



# TOWN OF SMITHTOWN

3/2011

SUFFOLK COUNTY, NEW YORK

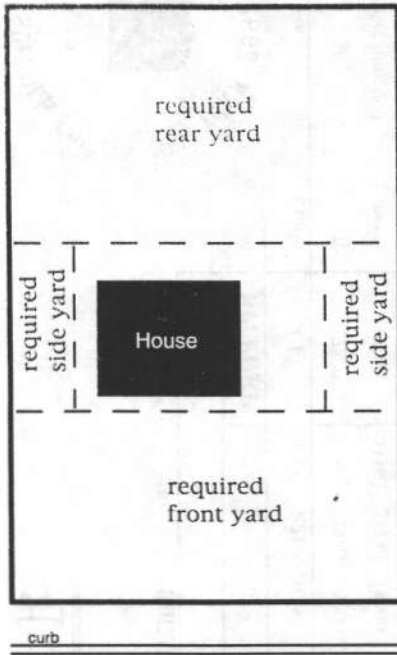
## Building Zone Ordinance Section 322-9.B. Table of Dimensional Regulations

Requirement	Units	ZONING DISTRICT																		
		SP. PURP.	RESIDENCE										BUSINESS					INDUSTRIAL		
		CF	R43	R21	R15	R10 <sup>1</sup>	RM7	R6	PRD	RC	RMGA	PB	OB	SCB	NB	CB	WSI	LI	HI	
Minimum lot area	square feet	217800	43560	21780	15000	10000 <sup>1</sup>	7500	217800	217800	435600	87120	7500	2000	87120	7500	5000	20000	80000 <sup>10</sup>	80000	
Minimum lot area per dwelling unit	square feet	217800	43560	21780	15000	10000 <sup>1</sup>	7500	7260 <sup>3</sup>	7260 <sup>3</sup>	4356	2500	7500 <sup>6</sup>	n.a.	n.a.	7500	n.a.	20000	80000	n.a.	
Minimum lot frontage at setback line	feet	300	150	100	100	75	50 <sup>13</sup>	100	100	200	200	50	100	200	50	50	100	100	200	
Minimum road frontage	feet	40	40	40	40	40	40	100	100	40	40	40	40	40	40	40	50	50	80	
Minimum front yard depth	feet	150	60	50	45	40 <sup>4</sup>	25	100	100	60	60	25	50	50	50	10 <sup>7</sup>	50	50	80	
Minimum rear yard depth	feet	150	100	75	60	50 <sup>4</sup>	35	50	50	60	60	35 <sup>9</sup>	50 <sup>9</sup>	50 <sup>9</sup>	20 <sup>9</sup>	50 <sup>9</sup>	50 <sup>9</sup>	50 <sup>9</sup>	50 <sup>9</sup>	
Minimum side yard width, any 1 <sup>2</sup>	feet	75	24	16	16	12	8	50	50	60	60	5 <sup>9</sup>	5 <sup>9</sup>	5 <sup>9</sup>	5 <sup>9</sup> or 5 <sup>9</sup>	5 <sup>9</sup>	20 <sup>9</sup>	50 <sup>9</sup>		
Minimum side yard width, total of both	feet	150	60	34	34	28	18	100	100	120	120	15	15	15	15	--	15	40	100	
Maximum gross floor area <sup>8</sup>	% of lot area	10	20	25	25	25	25	30	30	25	25	25	30	40	50	60	50	42	50	
Minimum landscape area	% of lot area	75	--	--	--	--	--	--	--	--	--	25	20	15	10	5	8 <sup>11</sup>	18 <sup>12</sup>	10	
Maximum height	feet	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	40	
Maximum height	stories:	3	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	--	--	--	
Accessory building or structure																				
Max occupancy of req rear yard	%	5	20 <sup>14</sup>	20 <sup>14</sup>	20 <sup>14</sup>	20 <sup>14</sup>	20 <sup>14</sup>	0	0	0	0	25	25	0	25	25	25	25	25	
Maximum height	feet: stories	18	15:1	15:1	15:1	15:1	15:1	15:1	15:1	15:1	15:1	18	18	0	18	18	18	18	18	
Min distance from any lot line **	feet	25	10 <sup>15</sup>	8 <sup>15</sup>	8 <sup>15</sup>	6 <sup>15</sup>	4 <sup>15</sup>	50	50	60	60	3	3	50	3	3	10	10	10	

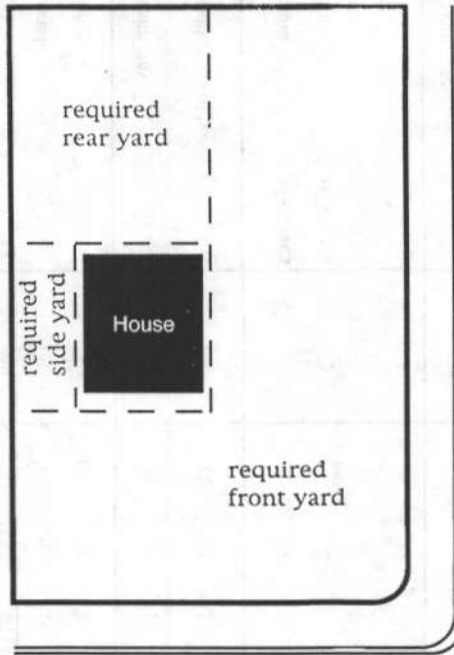
1 Lots which front on streets of inadequate right-of-way width, as specified by the Town of Smithtown, may be reduced in area by not more than ten percent (10%) in order to comply with right-of-way requirements.  
 2 For garage entrances in side yards, see Sec.322-15E.  
 3 Not including land required for public facilities (such as highways, recharge basins, parks and similar facilities), as determined in the review of subdivision by the Planning Board.  
 4 Except for lots one hundred ten (110) feet or less in depth which lawfully existed prior to February 9, 1950 and for lots in the R10S District; in this case, the front yard shall be twenty-five (25) feet and the rear yard shall be thirty-five (35) feet.  
 5 (Reserved).  
 6 If no dwelling unit on the site exceeds eight hundred (800) square feet in floor area, the minimum lot area per dwelling unit shall be three thousand seven hundred fifty (3,750) square feet.  
 7 Unless forty percent (40%) or more of the frontage on that side of street between two (2) intersecting streets is improved with buildings, a majority of which observe an average front yard line having a variation in dept of not more than six(6) feet, in which case no building shall project beyond the average front yard so established.

