

ZONING

322 Attachment 2

**Town of Smithtown
SPECIAL PURPOSE DISTRICTS;
TABLE OF USE REGULATIONS
[Amended 8-25-1987; 5-28-1991; 11-24-1992; 6-8-1993;
1-25-1994; 10-7-1997; 7-11-2006; 3-22-2012; 4-4-2017; 9-6-2022 by
Res. No. 2022-781; 4-20-2023 by L.L. No. 8-2023]**

LEGEND:

"P" means permitted.

"BA" means permitted by special exception from the Board of Appeals.

"TB" means permitted by special exception from the Town Board.

"--" means not permitted.

Any land use not listed in this table is not permitted in any district.

	District
Use	CF
	Community Facility
Residential uses	
1-family dwelling	P
2-family dwelling	--
Bonus density apartment	--
Garden apartment	--
Townhouse dwelling ¹	BA
Community facility uses	
Airport or heliport	TB
Arena or assembly hall	BA
Cemetery	P
Church or similar place of worship	P
College or university	TB
Convent or monastery	P
Day camp	BA
Day-care center	BA
Fire or ambulance station	P
Golf course or country club of 50 acres or more	BA

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Use	District
	CF
	Community Facility
Adult home, nursing home or assisted living facility	TB
Hospital	TB
Membership club, nonprofit	BA
Nursery school	BA
Park, playground or nature preserve	P
Public library, museum or similar use	P
Public utility facility	TB
Rail or bus station	TB
School, elementary or high	P
Swimming or boat clubs	BA
Business uses	
Adult entertainment	--
Adult retail shop	--
Agriculture	P
Animal hospital, veterinarian or kennel; animal hospice; animal boarding	--
Animal husbandry	BA
Appliance, office machine or furniture repair	--
Bank	--
Barbershop or similar personal service shop	--
Billiard hall	--
Boat sales and/or rental showroom	--
Bowling alley	--

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Use	District
	CF
	Community Facility
Broadcast studio or station, not including antennas	--
Canoe rental showroom	--
Car wash	--
Coin-operated laundromat	--
Commercial public recreation not otherwise listed herein	--
Contractor showroom	--
Counter service restaurant	--
Dance club	--
Dance, self-defense or martial arts school	--
Day camp	BA
Day-care center; nursery school	BA
Discotheque	--
Dry-cleaning plant of less than 4,000 square feet	--
Fence or swimming pool sales	--
Filling station	--
Fitness center or gymnasium	--
Food retail	--
Funeral home	--
Game center	--
Health spa	--
Horsemanship school or horse boarding	BA
Hotel or motel	--
Lumberyard	--
Medical laboratory	--

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Microbrewery --

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Use	District CF Community Facility
Ministorage warehouse	--
Motor vehicle sales or rental showroom	--
Nursery	--
Office	--
Outdoor golf driving range/miniature golf	--
Power equipment shop	--
Repair garage	--
Restaurant	--
Retail establishment, not otherwise listed herein	--
Shipping center	--
Shoe repair, tailoring or dressmaking	--
Shooting range	--
Skating rink	--
Studio for musician, painter, sculptor or photographer	--
Tavern, bar or inn	--
Taxi or limousine establishment	--
Tennis or racquet club	--
Theater	--
Theater, multiplex	--
Video rental shop	--
Vocational school	--
Industrial uses	
Asphalt manufacturing	--

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Brick or tile manufacture	--
Burlap or textile thread manufacture	--
Candle or wax manufacture	--
Cement hatching	--
Concrete products manufacture	--

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Use	District CF Community Facility
Construction equipment and supplies storage yard	--
Dyestuff manufacture	--
Forge plant	--
Foundry	--
Fuel storage or distribution	--
Dry-cleaning plant of more than 4,000 square feet	--
Laundry of more than 4,000 square feet	--
Licensed junkyard	--
Machine shop	--
Monument manufacture	--
Nonnuisance industry	--
Plating works	--
Printing plant	--
Research laboratory	--
Rock crusher	--
Sand and gravel mining or processing	--
Trucking station	--
Warehouse	--
Wholesale business or distributor	--
Accessory uses	
Accessory apartment	--
Accommodations for 1 boarder	--
Cafeteria or restaurant incidental to primary use	--

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Use	District
	CF
	Community Facility
Car wash, accessory to filling station	--
Christmas tree sales	--
Coin-operated machine	--
Customary accessory structure and/or use	P ²
Dish antenna	P
Game room	--
Home occupation	BA
Horse stabling	P
Incidental retail not exceeding 3% gross floor area	--
Living quarters for parent	BA
Outdoor dining area	--
Outdoor storage	--
Parking for business and/or industrial uses	--
Parking garage	--
Private garage or off-street parking	P
Private swimming pool	P
Propane exchange	--
Signs	P

NOTES:

¹Permitted in R-43, R-10 and R-10S Districts, only as part of final plat approval by the Planning Board in a subdivision clustered pursuant to ~ 281 of the Town Law.

²Provided that it shall not include any activity commonly conducted as a business.