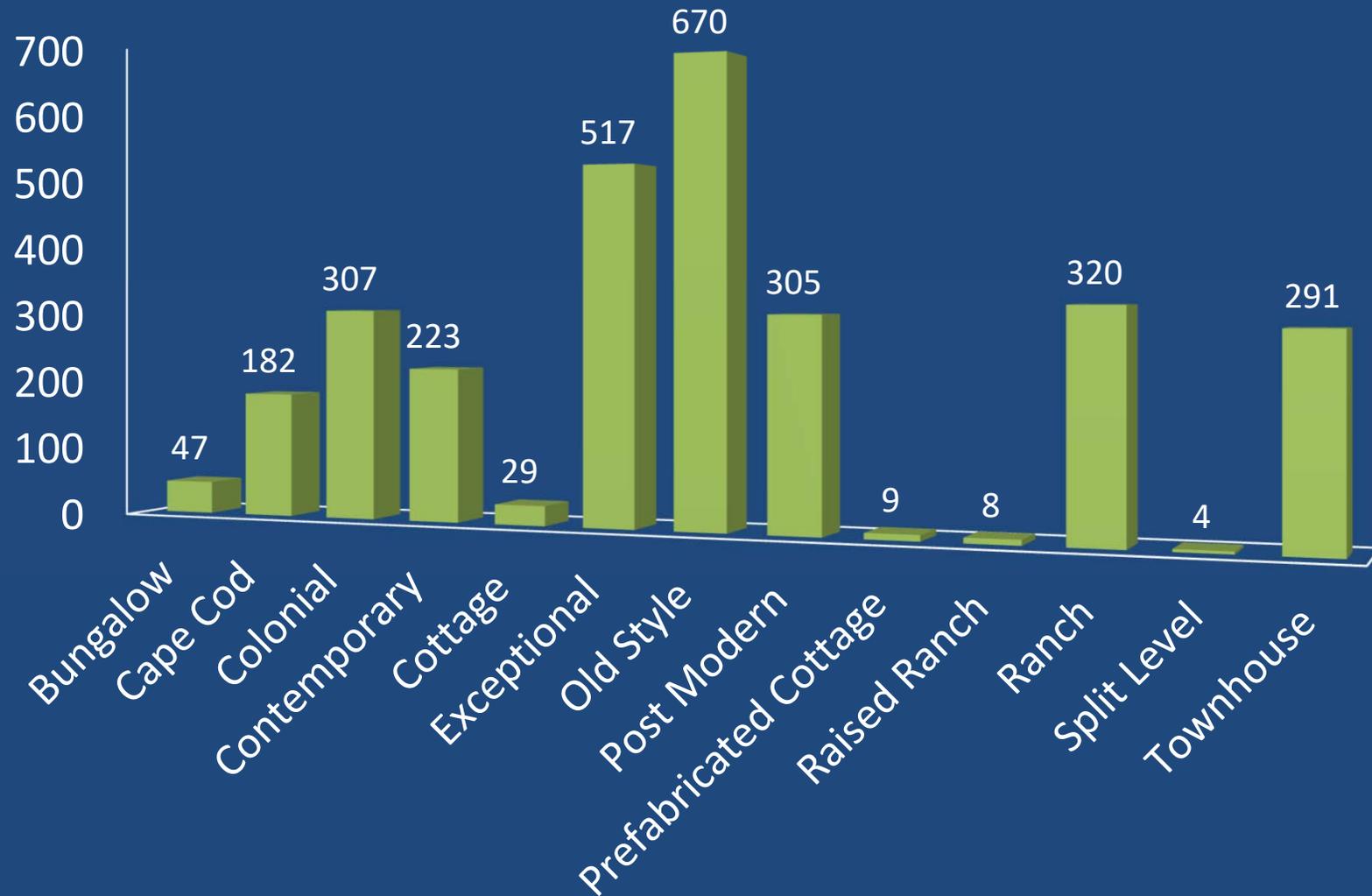
Zoning	Aver. Livable space (heated, not basement)	1990-2015 Aver. Livable space (heated, not basement)	% incr. to average	1990-2015 Max Livable Space	% incr. to average
R7.5	1,772	3,049	172.1%	5,012	282.9%
R12.5	2,361	3,438	145.6%	7,068	299.4%
R20	2,455	3,417	139.2%	8,480	345.4%
R40	3,770	5,031	133.5%	16,432	435.9%
R80	5,268	5,985	113.6%	13,448	255.3%
R120	6,014	8,069	134.2%	30,182	501.8%

