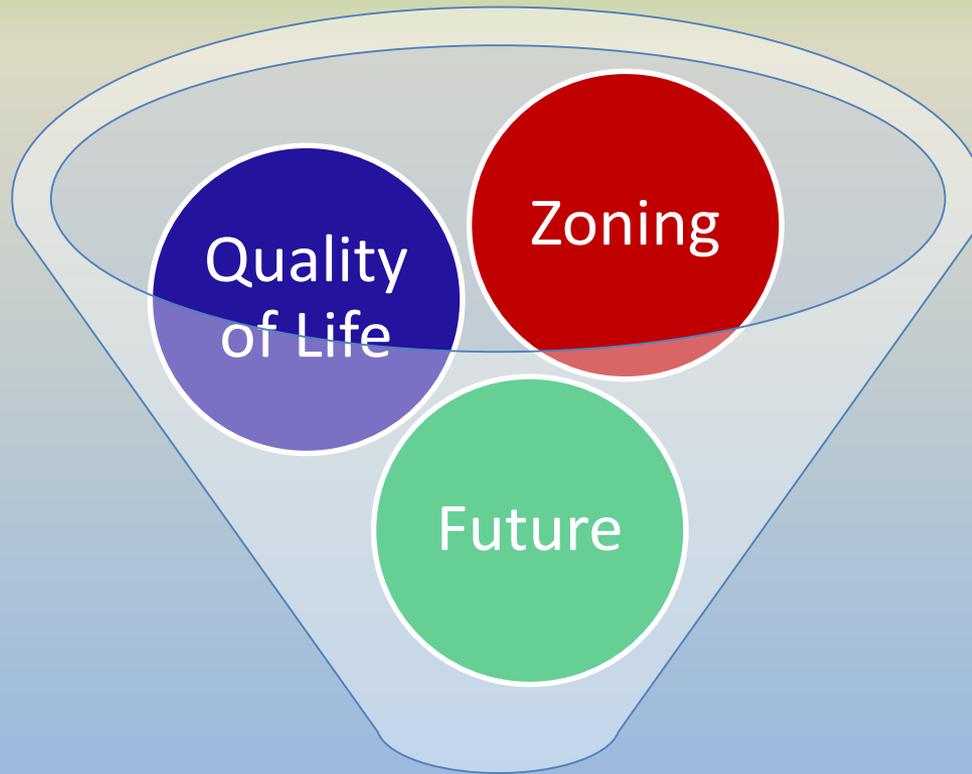


An aerial photograph of a rural landscape, likely in Southold, New York. The image shows a patchwork of agricultural fields in various shades of green, yellow, and brown, indicating different crops or stages of growth. A network of roads and some buildings are visible, particularly in the lower-left and upper-right areas. The overall scene is a mix of open land and developed areas.

# Land Use

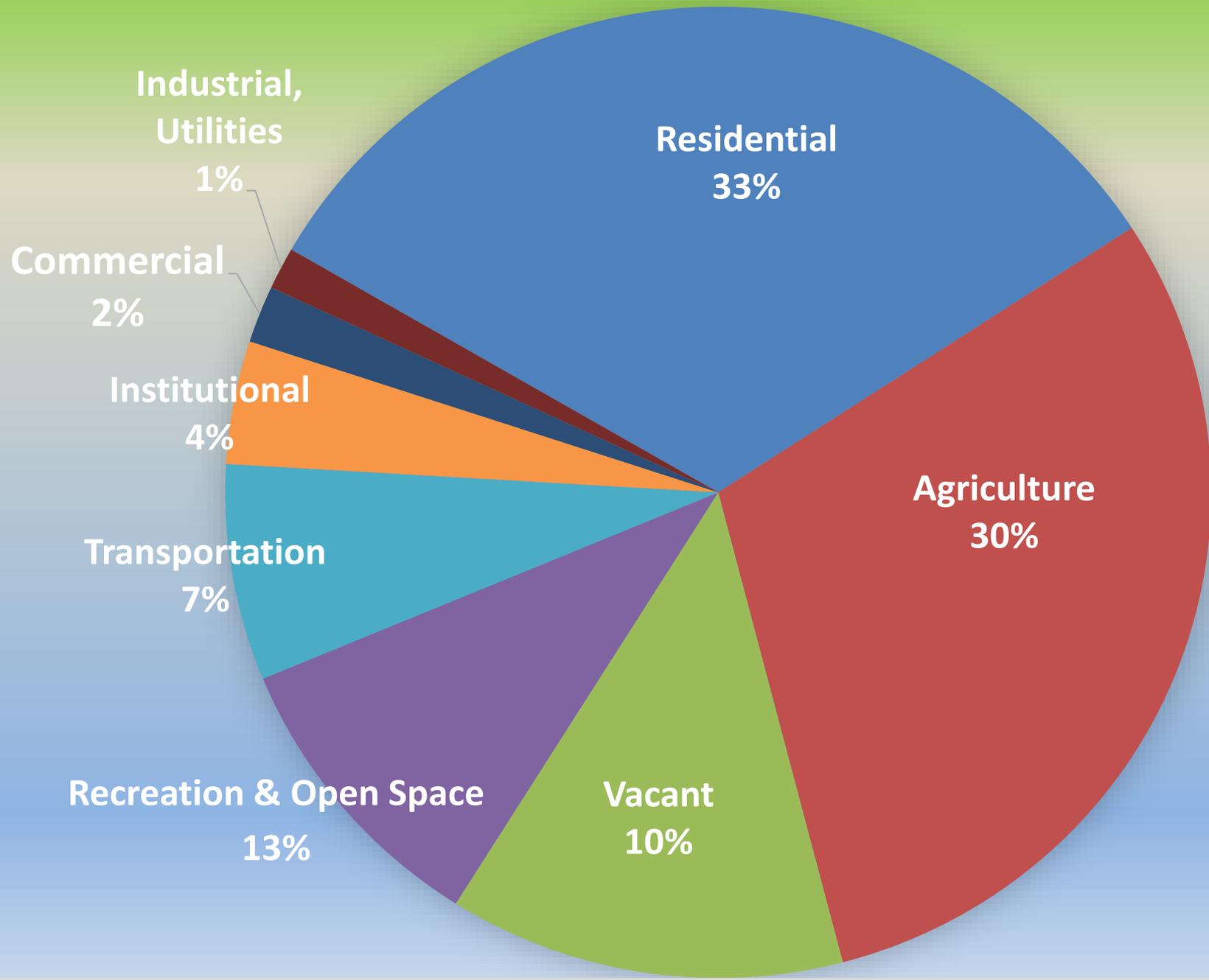
## Southold Town Comprehensive Plan Update

