

ZONING

85 Attachment 1

Town of Brookhaven
Residential Districts: Table of Dimensional Regulations
§ 85-177
[Amended 9-12-2024 by L.L. No. 16-2024, effective 9-23-2024]

Use	A Residence One-Family	A Residence 1 One-Family	A Residence 2 One-Family	B Residence One-Family	B Residence 1 One-Family	C Residence One-Family	D Residence One- and Two-Family	D-1 Residence	A Residence 5 One-Family	A Residence 10 One-Family
Maximum height (feet/stories)	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2	35/2 1/2
Minimum area (square feet)	30,000	40,000	80,000	15,000	22,500	9,000	15,000	15,000	200,000	400,000
Maximum total building area (percentage of lot area)	15%	15%	15%	20%	20%	35%	30%	30%	6%	3%
Minimum road frontage (feet/at a point in feet back from street line)	150/40	175/50	200/60	100/40	125/40	75/30	150/40	150/40	300/70	400/80
Minimum front yard (depth in feet)	40	50	60	40	40	30	40	40 ¹	70	80
Minimum side yard (width in feet)	20	25	30	18	20	12	12	12	35	40
Minimum total side yards (feet)	60	75	80	40	45	30	30	30	85	90
Minimum rear yard (feet)	60	60	75	50	60	30	30	30	80	85
Accessory Structures										
Maximum height (feet)	18	18	18	18	18	18	18	18	18	18
Minimum setback from any lot line (feet)	10	10	20	7 1/2	7 1/2	5	10	10	20	20
Minimum setback from street (feet)	60	70	80	60	60	50	50	50	90	95
Maximum lot coverage (percentage of required rear yard area)	25	25	25	25	25	25	25	25	12 1/2	10

The dimensions of this table are intended to supplement the regulations of the underlying zoning district(s) and all setback requirements for accessory structures specifically delineated in Chapter 85. When there is a conflict, the standards in the language of Chapter 85 shall apply.

NOTES:

¹ See § 85-232E.