% Livable Building Area to Maximum Allowed by Code (individually assessed)



<i>Design Type</i>	<i># Bedrooms</i>	<i>Size SF</i>
Bungalow (51)	2	970
Cape Cod (187)	3.4	2,073
Colonial (321)	4.1	2,878
Contemporary (233)	3.7	2,936
Cottage (50)	1.5	712
Exceptional (555)	6.4	6,993
Log Cabin (1)	2	644
Low-cost Cottage (4)	2	769
Old Style (781)	3.5	2,167
Post Modern (322)	3.9	3,268
Prefabricated Cottage (32)	1.2	555
Raised Ranch (8)	3.1	1,013
Ranch (340)	2.9	1,489
Split Level (6)	3.2	1,513
Townhouse (319)	2.9	2,118

Residential Design Styles



Basement Use

Zoning: 12.5

Lot Area: 19,589

Lot width: 105 (C)

Width of Building: 60'

Bedrooms: 8

Lot coverage 21.4%
(max)

Lot coverage
impermeable: 32.7%

GFA: 3824 (19.5%)

If add basement:

5,728 (29.2%)



OTHER TOWNS

Southampton: main + accessory bldgs.

R10-40: 20%

R80, R120: 10%

Shelter Island: Max. Principal buildings: 20%

Impervious: 40%

East Hampton: gives Max. in both % and numbers:

R40: 50% or 15,999

Sag Harbor: Max. building coverage 20%;

