

ZONING

246 Attachment 18

Town of Oyster Bay

§ 246-5.3 Schedule of Dimensional Regulations

[Amended 7-10-2001 by L.L. No. 3-2001; 7-22-2003 by L.L. No. 7-2003; 1-20-2004 by L.L. No. 2-2004; 9-21-2004 by L.L. No. 11-2004; 11-9-2004 by L.L. No. 16-2004; 4-25-2006 by L.L. No. 5-2006; 2-13-2007 by L.L. No. 4-2007; 6-24-2008 by L.L. No. 8-2008; 12-16-2008 by L.L. No. 15-2008; 8-9-2011 by L.L. No. 2-2011; 10-16-2012 by L.L. No. 3-2012; 6-14-2022 by L.L. No. 6-2022]

District Designation	Minimum Lot Area	Maximum Dwelling Unit Density	Minimum Lot Width Frontage (feet)	Maximum Building Coverage ⁽¹¹⁾ (%)	Maximum Floor Area Ratio	Maximum Required Front Yard Setback ⁽⁸⁾ (feet)	Principal Buildings					Maximum Building Height (stories/feet)	Accessory Buildings or Structures				
							Minimum Yards (feet) (Also subject to buffer requirements of §§ 246-5, 246-7, and 246-8)						Minimum Yards (feet)			Maximum Building Height ⁽¹²⁾ (stories/feet)	Maximum Building Coverage of Required Rear Yard (%)
							Front ⁽¹⁰⁾	Side		Rear	Front		Side	Rear			
								One	Both								
Residence Districts																	
R1-5A	5 acres	1 unit per 5 acres	400	3	-- ⁽¹⁵⁾	--	100	100	200	100	2/30	80	20	20	18	20	
R1-2A	2 acres	1 unit per 2 acres	200	6	-- ⁽¹⁵⁾	100	60	30	70	100	2/30	80	20	20	18	20	
R1-1A	1 acre	1 unit per 1 acre	125	10	-- ⁽¹⁵⁾	100	50	20	50	100	2/30	70	20	20	1/12	20	
R1-20	20,000 s.f.	1 unit per 20,000 s.f.	100	15	-- ⁽¹⁵⁾	100	50	15	35	50	2/28	70	20	20	1/12	20	
R1-15	15,000 s.f.	1 unit per 15,000 s.f.	100	18	-- ⁽¹⁵⁾	--	50	15	35	30	2/28	70	20	20	1/12	20	
R1-10	10,000 s.f.	1 unit per 10,000 s.f.	80	20	-- ⁽¹⁵⁾	75	30	10	25	25	2/28 ¹⁶	60	10	10	1/12	20	
R1-10/OHG	10,000 s.f.	1 unit per 10,000 s.f.	80	17.5	-- ⁽¹⁵⁾	75	30	10	25	25	2/28 ¹⁶	60	10	10	1/12	20	
R1-7	7,000 s.f.	1 unit per 7,000 s.f.	70	25	-- ⁽¹⁵⁾	50	25	8	20	25	2/28	50	3	3	1/12	30	
R1-6	6,000 s.f.	1 unit per 6,000 s.f.	60	28	-- ⁽¹⁵⁾	30	25	5	15	25	2/28 ¹⁶	50	3	3	1/12	30	
RMF-6	5 acres	1 unit per 7,000 s.f.	--	15	--	--	50 ⁽¹⁾	25 ⁽²⁾	50	30 ⁽²⁾	2/30	50	50	50	1/12	0	
RMF-10	5 acres	1 unit per 4,000 s.f.	--	20	--	--	50 ⁽¹⁾	25 ⁽²⁾	50	30 ⁽²⁾	2/30	50	50	50	1/12	0	
RNG-12	2 acres	12 units per acre	--	25 ⁽¹⁴⁾	--	--	25	20 ⁽⁶⁾ (14)	40 ⁽¹⁴⁾)	25 ⁽⁶⁾	2/30	25	10 ⁽¹⁴⁾	10 ⁽¹⁴⁾	1/12	--	
RMF-16	5 acres	16 units per acre	--	25	--	--	25	25	50	25	2/30	25	10	10	1/12	0	
RSC-25	2 acres	25 units per acre	--	35	--	--	25	20 ⁽⁴⁾	40	25 ⁽²⁾	2/30	25	10	10	1/12	0	

