



TOWN OF SMITHTOWN SUFFOLK COUNTY, NEW YORK
 Building Zone Ordinance Section 322-8.B. Table of Use Regulations *

	SPEC C F	RESIDENTIAL									BUSINESS					INDUSTRIAL		
		R43	R21	R15	R10/S	RM7	R6	PRD	RC	RMGA	PB ⁵	OB	SCB	NE	CB	WSI	LI	HI
RESIDENTIAL USES																		
1 Family dwelling	P	P	P	P	P	P	-	-	-	-	P	P	-	P	P	-	-	-
2 Family dwelling	-	-	-	-	-	P	-	-	-	-	P	-	-	-	P	-	-	-
Garden apartment	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Townhouse dwelling ¹	BA	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-
Bonus density apartment	-	-	-	-	-	-	-	-	TB	-	-	-	-	-	-	-	-	-
COMMUNITY FACILITY USES																		
Airport, heliport	TB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB
Arena or assembly hall	BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA
Cemetery	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Church or similar place of worship	P	P	P	P	P	P	-	P	P	-	P	P	P	P	P	P	P	P
College or university	TB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convent or monastery	P	P	P	P	P	P	-	-	-	-	P	P	-	P	P	P	P	-
Day camp	BA	BA	BA	BA	BA	-	-	-	-	-	BA	-	-	-	-	BA	BA	-
Day care center, nursery school	BA	BA	BA	BA	BA	BA	-	BA	-	-	BA	BA	BA	BA	BA	BA	BA	BA
Fire or ambulance station	P	P	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P
Golf course or country club of 50 acres or more	BA	BA	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	P	P	P
Hospital or nursing home	TB	TB	TB	TB	TB	TB	-	-	-	-	TB	TB	TB	TB	TB	TB	TB	-
Membership club, non profit	BA	BA	BA	BA	BA	BA	-	-	-	-	BA	BA	BA	BA	BA	BA	BA	-
Park, playground or nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public library, museum or similar use	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Public utility facility	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB
Rail or bus station	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB
School, elementary or high	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Swimming or boat club	BA	BA	BA	BA	-	-	-	BA	-	-	-	-	-	-	-	BA	BA	-
COMMUNITY FACILITY USES																		
Airport, heliport	TB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB
Arena or assembly hall	BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA
Cemetery	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-
Church or similar place of worship	P	P	P	P	P	P	-	P	P	-	P	P	P	P	P	P	P	P
College or university	TB	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convent or monastery	P	P	P	P	P	P	-	-	-	-	P	P	-	P	P	P	P	-
Day camp	BA	BA	BA	BA	BA	-	-	-	-	-	BA	-	-	-	-	BA	BA	-
Day care center, nursery school	BA	BA	BA	BA	BA	BA	-	BA	-	-	BA	BA	BA	BA	BA	BA	BA	BA
Fire or ambulance station	P	P	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P
Golf course or country club of 50 acres or more	BA	BA	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	P	P	P
Hospital or nursing home	TB	TB	TB	TB	TB	TB	-	-	-	-	TB	TB	TB	TB	TB	TB	TB	-
Membership club, non profit	BA	BA	BA	BA	BA	BA	-	-	-	-	BA	BA	BA	BA	BA	BA	BA	-
Park, playground or nature preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public library, museum or similar use	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Public utility facility	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB
Rail or bus station	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB	TB
School, elementary or high	P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	-
Swimming or boat club	BA	BA	BA	BA	-	-	-	BA	-	-	-	-	-	-	-	BA	BA	-