Total coverage 10% / Rear yard Max. 30%

Southold: < R120: 20%

R120 10% incl. decks, not driveways

Riverhead: Max. impervious cover 15%

Other Towns

BUILDING AND LOT COVERAGE MAXIMUMS

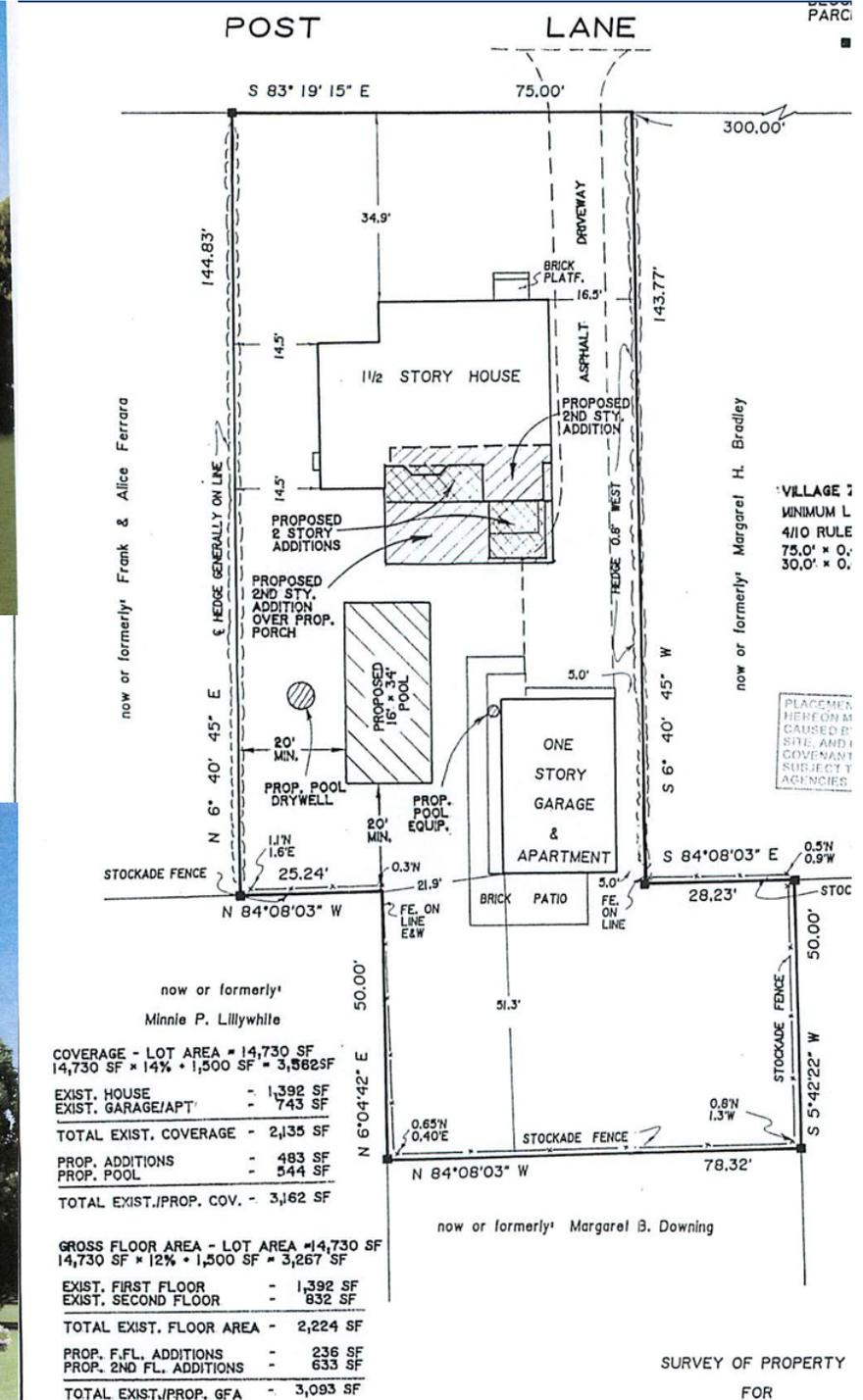
Zone	Area	Village of Southampton			Town of Southampton (Zoning)		Village of East Hampton			Sag Harbor	Max. Lot Coverage (include patios, open decks, not walkways/drive ways) 25%	East Hampton (area)			
		Max. Princ. Bldg. GFA 12% +1500	Max. Coverage 14% + 1500, max 30%	%	Max. Bldg size GFA:	Max. Coverage main + accessory 20/10	Max. Bldg. Size GFA 20,000 SF or 10% + 1000 7%+ 2200 3% + 5400	Max GFA of all Accessory structures 2% + 200 1% + 600 0.5%+ 1000	Max. Coverage (all) 20% + 500 15% +2500 10% + 6500	Bldg. Coverage (Main + Accessory) 20%		Max. Princ. Bldg. FAR 12% + 1600, max 20k	Max. Bldg. Coverage 20/15/10/8	Or: whichever is less	Max. Coverage all impervious 50/40/35/30 or max in SF
7.5	7,500	2,400	2,250	30%	15,000 SF	1,500	1,750	350	2,000	1,500	1,875	2,500	1,500		3,750
12.5	12,500	3,000	3,250	26%	15,000 SF	2,500	2,250	450	3,000	2,500	3,125	3,100	2,500		6,250
20	20,000	3,900	4,300	22%	15,000 SF	4,000	3,000	600	4,500	4,000	5,000	4,000	4,000	5,999	10,000
40	40,000	6,300	7,100	18%	15,000 SF	8,000	5,000	1,000	8,500	8,000	10,000	6,400	6,000	8,399	16,000
80	80,000	11,100	12,700	16%	15,000 SF	8,000	7,800	1,400	14,500	16,000	20,000	11,200	8,000	9,999	28,000
120	120,000	15,900	18,300	15%	15,000 SF	12,000	9,000	1,600	18,500	24,000	30,000	16,000	9,600	13,999	36,000

