

ZONING

322 Attachment 8

Town of Smithtown

**INDUSTRIAL DISTRICTS: TABLE OF
DIMENSIONAL REGULATIONS**

[Amended 11-24-1992; 1-25-1994; 7-2-2008; 1-23-2020 by L.L. No. 2-2020; 8-11-2020
by L.L. No. 9-2020]

Dimension	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
Minimum lot area (square feet)	20,000	80,000 ⁵	80,000
Minimum lot frontage at setback line (feet)	100	100	200
Minimum road frontage (feet)	50	50	80
Minimum front yard depth (feet)	50	50	80
Minimum rear yard depth (feet)	50 ⁴	50 ⁴	50 ⁴
Minimum side yard width			
Any 1 ¹ (feet)	5 ⁴	20 ⁴	50 ⁴
Total of both (feet)	15	40	100
Maximum gross floor area ³ (percent of lot area)	50	42	50
Minimum landscape area (percent of lot area)	8	18 ⁶	10
Maximum height			
Feet	35	35	40
Stories	--	--	--
Accessory building or structure			
Maximum occupancy of required rear yard (percent)	25	25	25
Maximum height (feet)	18	18	18
Minimum distance from any lot line (feet)	10	10	10

NOTES:

¹ For garage entrances in side yards, see § 322-15D.

³ Provided that all parking and dimensional requirements are met.

⁴ See § 322-20 for buffer yards and screening requirements.

⁵ A minimum lot area of 43,560 square feet is permitted where the proposed site is within a planned industrial park as defined in § 322-24.

⁶ The landscaped area shall include not less than 80% of the required front yard.