

## ZONING

### 322 Attachment 9

#### Town of Smithtown

#### INDUSTRIAL DISTRICTS: TABLE OF USE REGULATIONS

[Amended 12-1-1987; 6-27-1989; 8-14-1990; 5-28-1991; 11-24-1992; 6-8-1993; 3-8-1994; 9-13-1994; 10-7-1997; 12-9-1997; 1-27-1998; 5-30-2000; 4-9-2002; 7-13-2004; 7-11-2006; 3-22-2012; 9-22-2016; 4-4-2017; 5-9-2017; 8-11-2020 by L.L. No. 9-2020; 9-6-2022 by Res. No. 2022-781; 4-20-2023 by L.L. No. 8-2023; 6-6-2023 by Res. No. 2023-617; 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		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
<b>RESIDENTIAL USES</b>			
1-family dwelling	--	--	--
2-family dwelling	--	--	--
Bonus density apartment	--	--	--
Garden apartment	--	--	--
Townhouse dwelling <sup>1</sup>	--	--	--
<b>COMMUNITY FACILITY USES</b>			
Adult home, nursing home or assisted living facility	TB	TB	--
Airport or heliport	--	TB	TB
Arena or assembly hall	BA	BA	BA
Cemetery	--	--	--
Church or similar place of worship	P	P	P
College or university	--	--	--
Convent or monastery	P	P	--
Day camp	BA	BA	--
Day-care center; nursery school	BA	BA	BA
Fire or ambulance station	P	P	P
Golf course or country club of 50 acres or more	P	P	P
Hospital	TB	TB	--
Membership club, nonprofit	BA	BA	--
Park, playground or nature preserve	P	P	P
Public library, museum or similar use	P	P	--
Public utility facility	TB	TB	TB
Rail or bus station	TB	TB	TB

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Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
School, elementary or high	P	P	--
Swimming or boat club	BA	BA	--
BUSINESS USES			
Adult entertainment	P	--	P
Adult retail shop	--	--	P
Agriculture	P	P	P
Animal hospital, veterinarian or kennel; animal hospice; animal boarding	BA	BA	--
Animal husbandry	BA	BA	--
Appliance, office machine or furniture repair	P	--	--
Bank	P	P	--
Barbershop or similar personal service shop	--	--	--
Boat sales and/or rental showroom	P	--	--
Broadcast studio or station, not including antennas	P	P	--
Canoe rental showroom	P	--	--
Car wash	BA	--	--
Coin-operated laundromat	--	--	--
Commercial entertainment	P	--	--
Commercial public recreation, indoor	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>
Commercial public recreation, outdoor	TB	TB	TB
Contractor showroom	P	--	P
Counter service restaurant	P	P <sup>3</sup>	--
Dance club	BA	--	--
Dry-cleaning plant of less than 4,000 square feet	--	--	--
Fence or swimming pool sales	P	--	--
Filling station	BA	--	--
Fitness studio	P	--	--
Food retail	P	P	--
Funeral home	P	--	--
Horseman's school or horse boarding	BA	BA	--
Hotel or motel	TB	TB	--
Lumberyard	BA	--	P
Medical laboratory	P	P	P
Microbrewery	P	--	--
Mini storage warehouse	P	P	P

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Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
Motor vehicle sales or rental showroom	P	--	--
Nursery	P	p <sup>5</sup>	P
Office	P	P	P
Power equipment shop	P	--	--
Repair garage	BA	--	BA
Restaurant	P	P	--
Retail establishment, not otherwise listed herein	--	--	--
Shipping center	P	--	--
Shoe repair, tailoring or dressmaking	--	--	--
Skating rink	TB	TB	--
Studio for musician, painter, sculptor or photographer	P	P	--
Tavern, bar or inn	P	--	--
Taxi or limousine establishment	P	--	P
Theater, multiplex	--	--	--
Vocational school	P	P	--
INDUSTRIAL USES			
Asphalt manufacturing	--	--	P
Brick or tile manufacture	--	--	P
Burlap or textile thread manufacture	--	--	P
Candle or wax manufacture	--	--	P
Cement batching	--	--	P
Concrete products manufacture	--	--	TB
Construction equipment and supplies storage yard	--	--	TB
Dyestuff manufacture	--	--	P
Forge plant	--	--	P
Foundry	--	--	P
Fuel storage or distribution	BA	BA	P
Laundry or dry-cleaning plant of more than 4,000 square feet	--	P	P
Licensed junkyard	--	--	TB
Machine shop	--	--	P
Mixed-use building	--	TB <sup>4</sup>	--
Monument manufacture	--	--	P
Nonnuisance industry	p <sup>2</sup>	p <sup>2</sup>	P
Plating works	--	--	P
Printing plant	P	P	P
Research laboratory	P	P	P
Rock crusher	--	--	TB
Sand and gravel mining or	--	--	TB

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Use	District		
	WSI Wholesale and Service Industry	LI Light Industry	HI Heavy Industry
processing			
Trucking station	BA	BA	BA
Warehouse	P	P	P
Wholesale business or distributor	P	P	P
ACCESSORY USES			
Accessory apartment	--	--	--
Accommodations for 1 boarder	--	--	--
Cafeteria or restaurant incidental to primary use	P	P	P
Car wash, accessory to filling station	BA	--	--
Christmas tree sales	P	P	P
Coin-operated machine	P	--	--
Customary accessory structure and/or use	P	P	P
Dish antenna	P	P	P
Home occupation	--	--	--
Horse stabling	--	--	--
Incidental retail not exceeding 3% gross floor area	--	P	--
Living quarters for parent	--	--	--
Outdoor dining area	BA	BA	--
Outdoor storage	P	BA	P
Parking for business and/or industrial uses	P	P	P
Parking garage	P	P	--
Private garage or off-street parking	P	P	P
Private swimming pool	P	P	--
Propane exchange	BA	--	BA
Signs	P	P	P

**NOTES:**

<sup>1</sup> 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.

<sup>2</sup> Except those uses specifically prohibited in § 322-11.

<sup>3</sup> Permitted only when located in a building used primarily for office and/or non-nuisance industry.

<sup>4</sup> Permitted only in Hauppauge Industrial Park Overlay District per § 322-34A.

<sup>5</sup> Excluded from the Hauppauge Industrial Park.

<sup>6</sup> Provided the use conforms with the standards in § 322-30.6.