Building Widths





Post Lane



Orientation

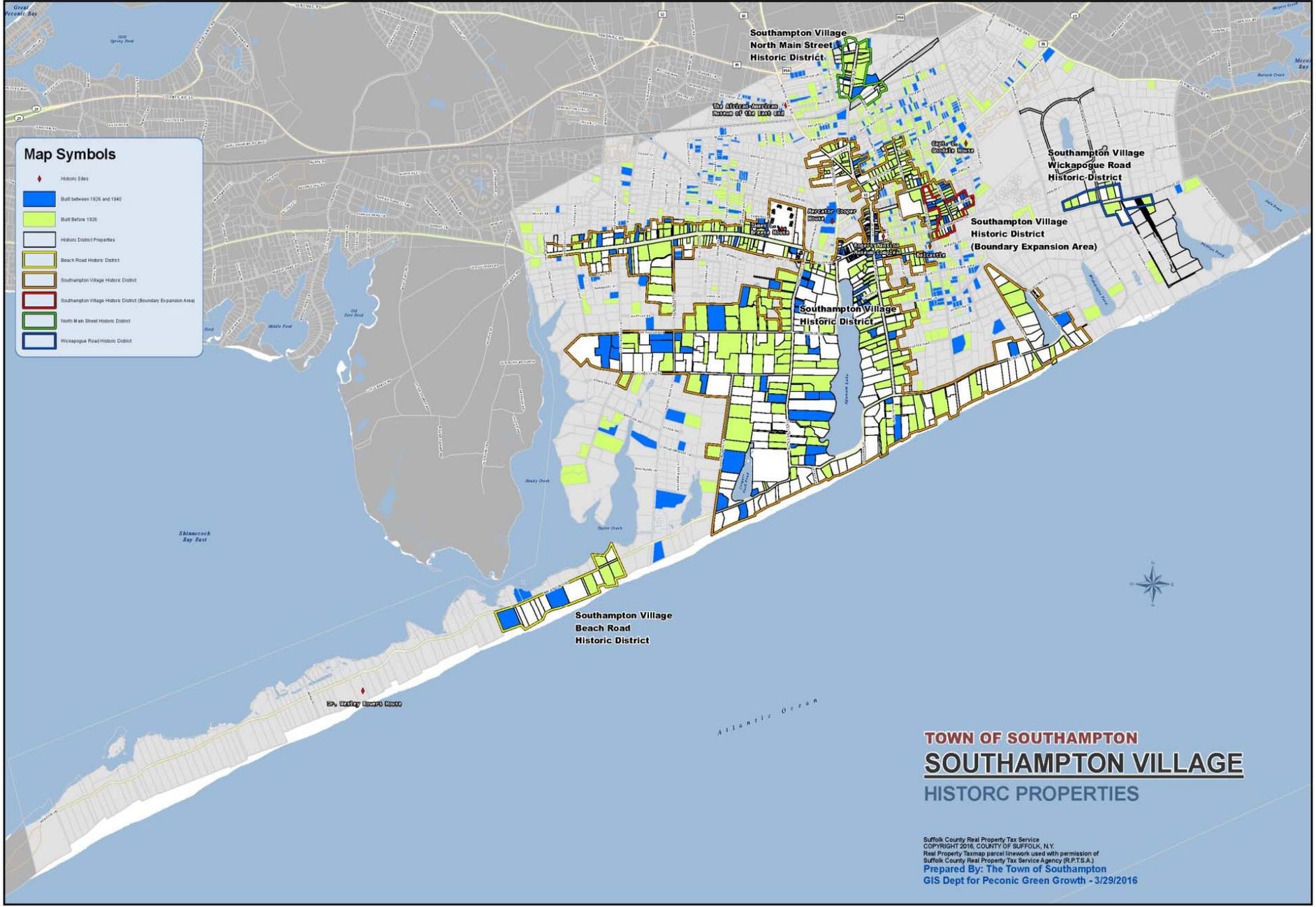


Width

- Minimum side yard requirements (minimum for one, minimum total for both on interior lot) for principal building on lots having a lot area of less than 40,000 square feet.[Added 4-13-2017 by L.L. No. 2-2017]
- (1) The total dimensions of both side yards for a principal building shall be computed on the basis of $\frac{4}{10}$ of the lot width of the lot; however, no side yard dimension shall be less than $\frac{4}{10}$ of the total dimensions of both side yards, computed as aforesaid, and no side yard dimension shall be less than 15 feet.
116-11.1- D (1), relation to 116-19 C (4) (a) 10 ft