# Current Chapter: Land Use



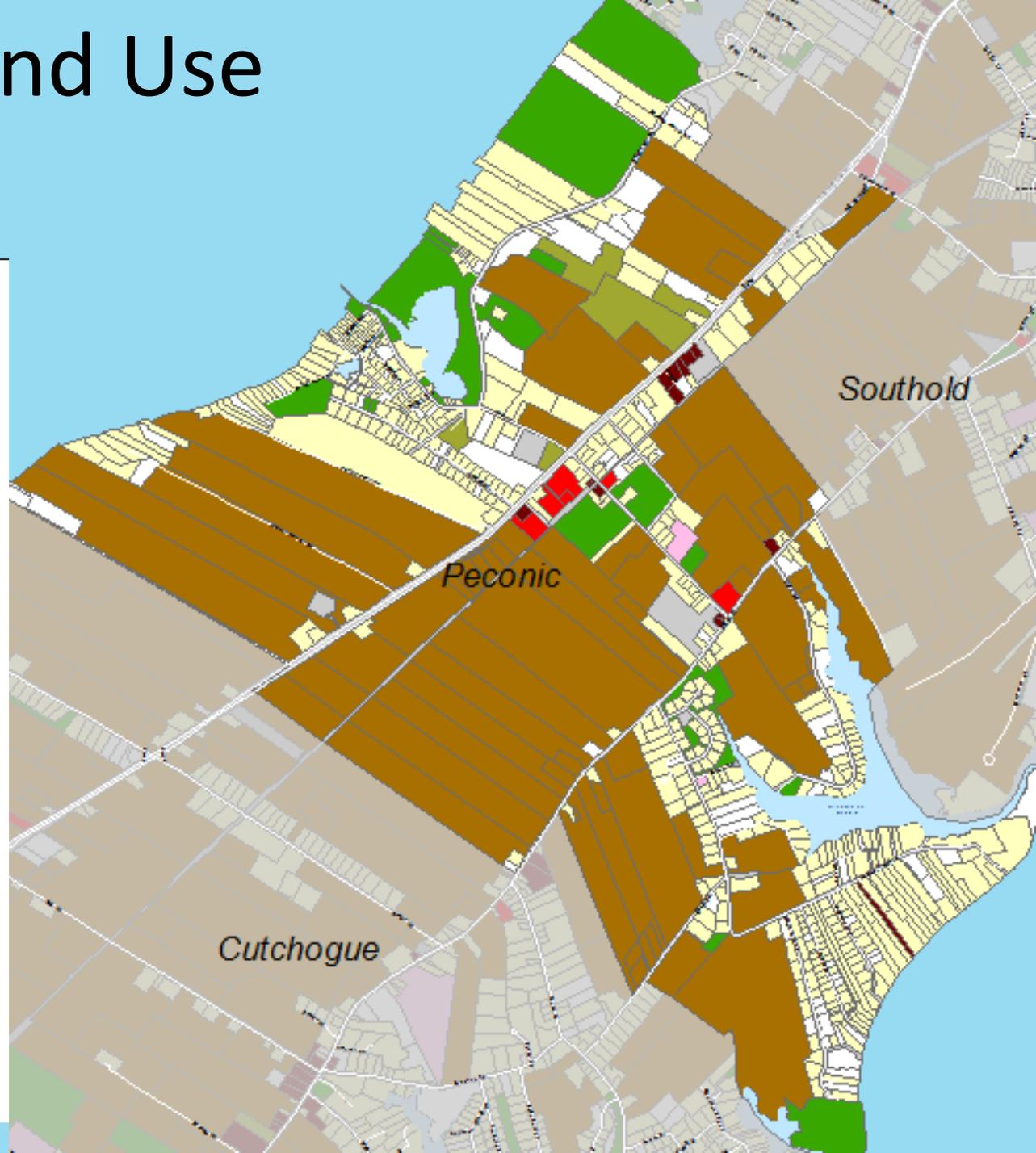
Land Use Planning

# Southhold Town Current Land Use

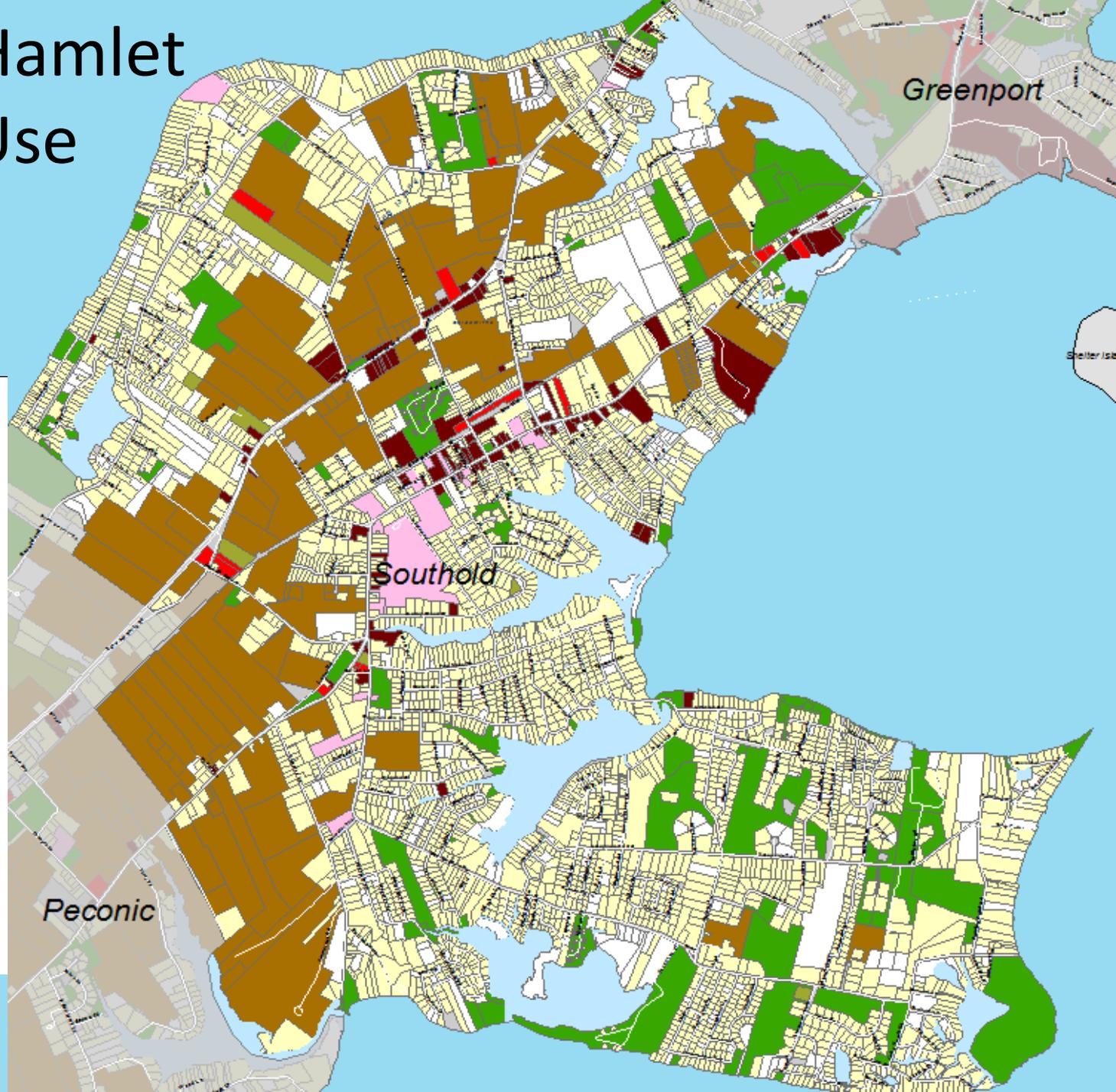
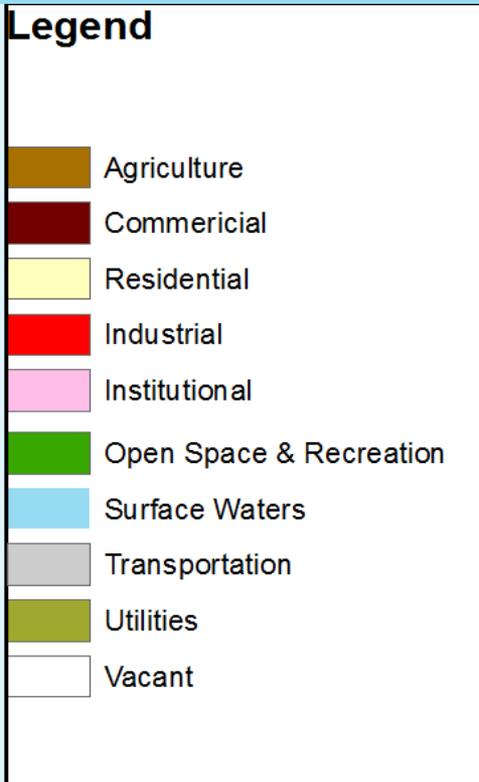


# Peconic Land Use

## Legend



# Southold Hamlet Land Use



# Housing Occupancy Southhold Town

Full Time:



(6800 Housing Units)

Seasonal:



(5200 Housing Units)

Rentals:



(1400 Housing Units)

(year-round)

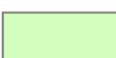
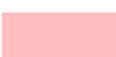
## Population Southhold Town

