

ZONING

85 Attachment 5

TABLE 1
Town of Brookhaven
Residential Overlay Districts: Table of Dimensional Requirements

Use	A Residence 1 Overlay District	A Residence 2 Overlay District
Maximum height (feet/stories)	35/2 1/2	35/2 1/2
Minimum area (square feet)	32,000	64,000
Maximum total building area (percentage of lot area)	15%	15%
Minimum road frontage (feet/at a point in feet back from street line)	160/45	180/55
Minimum front yard (depth in feet)	45	55
Minimum side yard (width in feet)	22	28
Minimum total side yards (feet)	65	78
Minimum rear yard (feet)	60	72
Accessory Structures		
Maximum height (feet)	18	18
Minimum setback from any lot line (feet)	10	16
Minimum setback from street (feet)	65	75
Maximum lot coverage (percentage of required rear yard area)	25%	25%