Map Symbols

- ◆ Historic Sites
- Built between 1926 and 1940
- Built Before 1926
- Historic District Properties
- Beach Road Historic District
- Southampton Village Historic District
- Southampton Village Historic District (Boundary Expansion Area)
- North Main Street Historic District
- Wickapogue Road Historic District



TOWN OF SOUTHAMPTON SOUTHAMPTON VILLAGE HISTORIC PROPERTIES

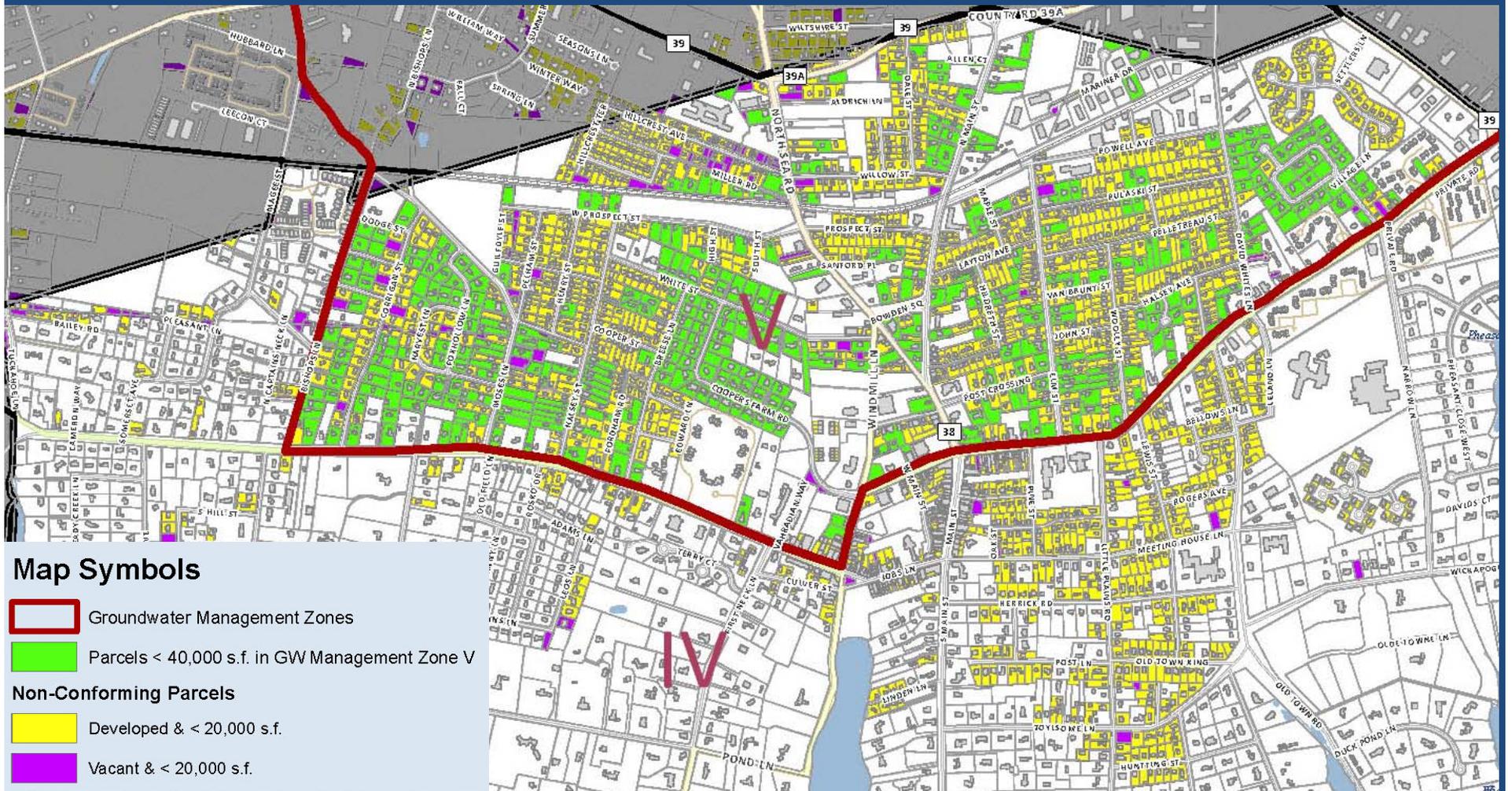
Suffolk County Real Property Tax Service
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 Real Property Taxmap parcel linework used with permission of
 Suffolk County Real Property Tax Service Agency (R.P.T.S.A.)
 Prepared By: The Town of Southampton
 GIS Dept for Peconic Green Growth - 3/29/2016