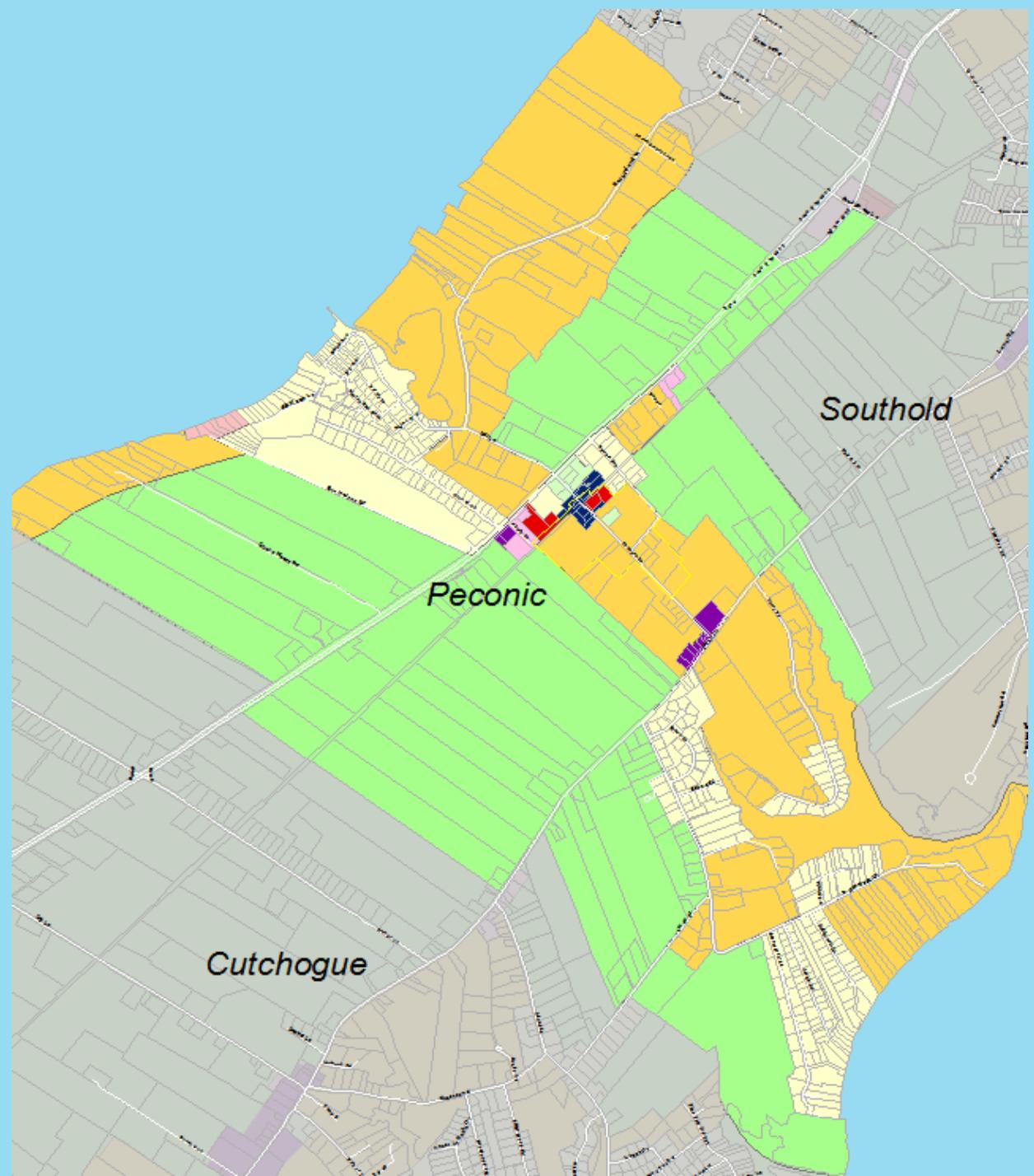
31,800 people including seasonal residents.

# Zoning Peconic Hamlet

 HamletCenter

## ZONING

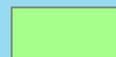
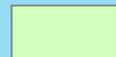
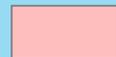
-  AC
-  B
-  HB
-  HD
-  LB
-  LI
-  R-40
-  R-80
-  RO
-  RR