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	RESIDENTIAL										BUSINESS				INDUSTRIAL			
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BUSINESS USES																		
Adult entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	P
Adult retail shop	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P
Agriculture	P	P	P	P	P	P	-	P	-	-	P	P	P	P	P	P	P	P
Animal hospital, veterinarian, kennel	-	-	-	-	-	-	-	-	-	-	BA	-	BA	BA	BA	BA	BA	-
Animal husbandry	BA	BA	BA	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-	-
Appliance, office machine or furniture repair	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Bank	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Barbershop or similar personal service shop	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Billiard hall	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	-	-
Boat sales and/or rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Bowling alley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	-
Broadcast studio or station, not including antennae	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-
Canoe rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Car wash	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	-
Coin-operated laundromat	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Commercial public recreation not otherwise listed herein	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB
Contractor showroom	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P
Counter service restaurant	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P ⁷	-
Dance, self defence or martial arts school	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Dance club	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-	-
Dry cleaning plant of less than 4000 sq. ft.	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Fence or swimming pool sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Filling station	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	BA	-	-
Fitness center, gymnasium	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Funeral home	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-
Game center	-	-	-	-	-	-	-	-	-	-	-	-	TB	-	TB	TB	-	-
Health Spa	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Horseman ship school, horse boarding	BA	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	-	BA	BA	-
Hotel, motel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB	-
Lumber yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	BA	-	P
Medical laboratory	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P
Microbrewery	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Mini-storage warehouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Motor vehicle sales or rental showroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-
Nursery	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Office	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P
Outdoor golf driving range, miniature golf	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB
Power equipment shop	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	-
Repair garage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-	BA
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Retail establishment, not otherwise listed herein	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Shoe repair, tailoring, or dressmaking	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Shipping center	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Shooting range	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	TB
Skating rink	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	-
Studio for musician, painter, sculptor or photographer	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-
Tavern, bar or inn	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Taxi or limosine establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	P	-	P
Tennis or racquet club, indoor/outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	TB	TB	P
Theatre	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	BA	BA	-	-
Theatre, multi-plex	-	-	-	-	-	-	-	-	-	-	-	-	BA	-	-	-	-	-
Video rental shop	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Vocational school	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-



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	C F	R43	R21	R15	R10/S	RM7	R6	PRD	RC	RMGA	PB ²	OB	SCB	NE	CB	WSI	LI	HI
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 4000 sq.ft.	P	P
Licensed junkyard	TB
Machine shop	P
Monument manufacture	P
Non-nuisance industry	P ⁴	P ⁴	P ⁴	P
Plating works	P
Printing plant more than 4000 sq.ft. floor area	P	P	P
Research laboratory	P	P	P
Rock crusher	TB
Sand and gravel mining or processing	TB
Trucking station	BA	BA	BA
Warehouse	P	P	P
Wholesale business, distributor	P	P	P



TOWN OF SMITHTOWN SUFFOLK COUNTY, NEW YORK
 Building Zone Ordinance Section 322-8.B. Table of Use Regulations *

ACCESSORY USES	SPEC		RESIDENTIAL								BUSINESS				INDUSTRIAL				
	C	P	R-43	R-21	R-15	R-10/S	RM7	R-6	PRD	RC	RMGA	PB ⁵	OB	SCB	NE	CB	WSI	LI	HI
Accessory apartment	-	-	-	-	-	-	-	-	-	-	-	BA	-	-	BA	BA	-	-	-
Accommodations for 1 boarder	-	P ⁶	P ⁶	P ⁶	P ⁶	-	-	-	-	-	-	P ⁶	-	-	P ⁶	-	-	-	-
Cafeteria or restaurant incidental to primary use	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	P
Car wash, accessory to filling station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	-	-
Christmas tree sales	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P
Coin-operated machine	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-
Customary accessory structure and/or use	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P	P	P	P	P	P	P	P
Dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Game room	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-
Home occupation	BA	BA	BA	BA	BA	BA	-	-	-	-	-	P	P	-	BA	-	-	-	-
Horse stabling	P	P	P	BA	BA	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Incidental retail not exceeding 3% gross floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Living quarters for parent	BA	BA	BA	BA	BA	BA	-	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor dining area	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	P	BA	BA	-
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	BA	P
Parking for business and/or industrial uses	-	BA	BA	BA	BA	BA	-	-	-	-	-	P	P	P	P	P	P	P	P
Parking garage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	-
Private garage or off-street parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Swimming Pool	P	P	P	P	P	P	P ³	P ³	P ³	P ³	P ³	P	P	-	P	-	P	P	-
Propane exchange	-	-	-	-	-	-	-	-	-	-	-	-	-	BA	BA	BA	BA	-	BA
Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

LEGEND

- *P* means Permitted 1 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 Sec.278 of the Town Law.
- *BA* means Permitted by Special Exception from the Board of Appeals 2 Provided that it shall not include any activity commonly conducted as a business.
- *TB* means Permitted by Special Exception from the Town Board 3 Not more than one (1) pool per site.
- *-.* means Not Permitted 4 Except those uses specifically prohibited in Sec. 322-11.
- Any Land Use not listed in this table is not permitted in any district 5 All permitted uses greater than two thousand five hundred (2,500) square feet gross floor area are subject to Special Exception (Board of Appeals) approval.
- * Additional restrictions apply 6 Provided that separate kitchen or entrance facilities are not included.
- Please consult the Planning Department for more information. 7 Permitted only when located in a building used primarily for office and/o non-nuisance industry pursuant to Sec. 322-28A.