Wastewater Pollution

Drinking Water Protection Suffolk County

- Hydrogeological Zones
 - V 300 gpd/acre
 - IV 600 gpd/acre
- Residential vs. Commercial
- Grandfathered
- Nitrogen Goals

Nonconforming Lots



Developed Residential Property Value by Zoning Category

Zoning	Average Assessed Value	Hi to Low Value Factor
R7.5	1,096,369	39
R12.5	2,137,030	32
R20	1,687,393	47
R40	4,300,180	193
R80	10,154,707	40
R120	10,563,181	59

Primary Issues

Building Size

Building width

Lot Coverage

Affordability

Environmental
Degradation

Cautions

Creating nonconformance

Resort character

Building industry
important (jobs)

Management/Enforcement

OPTIONS

Solutions

Lot Coverage

1. Clarify language of code/communications
 - a. Current Interpretation
 - b. Reinforce actual language
(all but driveways included)
2. Lower percentage or SF addition
3. Driveways
 - a. Include in coverage
 - b. Compensate for permeable cover (50%)

Building Size

1. No change 12% + 1500 SF
2. Reduce to 12% + 1000 SF
3. Reduce to 10% + 1000 SF
4. Include livable accessory buildings or secondary residences in the calculation
5. Include all livable space in attics
6. Account for livable space in basements

BUILDING GROSS SQUARE FOOTAGE MAXIMUMS

		Village of Southampton Existing Regulation		Strategy 2		
Zone	Area	Max. Princ. Bldg. GFA 12% +1500	% of Lot	12% +1000	% VSH Code	% Lot
7.5	7,500	2,250	30%*	1,900	79%	25%
12.5	12,500	3,000	24%	2,500	83%	20%
20	20,000	3,900	20%	3,400	87%	17%
40	40,000	6,300	16%	5,800	92%	15%
80	80,000	11,100	14%	10,600	95%	13%
120	120,000	15,900	13%	15,400	97%	13%

*Note: the 30% maximum applies, otherwise the size would be 2400SF

BUILDING GROSS SQUARE FOOTAGE MAXIMUMS

		Village of Southampton Existing Regulation		Strategy 3		
Zone	Area	Max. Princ. Bldg. GFA 12% +1500	% of Lot	10% +1000	% VSH Code	% Lot
7.5	7,500	2,250	30%*	1,750	78%	23%
12.5	12,500	3,000	24%	2,250	75%	18%
20	20,000	3,900	20%	3,000	77%	15%
40	40,000	6,300	16%	5,000	79%	12.5%
80	80,000	11,100	14%	9,000	81%	11%
120	120,000	15,900	13%	13,000	81%	11%

*Note: the 30% maximum applies, otherwise the size would be 2400SF

Building Width to Lot Ratio

1. No change
2. Apply 40% side yard rule to all lots
3. Apply 50% rule to all lots
4. Clarify use of alternative minimum (10 vs. 15 FT) for nonconforming lots

Historic Home Evaluation

1. Change date to pre-1940, for evaluation
or
2. Evaluate any “Heritage” Structure
(generally over 50 years old)
3. Hire professional to evaluate historic value

Future Topics

Environmental

1. Upgrades to treatment of residential wastewater
2. Dark Sky Regulations
3. Tree Regulations
4. Stormwater retention
5. Water conservation
6. Noise Regulations

Future Topics

Master Plan Projects

1. Update to Village Center Master Plan
2. Affordable Housing Strategy
3. Hospital Master Plan

Future Topics Process

1. Audit existing application and board review process with outside firm
2. Update building application forms and design guidelines
3. Introduce 3rd party application reviews
4. Hire Village architect/preservationist to advise boards