OYSTER BAY CODE

District Designation	Minimum Lot Area	Maximum Dwelling Unit Density	Minimum Lot Width Frontage (feet)	Maximum Building Coverage ⁽¹¹⁾ (%)	Maximum Floor Area Ratio	Principal Buildings					Maximum Building Height (stories/feet)	Accessory Buildings or Structures					
						Maximum Required Front Yard Setback ⁽⁸⁾ (feet)	Minimum Yards (feet) (Also subject to buffer requirements of §§ 246-5, 246-7, and 246-8)			Maximum Building Height (stories/feet)		Minimum Yards (feet)			Maximum Building Height ⁽¹²⁾	Maximum Building Coverage	
							Front ⁽¹⁰⁾	Side				Rear	Front	Side			Rear
								One	Both								
RPH-20	2 acres	20 units per acre	--	35	--	--	25	20	40	25	2/30	25	10	10	1/12	40 ⁽³⁾	
Nonresidence Districts																	
REC	20 acres	NA	--	2	--	--	200	100 ⁽⁷⁾	200	100 ⁽⁷⁾	3/40	200	50	50	40	0	
RO	6,000 s.f.	1 unit per 6,000 s.f.	--	30		30	25	5 ⁽⁵⁾	15	25 ⁽⁶⁾	2/28	50	3	3	1/12	30	
OB	20 acres	NA	--	10	0.25	--	200	100 ⁽⁷⁾	200	100 ⁽⁷⁾	3/40	200	100	100	40	0	
NB	10,000 s.f.	NA	50	60		50	10	0 ⁽⁹⁾	0	20	2/30	10	10	10	18	25	
CB	--	NA	40	70	See § 246-5.4.4.1.1	50	25	0 ⁽⁹⁾	0	20	--/60	25	0 ⁽⁹⁾	20	60	0	
GB	--	NA	40	80		50	10	0 ⁽⁹⁾	0	20	--/35	10	0 ⁽⁹⁾	20	35	0	
WF-A	40,000 s.f.	NA	125	35	--	--	40	30	40	40	2/30	40	20	40 ⁽¹³⁾	30	0 ⁽¹³⁾	
WF-B	30,000 s.f.	NA	125	35	--	--	40	20	40	50	2/30	40	20	50	30	0	
ORD	10,000 s.f.	NA	50	50		--	25	0 ⁽⁹⁾	0	20	3/40	25	0 ⁽⁹⁾	20	35	0	
LI	1 acre	NA	50 ⁸	50	--	60	50	0 ⁽⁹⁾	--	30	3/50	50	-- ⁽⁹⁾	30	35	--	

ZONING

NOTES:

NA: Not applicable

- ⁽¹⁾ Shall also be set back 25 feet from private roadway or common driveway.
- ⁽²⁾ Except a minimum of 50 feet where adjacent to a one-family residence district.
- ⁽³⁾ Accessory *buildings* shall not cover more than 15% of the total lot area.
- ⁽⁴⁾ Except a minimum of 40 feet where adjacent to a one-family residence district.
- ⁽⁵⁾ Except a minimum of 10 feet where adjacent to a one-family residence district.
- ⁽⁶⁾ Except a minimum of 35 feet where adjacent to a one-family residence district.
- ⁽⁷⁾ Except a minimum of 200 feet where adjacent to a one-family residence district.
- ⁽⁸⁾ See § 246-4.4.2.3.
- ⁽⁹⁾ Except, a minimum of 5 feet, if a side yard is provided, and a minimum of 10 feet where adjacent to a residence district.
- ⁽¹⁰⁾ Average front yard setback may control over minimum front yard setback. See § 246-4.4.2.3.
- ⁽¹¹⁾ Maximum building coverage for *lots* in an approved conservation subdivision shall be based upon a *lot* of the minimum size normally required in the district in which it is located.
- ⁽¹²⁾ Except that *storage sheds* accessory to a residence shall be no more than 10 feet in height.
- ⁽¹³⁾ Excluding essential waterfront accessory structures such as docks, boat launching ramps, fueling accommodations and vessel pumpout stations.
- ⁽¹⁴⁾ These standards are applicable to the entire development site, not to individual dwelling unit lots.
- ⁽¹⁵⁾ See Section 4.9 of this chapter for FAR limitations on all residential lots in the Town of Oyster Bay.
- ⁽¹⁶⁾ Maximum permitted building height in the Oyster Bay Hamlet Residence District is 2 stories/28 feet.