



TOWN OF SMITHTOWN SUFFOLK COUNTY, NEW YORK
Building Zone Ordinance Section 322-8.B. Table of Use Regulations *

	SPECIAL		RESIDENTIAL								BUSINESS					INDUSTRIAL			
	C F	Flood	R43	R21	R15	R10/S	RM7	R6	PRD	RC	RMGA	PB ⁵	O B	SCB	NB	C B	WSI	LI	HI
RESIDENTIAL USES																			
1 Family dwelling	P	BA	P	P	P	P	P	-	-	-	-	P	P	-	P	P	-	-	-
2 Family dwelling	-	-	-	-	-	-	P	-	-	-	-	P	-	-	-	P	-	-	-
Garden apartment	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Townhouse dwelling ²	BA	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-
Bonus density apartment	-	-	-	-	-	-	-	-	-	TB	-	-	-	-	-	-	-	-	-
COMMUNITY FACILITY USES																			
Airport, heliport	TB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB
Arena or assembly hall	BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA
Cemetery	P	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Church or similar place of worship	P	-	P	P	P	P	P	-	P	P	-	P	P	P	P	P	P	P	P
College or university	TB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convent or monastery	P	-	P	P	P	P	P	-	-	-	-	P	P	-	P	P	P	P	-
Day camp	BA	-	BA	BA	BA	BA	BA	-	-	-	-	BA	BA	BA	BA	BA	BA	BA	BA
Day care center, nursery school	BA	-	BA	BA	BA	BA	BA	-	BA	-	-	BA	BA	BA	BA	BA	BA	BA	BA
Fire or ambulance station	P	-	P	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P
Golf course or country club of 50 acres or more	BA	BA	BA	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	-	-	-
Hospital or nursing home	TB	-	TB	TB	TB	TB	TB	-	-	-	-	TB	TB	TB	TB	TB	TB	TB	TB
Membership club, non profit	BA	-	BA	BA	BA	BA	BA	-	-	-	-	BA	BA	BA	BA	BA	BA	BA	BA
Park, playground or nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public library, museum or similar use	P	-	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P
Public utility facility	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB
Rail or bus station	TB	-	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB
School, elementary or high	P	-	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P
Swimming or boat club	BA	BA	BA	BA	BA	-	-	-	BA	-	-	-	-	-	-	-	BA	BA	-
BUSINESS USES																			
Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P
Adult retail shop	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P
Agriculture	P	P	P	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P
Animal hospital, veterinarian, kennel	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	BA	BA	-
Animal husbandry	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-
Appliance, office machine or furniture repair	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Bank	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Barbershop or similar personal service shop	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Billiard hall	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Boat sales and/or rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
Bowling alley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	-
Broadcast studio or station, not including antennae	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-
Canoe rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Car wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	-
Coin-operated laundromat	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Commercial public recreation not otherwise listed herein	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB
Contractor showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Counter service restaurant	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	BA	BA	-	-
Dance, self defence or martial arts school	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-
Discotheque	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	-	-
Dry cleaning plant of less than 4000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-
Fence or swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Filling station	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	BA	-	-
Fitness center, gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Funeral home	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Game center	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	-	TB	TB	-	-
Home improvement equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Horseman's school, horse boarding	BA	-	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	TB	BA	BA	-
Hotel, motel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB	-
Lumber yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	BA	-	P
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	P
Mini-storage warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	BA	BA	P	-
Motor vehicle sales or rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Office	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Outdoor golf driving range, miniature golf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB
Print or copy shop of less than 4000 sq.ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Repair garage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-	BA
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Retail establishment, not otherwise listed herein	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Shoe repair, tailoring, or dressmaking	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Shooting range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB
Skating rink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	-
Studio for musician, painter, sculptor or photographer	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Tavern, bar or inn	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Taxi or limosine establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	-	P
Tennis or racquet club, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	P
Tennis or racquet club, indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	P
Theatre	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	BA	BA	-	-
Theatre, multi-plex	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	BA	BA	-	-
Video rental shop	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Vocational school	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
INDUSTRIAL USES																			
Asphalt manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Brick or tile manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Burlap or textile thread manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Candle or wax manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Cement batching	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Concrete products manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB
Construction equipment and supplies storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB
Dyestuff manufacture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Forge plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Foundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Fuel storage or distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	P
Laundry or dry-cleaning plant of more than 4000 sq.ft.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
Licensed junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB
Machine shop	-	-	-	-	-</														