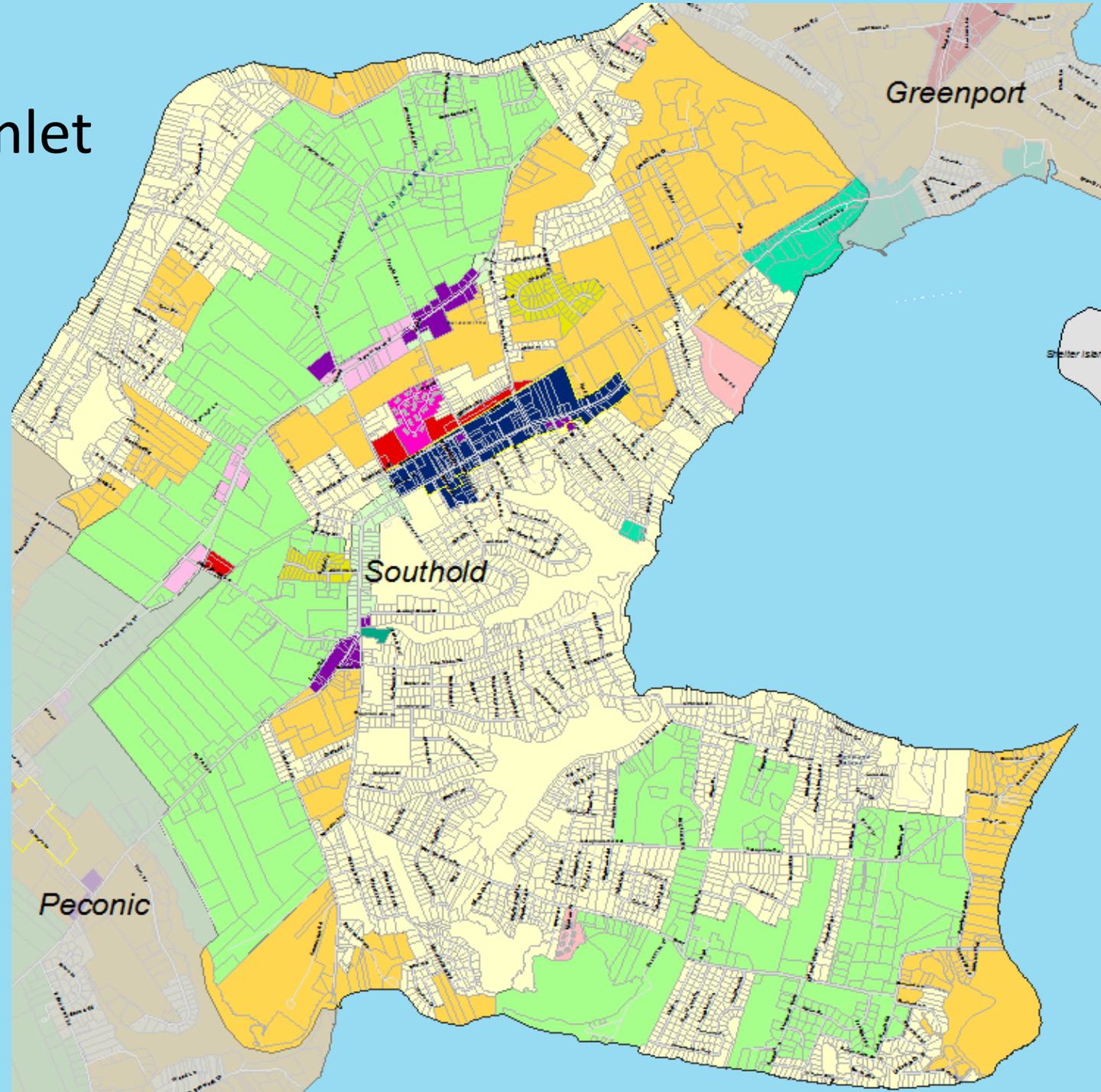


# Zoning Southold Hamlet

 HamletCenter

## ZONING

-  AC
-  AHD
-  B
-  HB
-  HD
-  LB
-  LI
-  LIO
-  MI
-  MII
-  R-40
-  R-80
-  RO
-  RR

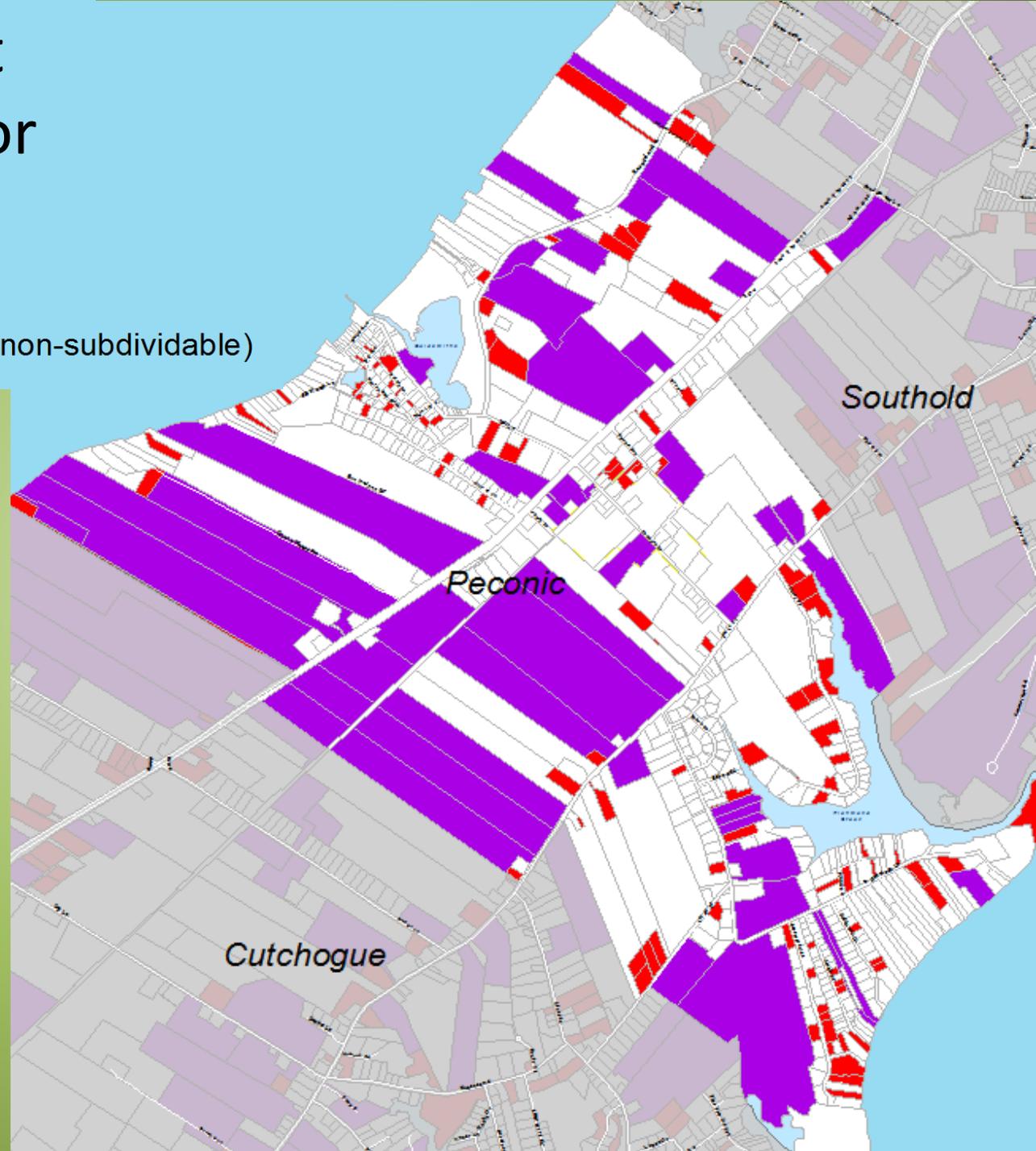


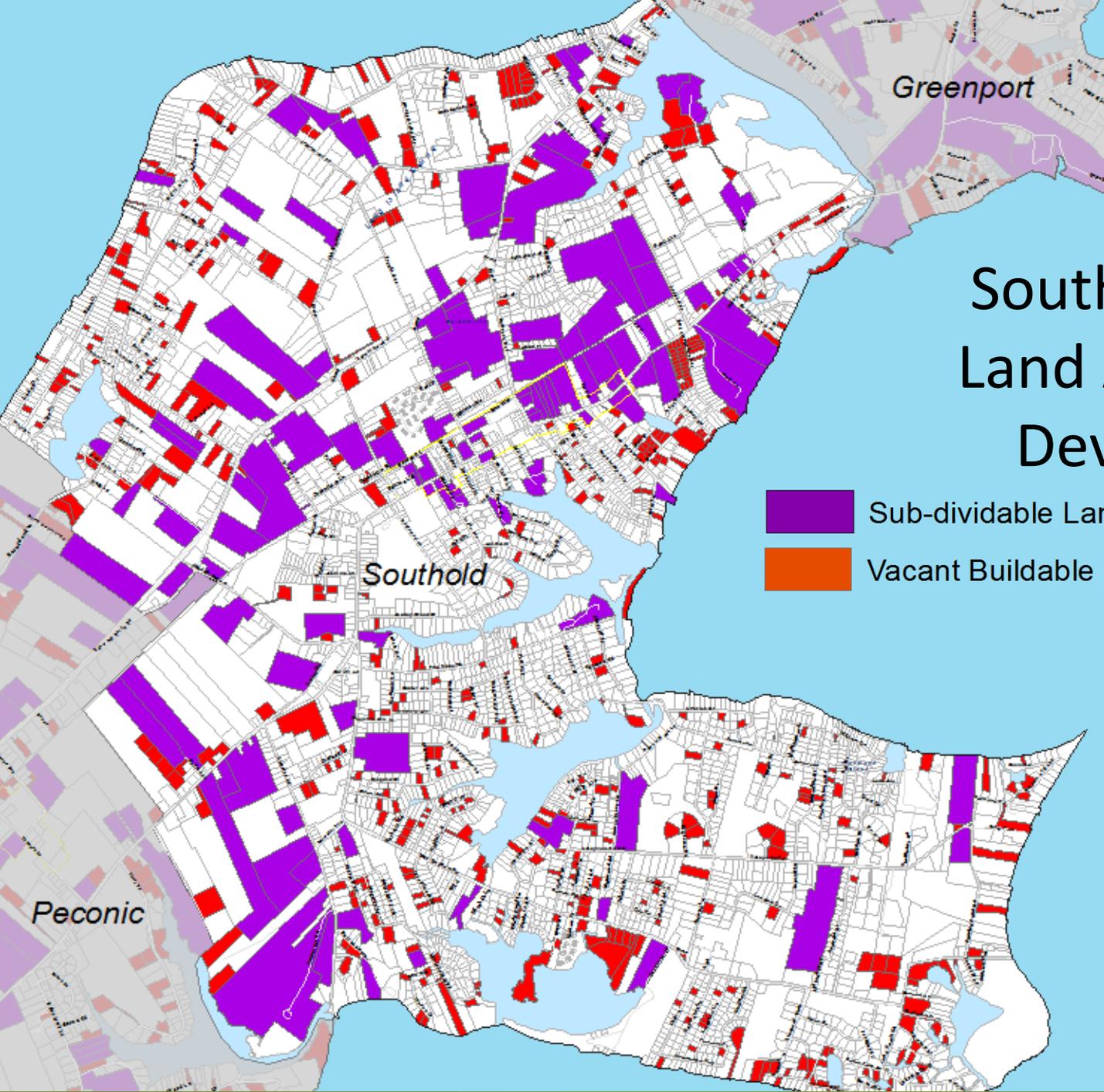
