

ZONING

322 Attachment 3

**Town of Smithtown
RESIDENCE DISTRICTS: TABLE OF DIMENSIONAL REGULATIONS**

[Amended 2-25-1969; 2-1-1972; 11-12-1974; 6-7-1977; 7-26-1977;
8-28-1984; 9-11-1984; 8-22-1989; 2-13-1990; 11-24-1992; 1-25-1994; 2-22-1999; 7-2-2008; 3-8-2011; 10-2-2012; 3-17-2016; 11-6-2018; 6-11-2024 by Res. No. 2024-604; 12-3-2024 by Res. No. 2024-1220]

| Dimension | District | | | | | | | | |
|--|------------------------|------------------------|------------------------|----------------------------------|--------------------------------|--------------------|--|-------------------------------|-------------------------------|
| | R-43 One- Family | R-21 One- Family | R-15 One- Family | R-10 and R- 10S One-Family | RM-7 One- and Two-Family | R-6 Town- House | PRD Planned Residential Development | RC Retirement Community | RM-GA Garden Apartments |
| Minimum lot area (square feet) | 43,560 | 21,780 | 15,000 | 10,000 ¹ | 7,500 | 217,800 | 1,306,800 | 435,600 | 87,120 |
| Minimum lot area per dwelling unit (square feet) | 43,560 | 21,780 | 15,000 | 10,000 ¹ | 7,500 | 7,260 ³ | 7,260 ³ | 4,356 | 2,500 |
| Minimum lot frontage at setback line (feet) | 150 | 100 | 100 | 75 | 50 ^{1,3} | 100 | 100 | 200 | 200 |
| Minimum road frontage (feet) | 40 | 40 | 40 | 40 | 40 | 100 | 100 | 40 | 40 |
| Minimum front yard depth (feet) | 60 ⁹ | 50 ⁹ | 45 ⁹ | 40 ^{4,9} | 25 | 100 | 100 | 60 | 60 |
| Minimum rear yard depth (feet) | 100 | 75 | 60 | 50 ⁴ | 35 | 50 | 50 | 60 | 60 |
| Minimum side yard width | | | | | | | | | |
| Any 1 ² (feet) | 24 | 16 | 16 | 12 | 8 | 50 | 50 | 60 | 60 |
| Total of both (feet) | 60 | 34 | 34 | 28 | 18 | 100 | 100 | 120 | 120 |

NOTES:

¹ Lots which front on streets of inadequate right-of-way width, as specified by the Town of Smithtown, may be reduced in area by not more than 10% in order to comply with right-of-way requirements.

² For garage entrances in side yards, see § 322-15D.

³ Not including land required for public facilities (such as highways, recharge basins, parks and similar facilities), as determined in the review of subdivision by the Planning Board.

⁴ Except for lots 110 feet or less in depth which lawfully existed prior to February 9, 1950; in this case, the front yard shall be 25 feet and the rear yard shall be 35 feet.

⁶ Provided that all parking and dimensional requirements are met.

⁷ Or 750 square feet, whichever is less. This does not include decks or pools.

⁸ Two feet for one accessory building less than 144 square feet in area and less than 12 feet in height.

⁹ With respect to one fence in excess of four feet in height in one required front yard on a corner lot and one required front yard on a through lot, the minimum front yard depth, for the R-10, R-15, R-21, and R-43 Districts, shall be reduced such that the total distance from the property line shall be at least 10 feet.

SMITHTOWN CODE

| Dimension | District | | | | | | | | |
|---|--------------------|--------------------|--------------------|------------------------------|-----------------------------|----------------|--|----------------------------|----------------------------|
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| Maximum gross floor area ⁶ (percent of lot area) | 20 | 25 | 25 | 30 | 35 | 30 | 30 | 25 | 25 |
| Minimum landscape area (percent of lot area) | -- | -- | -- | -- | -- | -- | -- | -- | -- |
| Maximum height | | | | | | | | | |
| Feet | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Stories | 2½ | 2½ | 2½ | 2½ | 2½ | 2½ | 2½ | 2½ | 2½ |
| Accessory building or structure | | | | | | | | | |
| Maximum occupancy of required rear yard (percent) | 20 ⁷ | 20 ⁷ | 20 ⁷ | 20 ⁷ | 20 ⁷ | 0 | 0 | 0 | 0 |
| Maximum height (feet/stories) | 15/1 | 15/1 | 15/1 | 15/1 | 15/1 | 15/1 | 15/1 | 15/1 | 15/1 |
| Minimum distance from any lot line in required rear yard (feet) | 10 ⁸ | 8 ⁸ | 8 ⁸ | 6 ⁸ | 4 ⁸ | 50 | 50 | 60 | 60 |

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