



TOWN OF SMITHTOWN

5/2022

SUFFOLK COUNTY, NEW YORK

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

		ZONING DISTRICT																	
		SP. PURP.	RESIDENTIAL									BUSINESS					INDUSTRIAL		
Requirement	Units	CF	R43	R21	R15	R10 [*]	RM7	R6	PRD	RC	RMGA	PB	OB	SCB	NB	CB	WSI	LI	HI
Minimum lot area	square feet	217800	43560	21780	15000	10000 ¹	7500	217800	217800	435600	87120	7500	2000	87120	7500	5000	20000	80000 ¹⁰	80000
Minimum lot area per dwelling unit	square feet	217800	43560	21780	15000	10000 ¹	7500	7260 ³	7260 ³	4356	2500	7500 ⁶	n.a.	n.a.	7500	n.a.	20000	80000	n.a.
Minimum lot frontage at setback line	feet	300	150	100	100	75	50 ¹³	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 ¹⁶	50 ¹⁶	45 ¹⁶	40 ^{4,16}	25	100	100	60	60	25	50	50	50	10 ⁷	50	50	80
Minimum rear yard depth	feet	150	100	75	60	50 ⁴	35	50	50	60	60	35 ⁹	50 ⁹	50 ⁹	20 ⁹	50 ⁹	50 ⁹	50 ⁹	50 ⁹
Minimum side yard width, any 1 ²	feet	75	24	16	16	12	8	50	50	60	60	5 ⁹	5 ⁹	5 ⁹	5 ⁹	0 or 5 ⁹	5 ⁹	20 ⁹	50 ⁹
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 ⁸	% of lot area	10	20	25	25	30	35	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	18 ¹²	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, max occupancy of req rear yard	%	5	20 ¹⁴	20 ¹⁴	20 ¹⁴	20 ¹⁴	20 ¹⁴	0	0	0	0	25	25	0	25	25	25	25	25
Accessory building or structure, 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
Accessory building, min distance from any lot line in rear yard	feet	25	10 ¹⁵	8 ¹⁵	8 ¹⁵	6 ¹⁵	4 ¹⁵	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; in this case, the front yard shall be twenty-five (25) feet and the rear yard shall be thirty-five (35) feet.
 5 Only 4 feet when in the required front yard (See Sec.322-13).
 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 if permitted where the proposed site is within a planned industrial park as defined in Sec. 322-24.
 11 N/A - Removed
 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 10 ft. in height.
 16 With respect to one fence in excess of four feet in height in one required front yard on a corner lot and one required front yard on a through lot, the minimum front yard depth, for the R-10, R-15, R-21, and R-43 Districts, shall be reduced such that the total distance from the property line shall be at least 10 feet. (Refer to "Permitted Fence Locations" diagram)
 * Includes R-10S District.