How much more development is possible in Southhold Town?



# Peconic Hamlet Land Available for Development

-  Sub-dividable Lands
-  Vacant Buildable parcels (non-subdividable)





Greenport

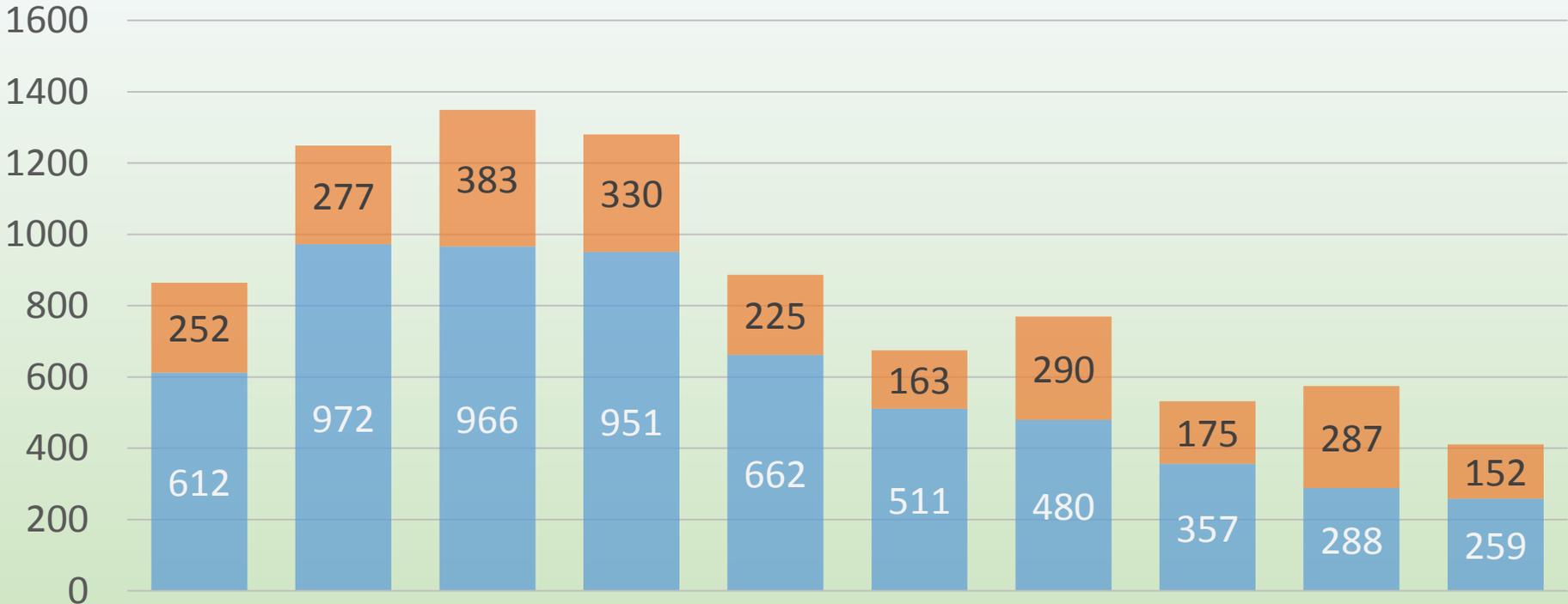
# Southold Hamlet Land Available for Development

