

ZONING

250 Attachment 4

Village of Port Jefferson

**Bulk and Parking regulations for Structures in C-2 Overlay Districts**  
**[Added 10-3-2016 by L.L. No. 8-2016; amended 5-7-2018 by L.L. No. 1-2018]**

	C-2R	C-2PO
<b>Minimum required:</b>		
Lot area (square feet)	5,000	10,000
Per dwelling unit (square feet)	850	—
Habitable floor area per dwelling unit (square feet)	400 (studio or efficiency) 700 (one-bedroom) 900 (two-bedroom and for units with more than two bedrooms add 200 square feet for each additional bedroom)	
Lot width (feet)	50	100
Lot depth (feet)	100	100
Front yard (feet)	10	10
One side yard (feet)	10	8
Both side yards (feet)	20 (only one side yard required)	—
Rear yard (feet)	30	30
Off-street parking spaces	For apartment and multi-family dwelling use: - 1.5 spaces for each one-bedroom or studio unit - 1.5 spaces for each two-bedroom unit - 2.0 spaces for each three-bedroom unit (for units with more than three bedrooms add additional 0.5 spaces for each additional bedroom) For other uses: - Subject to the provisions of §§ 250-27 and 250-33.	For apartment and multi-family dwelling use: - 1.5 spaces for each one-bedroom or studio unit - 1.5 spaces for each two-bedroom unit - 2.0 spaces for each three-bedroom unit (for units with more than three bedrooms add additional 0.5 spaces for each additional bedroom) For other uses: - Subject to the provisions of § 250-17F.
<b>Maximum permitted:</b>		
Floor area ratio	1.2	2
Lot coverage	40%	—
Building height (feet)	35	45 if there is a 12 foot set back from the street wall at 35 feet, otherwise 35-foot maximum for building height

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	<b>C-2R</b>	<b>C-2PO</b>
Number of stories	3	4 if there is a 12 foot set back from the street wall at the fourth story, otherwise 4-story maximum for building height
<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	