

## ZONING

### 250 Attachment 2

#### Village of Port Jefferson

##### Bulk and Parking Regulations for Nonresidential and Mixed Use R-O Structures

[Amended 1-2-1976 by L.L. No. 1-1976; 5-5-1982 by L.L. No. 2-1982; 8-4-1997 by L.L. No. 6-1997; 3-22-1999 by L.L. No. 1-1999; 2-25-2013 by L.L. No. 2-2013; 10-3-2016 by L.L. No. 8-2016; 5-7-2018 by L.L. No. 1-2018; 2-4-2019 by L.L. No. 3-2019]

	For Commercial Uses Permitted In:					
	R-O	P-O	C-1	C-2	W-P	I-2
<b>Minimum Required:</b>						
Lot area (square feet)	18,500	40,000	—	—	40,000	40,000
Lot width (feet)	125	175	20	20	150	150
Lot depth (feet)	125	175	100	50	150	150
Front yard (feet)	40	40	—	50	50	
1 side yard (feet)	25	25	None required, except 12 feet minimum if provided	None required, except 8 feet minimum if provided	20 <sup>a</sup>	20 <sup>a</sup>
Setback from nearest curb level			12 feet minimum	12 feet minimum or align with adjoining buildings		
Both side yards (feet)	60	60	—	—	40	40
Side yards for lots within 25 feet of a residence district boundary (feet)	—	—	15	<sup>c</sup>	— <sup>a</sup>	— <sup>a</sup>
Rear yard (feet)	50	50	10	<sup>c</sup>	30 <sup>a</sup>	30 <sup>a</sup>
Rear yard for lots within 25 feet of a residence district boundary (feet)	—	—	30	<sup>c</sup>	— <sup>a</sup>	— <sup>a</sup>
Off-street parking spaces per 300 feet of floor area or per employee (whichever is greater)	—	<sup>c</sup>	— <sup>b</sup>	— <sup>b</sup>	1	1
<b>Maximum Permitted:</b>						
Floor area ratio	—	—	2	2.5	—	—

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	For Commercial Uses Permitted In:					
	R-O	P-O	C-1	C-2	W-P	I-2
Lot coverage	30%	35%	—	—	25%	25%
Building height (feet)	35	35	35	35 <sup>d</sup>	35	35
Number of stories	3	3	3	3 <sup>d</sup>	2	2
<b>Off-Street Loading Requirements:</b>						
25,000 square feet of floor area or less	In all districts: 1					
Each additional 25,000 square feet or fraction thereof up to 100,000 square feet	In all districts: 1					
Each additional 50,000 square feet or fraction thereof above 100,000 square feet	In all districts: 1					

NOTES:

\* All residential and mixed-use structures in the P-O, C-1, C-2, W-P, and I-2 districts must meet the building height regulations (both in feet and stories) set forth above

<sup>a</sup> Subject to the provisions of § 250-27.

<sup>b</sup> Subject to the provisions of §§ 250-27 and 250-33.

<sup>c</sup> Subject to the provisions of § 250-17F.

<sup>d</sup> See § 250-19G.

<sup>e</sup> Shall be those permitted by the Planning Board at the time it authorizes conditional and/or permitted uses and approves site development plans.