-  Sub-dividable Lands
-  Vacant Buildable parcels (non-subdividable)

Southold

Peconic

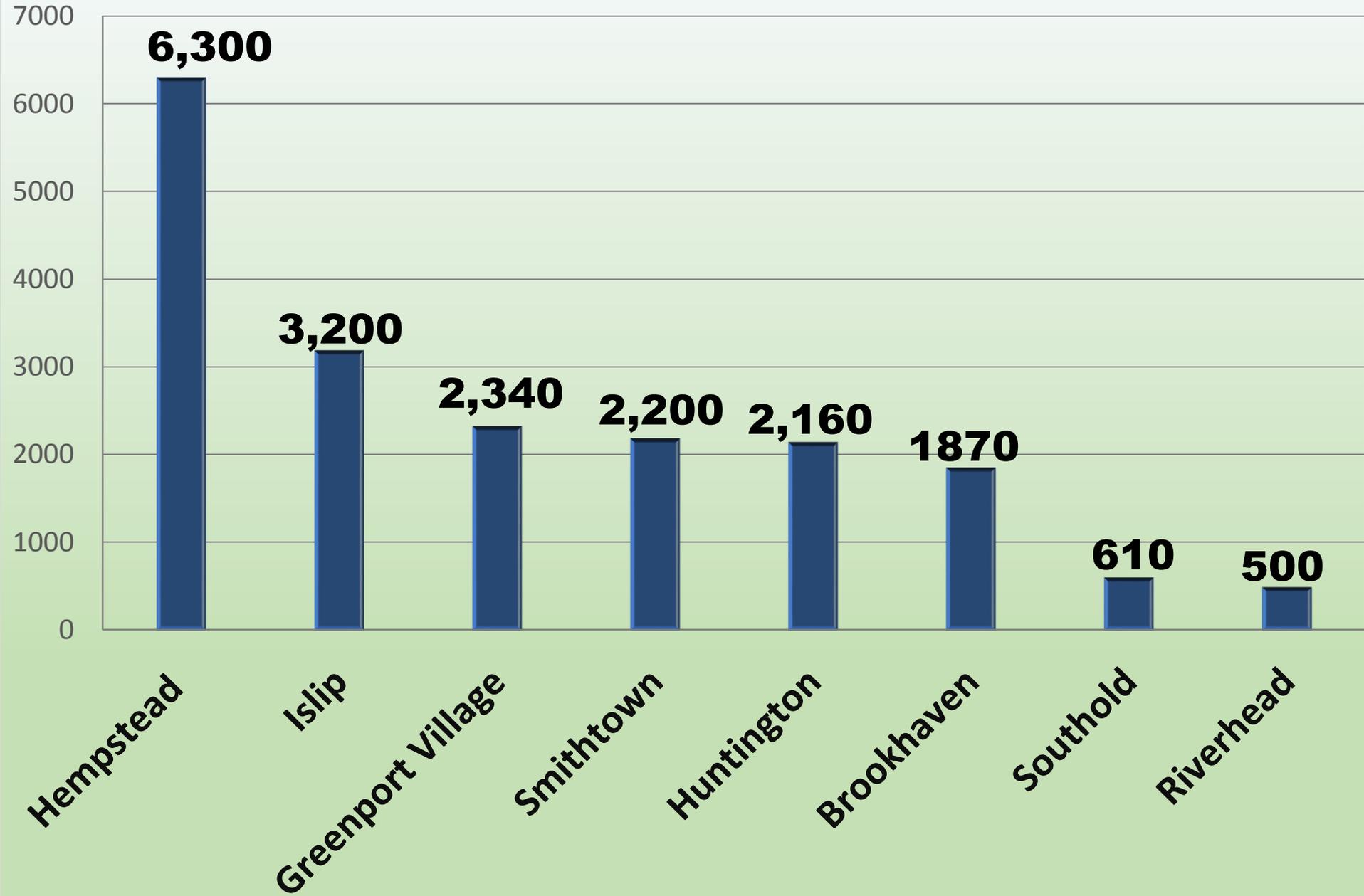
# POPULATION DENSITY BY HAMLET



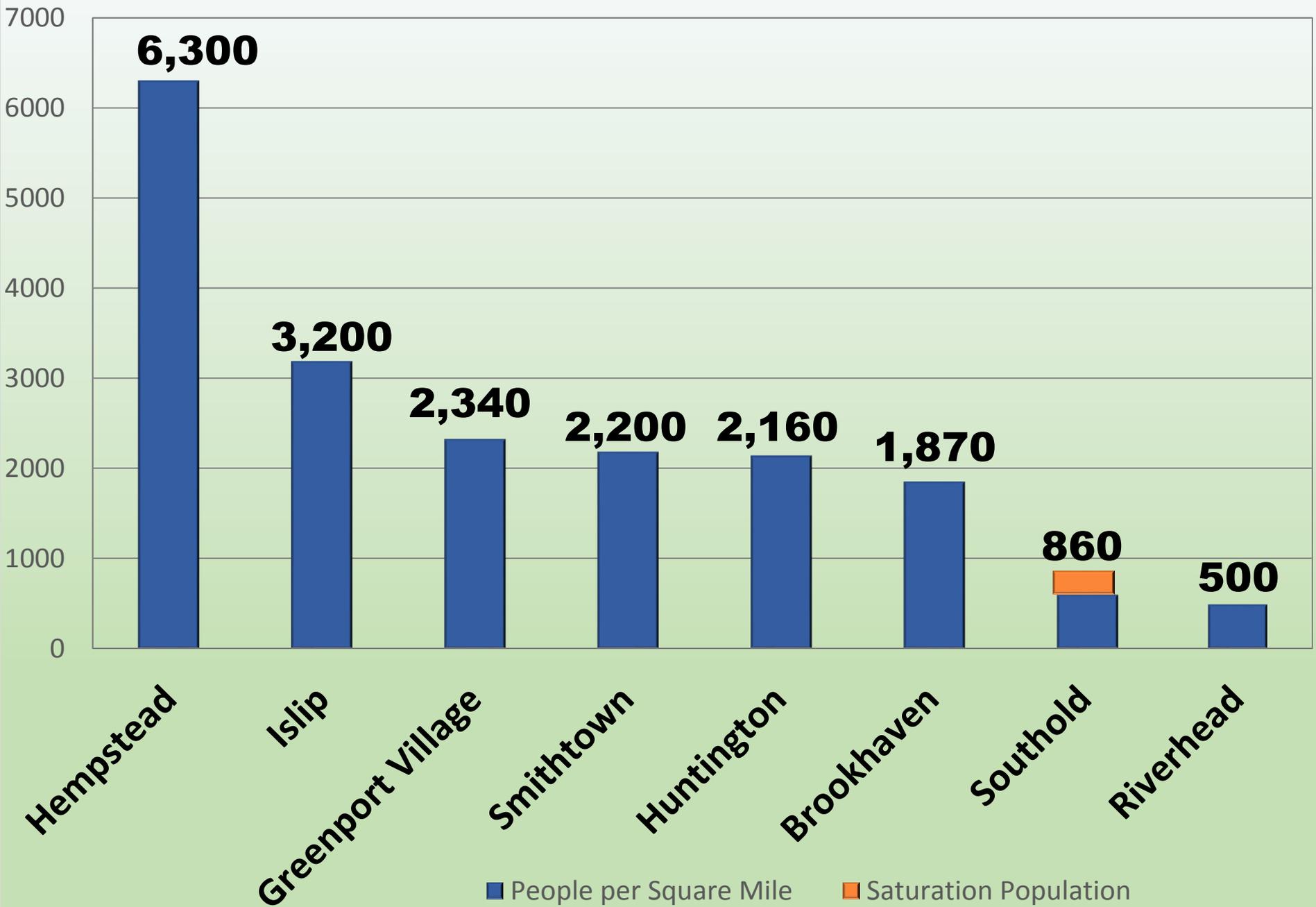
Town-wide Avg  
Southold  
Greenport West  
East Marion  
Mattituck/Laurel  
New Suffolk  
Cutchogue  
Fishers Island  
Peconic  
Orient

Population Saturation (assuming theoretical build-out occurs)  
People per sq.mi. (2010 Census)

# Comparison of People per sq. mi.



# Comparison of People per sq. mi.



# Buildout Analysis = Theoretical !

- Gives idea of trends & worst-case scenario under current zoning.
- Theoretical Buildout Unlikely
  - Ongoing Land Preservation Program
  - Strong Agricultural Industry on 76% of available land.

# Land Use Chapter Goals

➤ **13 Goals**

➤ **Goals 1 – 10**

- Important Topics
- Each has its own chapter

# Land Use Chapter Goals

1. Economic Prosperity
2. More Attainable Homes
3. Retain & Advance Agriculture
