

## ZONING

### 322 Attachment 6

**Town of Smithtown  
BUSINESS DISTRICTS:  
TABLE OF DIMENSIONAL REGULATIONS  
[Amended 11-24-1992; 7-2-2008]**

Dimension	District				
	PB Profes- sional Business	OB Office Business	SCB Shopping Center Business	NB Neigh- borhood Business	CB Central Business
Minimum lot area (square feet)	7,500	20,000	87,120	7,500	5,000
Minimum lot area per dwelling unit (square feet)	7,500 <sup>3</sup>	n.a.	n.a.	7,500	n.a.
Minimum lot frontage, at setback line (feet)	50	100	200	50	50
Minimum road frontage (feet)	40	40	40	40	40
Minimum front yard depth (feet)	25	50	50	50	10 <sup>4</sup>
Minimum rear yard depth (feet)	35 <sup>6</sup>	50 <sup>6</sup>	50 <sup>6</sup>	20 <sup>6</sup>	50 <sup>6</sup>
Minimum side yard width					
Any 1 <sup>1</sup> (feet)	5 <sup>6</sup>	5 <sup>6</sup>	5 <sup>6</sup>	5 <sup>6</sup>	0 or 5 <sup>6</sup>
Total of both (feet)	15	15	15	15	--
Maximum gross floor area <sup>5</sup> (percent of lot area)	25	30	40	50	60
Minimum landscape area (percent of lot area)	25	20	15	10	5
Maximum height					
Feet	35	35	35	35	35
Stories	2½	2½	2½	2½	2½
Accessory building or structure					
Maximum occupancy of required rear yard (percent)	25	25	0	25	25
Maximum height (feet)	18	18	0	18	18
Minimum distance from any lot line (feet)	3	3	50	3	3

NOTES:

- <sup>1</sup> For garage entrances in side yards, see § 322-15D.
- <sup>3</sup> If no dwelling unit on the site exceeds 800 square feet in floor area, the minimum lot area per dwelling unit shall be 3,750 square feet.
- <sup>4</sup> Unless 40% or more of the frontage on that side of street between two intersecting streets is improved with buildings, a majority of which observe an average front yard line having a variation in depth of not more than six feet, in which case no building shall project beyond the average front yard so established.
- <sup>5</sup> Provided that all parking and dimensional requirements are met.
- <sup>6</sup> See § 322-20 for buffer yards and screening requirements.