

ZONING

322 Attachment 1

**Town of Smithtown  
SPECIAL PURPOSE DISTRICTS:  
TABLE OF DIMENSIONAL REGULATIONS  
[Amended 8-25-1987; 11-24-1992; 7-2-2008]**

Dimension	District	
	CF Community Facility	Flood Hazards
Minimum lot area (square feet)	217,800	--
Minimum lot area per dwelling unit (square feet)	217,800	--
Minimum lot frontage at setback line (feet)	300	--
Minimum road frontage (feet)	40	--
Minimum front yard depth (feet)	150	--
Minimum rear yard depth (feet)	150	--
Minimum side yard width		
Any 1 <sup>1</sup> (feet)	75	--
Total of both (feet)	150	--
Maximum gross floor area <sup>3</sup> (percent of lot area)	10	0
Minimum landscape area (percent of lot area)	75	--
Maximum height		
Feet	35	0
Stories	3	--
Accessory building or structure		
Maximum occupancy of required rear yard (percent)	5	0
Maximum height (feet)	18	0
Minimum distance from any lot line (feet)	25	--

NOTES:

<sup>1</sup>For garage entrances in side yards, see § 322-15D.

<sup>3</sup> Provided that all parking and dimensional requirements are met.