8 Provided that all parking and dimensional requirements are met.  
 9 See Sec.322-20 for buffer yards and screening requirements.  
 10 A minimum lot area of forty-three thousand five hundred sixty (43,560) square feet is permitted where the proposed site is within a planned industrial park as defined in Sec.322-24.  
 11 To be located between the parking and public right-of-way.  
 12 The landscaped area shall include not less than eighty percent (80%) of the required front yard.  
 13 Per Family.  
 14 Or 750 sq. ft., whichever is less. Does not include decks or pools.  
 15 Two feet for one accessory building less than 150 sq. ft. and less than 9 ft. height.  
 \* Includes R10S District  
 \*\* Accessory buildings and structures not permitted in required front or side yards

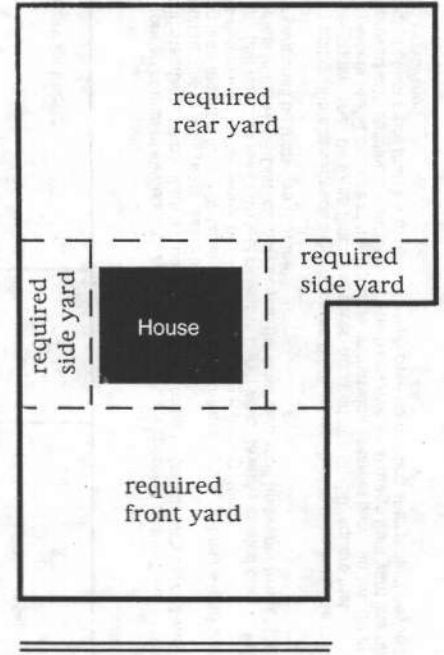
# SMITHTOWN ZONING SETBACKS



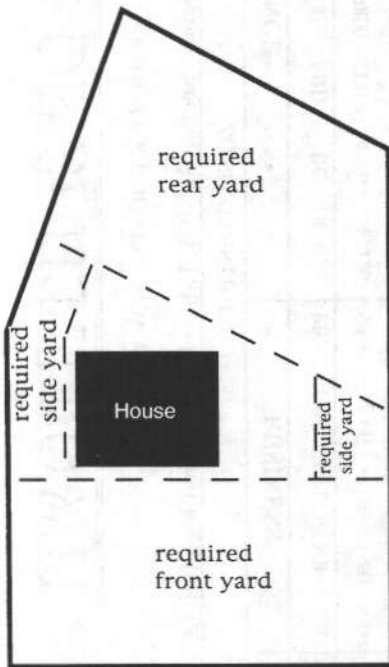
INTERIOR LOT



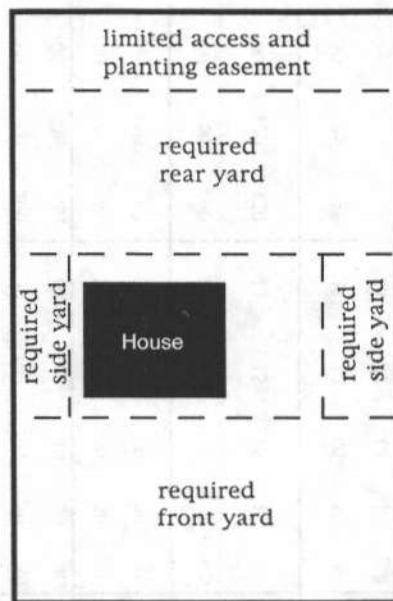
CORNER LOT



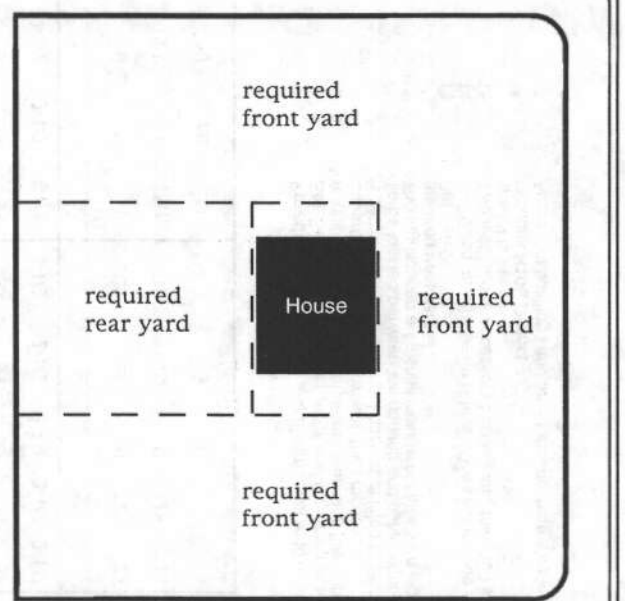
L-SHAPED LOT



IRREGULAR LOT



THROUGH LOT  
BACKING UP TO A MAJOR HIGHWAY



TWO CORNER LOT