4. Land Preservation
5. Protect Natural Resources & Environment
6. Community Character
7. Transportation & Infrastructure
8. Human Services
9. Natural Hazards
10. Parks & Recreation

# Land Use Chapter Goals

## 11. Revise the Town Code

- Easier to use
- Consistent definitions

## 12. Zoning Update

- Location
- Uses permitted

## 13. Continue to enforce the Town Code

# Goal 12: Zoning Update

## ➤ Non-residential

- Hamlet Centers
- Business Corridors outside Hamlet Centers
- Transitional Zoning Areas
- Marine Zones
- Split-zones
- Light Industrial Zones

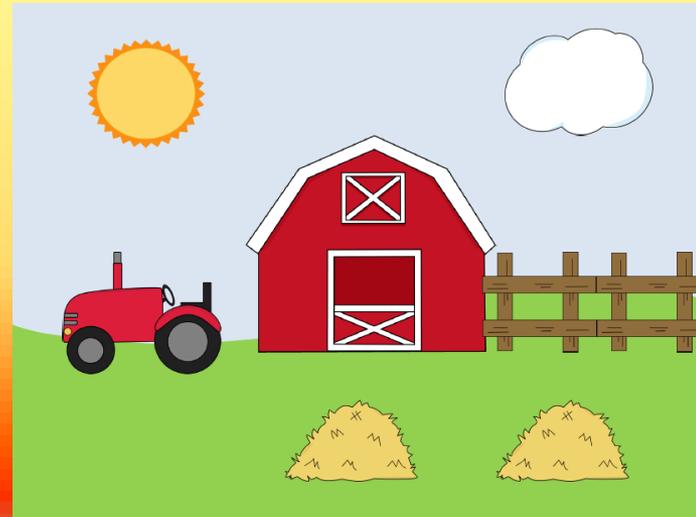
# Goal 12: Zoning Update

## ➤ Residential

- House size



- Agriculture



# Hamlets

## Peconic Hamlet

- Land Use
- Buildout
- Goals

# Hamlets

## Southold Hamlet

- Land Use
- Buildout
- Goals

# Breakout Group Discussion



1. Your vision for your hamlet.
2. Your goals for your hamlet.
3. Town-wide goals.

**Refer to:**

- **Land Use Chapter Worksheet**

