

ZONING

322 Attachment 7

Town of Smithtown
BUSINESS DISTRICTS: TABLE OF USE REGULATIONS
 [Amended 7-14-1987; 4-25-1989; 5-28-1991; 6-9-1992; 11-24-1992; 6-8-1993; 1-25-1994; 9-13-1994;
 10-7-1997; 10-28-1997; 12-9-1997; 1-27-1998; 1-25-2000; 5-30-2000; 12-19-2000; 10-7-2003; 7-11-2006;
 7-25-2006; 3-22-2012; 10-2-2012; 4-4-2017; 5-9-2017; 8-13-2019 by L.L. No. 4-2019;
 3-19-2020 by L.L. No. 6-2020; 9-6-2022 by Res. No. 2022-781; 4-20-2023 by L.L. No. 8-2023; 11-7-2023 by
 L.L. No. 15-2023; 4-18-2024 by Res. No. 2024-404; 6-11-2024 by Res. No. 2024-606]

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.

Use	District				
	PB ³ Profes- sional Business	OB Office Business	SCB Shopping Center Business	NB Neigh- borhood Business	CB Central Business
Residential uses					
1-family dwelling	P	P	--	P	P
2-family dwelling	P	--	--	--	P
Bonus density apartment	--	--	--	--	--
Garden apartment	--	--	--	--	--
Townhouse dwelling ¹	--	--	--	--	--
Community facility uses					
Adult home, nursing home or assisted living facility	TB	TB	TB	TB	TB
Airport or heliport	--	--	--	--	--
Arena or assembly hall	--	--	--	--	--
Cemetery	--	--	--	--	--
Church or similar place of worship	P	P	P	P	P
College or university	--	--	--	--	--
Convent or monastery	P	P	--	P	P
Day camp	BA	--	--	--	--
Day-care center; nursery school	BA	BA	BA	BA	BA
Fire or ambulance station	P	P	P	P	P
Golf course or country club of 50 acres or more	--	--	--	--	--
Hospital	TB	TB	TB	TB	TB
Membership club, nonprofit	BA	BA	BA	BA	BA
Park, playground or nature preserve	P	P	P	P	P
Public library, museum or similar use	P	P	P	P	P
Public utility facility	TB	TB	TB	TB	TB
Rail or bus station	TB	TB	TB	TB	TB
School, elementary or high	P	P	P	P	P
Swimming or boat club	--	--	--	--	--
Business uses					
Adult entertainment	--	--	P	--	--
Adult retail shop	--	--	P	--	--
Agriculture	P	P	P	P	P

SMITHTOWN CODE

Use	District				
	PB ³ Profes- sional Business	OB Office Business	SCB Shopping Center Business	NB Neigh- borhood Business	CB Central Business
Animal hospital, veterinarian or kennel; animal hospice; animal boarding	BA	--	BA	BA	BA
Animal husbandry	--	--	--	--	--
Appliance, office machine or furniture repair	--	--	P	P	P
Bank	--	P	P	P	P
Barbershop or similar personal service shop	--	--	P	P	P
Boat sales and/or rental showroom	--	--	--	--	P
Broadcast studio or station, not including antennas	--	P	--	--	P
Canoe rental showroom	--	--	P	P	P
Car wash	--	--	--	--	--
Coin-operated laundromat	--	--	P	P	P
Commercial entertainment	--	--	P	P	P
Commercial public recreation, indoor	--	--	P ⁵	P ⁵	P ⁵
Commercial public recreation, outdoor	--	--	--	--	--
Contractor showroom	--	--	P	P	P
Convenience store/mini-market	--	--	P	P	--
Counter service restaurant	--	--	P	P	P
Dance club	--	--	--	--	BA
Dry-cleaning plant of less than 4,000 square feet	--	--	P	P	P
Fence or swimming pool sales	--	--	--	--	--
Filling station	--	--	--	BA	--
Fitness studio	--	--	P	P	P
Food retail	--	--	P	P	P
Funeral home	P	P	P	P	P
Hookah lounges, vape stores/lounges, and smoke shops	--	--	P	P	--
Horsemanship school or horse boarding	--	--	--	--	--
Hotel or motel	--	--	--	--	TB
Lumberyard	--	--	--	--	P
Medical laboratory	--	P	--	--	P
Microbrewery	--	--	P	--	P
Mini storage warehouse	--	--	--	--	--
Motor vehicle sales or rental showroom	--	--	--	--	P
Nursery	--	--	--	P	P
Office	P	P	P	P	P
Power equipment shop	--	--	P	--	P
Repair garage	--	--	--	--	BA
Restaurant	--	--	P	P	P
Retail establishment not otherwise listed herein	--	--	P	P	P
Shipping center	--	--	P	P	P
Shoe repair, tailoring or dressmaking	--	--	P	P	P
Skating rink	--	--	--	--	--
Studio for musician, painter, sculptor or photographer	--	--	P	P	P
Tavern, bar or inn	--	--	P	P	P
Taxi or limousine establishment	--	--	--	--	BA
Theater, multiplex	--	--	BA	--	--
Vocational school	--	P	P	--	P

ZONING

Use	District				
	PB ³ Profes- sional Business	OB Office Business	SCB Shopping Center Business	NB Neigh- borhood Business	CB Central Business
Industrial uses					
Asphalt manufacturing	--	--	--	--	--
Brick or tile manufacture	--	--	--	--	--
Burlap or textile thread manufacture	--	--	--	--	--
Candle or wax manufacture	--	--	--	--	--
Cement batching	--	--	--	--	--
Concrete products manufacture	--	--	--	--	--
Construction equipment and supplies storage yard	--	--	--	--	--
Dry-cleaning plant of more than 4,000 square feet	--	--	--	--	--
Dyestuff manufacture	--	--	--	--	--
Forge plant	--	--	--	--	--
Foundry	--	--	--	--	--
Fuel storage or distribution	--	--	--	--	--
Laundry of more than 4,000 square feet	--	--	--	--	--
Licensed junkyard	--	--	--	--	--
Machine shop	--	--	--	--	--
Monument manufacture	--	--	--	--	--
Nonnuisance industry	--	--	--	--	p ²
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	BA	--	--	BA	BA
Accommodations for 1 boarder	p ⁴	--	--	p ⁴	--
Cafeteria or restaurant incidental to primary use	--	P	P	--	P
Christmas tree sales	--	--	P	P	P
Customary accessory structure and/or use	P	P	P	P	P
Dish antenna	P	P	P	P	P
Home occupation	P	P	--	BA	--
Horse stabling	--	--	--	--	--
Incidental retail not exceeding 3% gross floor area	--	--	--	--	--
Living quarters for parent	--	--	--	--	--
Outdoor dining area	--	--	BA	BA	P
Outdoor storage	--	--	--	--	--
Parking for business and/or industrial uses	P	P	P	P	P
Parking garage	--	--	P	--	P
Private garage or off-street parking	P	P	P	P	P
Private swimming pool	P	P	--	P	--
Propane exchange	--	--	BA	BA	BA
Signs	P	P	P	P	P

SMITHTOWN CODE

NOTES:

- ¹ Permitted 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.
- ² Except those uses specifically prohibited in § 322-11.
- ³ All permitted uses greater than 2,500 square feet gross floor area are subject to special exception (Board of Appeals) approval.
- ⁴ Provided that separate kitchen or entrance facilities are not included.
- ⁵ Provided the use conforms with the standards in § 322-30.6.