

# ZONING

## 250 Attachment 3

### Village of Port Jefferson

#### Bulk and Parking Regulations for Residential Structures [Amended 11-24-1965; 2-28-1968; 1-28-1970]

For Uses Permitted In:	R-A	R-A1	R-B1	R-B2	R-B3, R-M, R-O		R-M	
					Single-Family	Two-Family	Multiple Dwellings	Attached Dwellings
<b>Minimum Required:</b>								
Lot area								
Total (square feet)	43,560	30,000 <sup>4</sup>	22,500	15,000	12,500	18,500	120,000	120,000
Corner lot (square feet)	—	—	—	20,000	20,000	20,000	—	—
Per dwelling unit (square feet)	—	—	—	—	—	9,250	5,500	5,500
Lot width (feet)	150	150	125	100	100	125	200	—
Lot depth (feet)	150	150	125	100	100	100	200	—
Front yard (feet)	50	50	50	40	40	40	75	75
Corner lot front yard (feet)	—	—	—	40	40	40	—	—
One side yard (feet)	20	20	20	18	18	20	50	50 <sup>1</sup>
Corner lot side yard abutting street (feet)	—	—	—	40	40	40	—	—
Both side yards (feet)	60	60	50	40	40	50	110	110 <sup>1</sup>
Rear yard (feet)	60	60	50	30	30	35	40	50
Livable floor area per dwelling unit (square feet)	1,500	1,500	1,500	1,200	1,200	900 <sup>2</sup>	400 efficiency 700 1 or more bedrooms	850
Off-street parking spaces per dwelling unit	2	2	2	2	2	1 1/2	2	2
Usable open space per dwelling unit or recreation fee in lieu of open space (square feet)	—	—	—	—	—	—	1,500 or \$1,500 per DU	1,500 or \$1,500 per DU
<b>Maximum Permitted:</b>								
Lot coverage	15%	15%	20%	20%	20%	20%	20%	25%
Building height <sup>3</sup>								
Number of stories	3	3	3	3	3	3	2 1/2	2 1/2
Feet	35	35	35	35	35	35	35	35

**NOTES:**

<sup>1</sup> Applies only between the building and side lot lines.

<sup>2</sup> The minimum livable ground floor area shall be no less than 1,200 square feet.

<sup>3</sup> The building heights shall apply to all residential and nonresidential structures, unless otherwise specified.

<sup>4</sup> In any proposed development in the R-A1 District, the average lot size shall be 40,000 square feet, with no individual lot being less than 30,000 square feet.