Southold Town Zoning Update

Respecting the Past, Shaping the Future

NEW YORK STATE | Department of State

Zoning Update Advisory Committee

Recommendations for Priorities

May 4, 2026

1. Definitions
    - Consolidate and reconcile all definitions in the Town Code into a single chapter.
2. Improving the Big House Law
    - Significant work has been completed on this
    - 3-D Modeling: Visual representations of effect of proposed revised regulations
        - Setbacks, sky plane, maximum size, lot coverage
3. Objective Design Standards for Non-residential Development:
    - Significant work has been completed on this
    - 'Setting the rules at the door' for commercial development
    - 3-D Modeling: Visual representations of effect of proposed revised regulations
        - Setbacks, skyplane, lot coverage, parking requirements
4. Community Housing (aka Affordable Housing)
    - Revise the code (several chapters) to align with Town Housing Plan
    - Identify and remove obstacles for creating more community housing
    - Consider adding inclusionary zoning requirement to Conservation Subdivisions
5. Agriculture
    - Revise code to better support the business of agriculture
6. Working waterfront
    - Revise the code to better support local marinas
7. Water Quality and Quantity
    - Revise the code to better support water conservation and water quality
8. Coastal resilience
    - Revise the code for better coastal resilience

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