

# Town of Islip General Zoning Standards

Department of Planning and Development

| District                  | General Permitted Uses                                | Code Section | Min. Lot Area                         | Min. Width of Lot              | Primary Buildings/Use                    |  |                  |                  | Accessory Buildings |                   |                  |   |                                  |                              |            |             |                |
|---------------------------|---|--------------|---------------------------------------|--------------------------------|--|--|------------------|------------------|---------------------|-------------------|------------------|---|----------------------------------|------------------------------|------------|-------------|----------------|
|                           |   |              |                                       |                                | Min Setback                              |  | Min Side Yard    |                  | Min. Rear Yard      | Max FAR           | Max Height       | Min. Side/Rear Yard Setback             | Setback Behind Front of Dwelling | 2nd Front Yard Setback       | Max Height | Maximum FAR |                |
|                           |   |              |                                       |                                | Front Yard                               | Corner 2nd Front                         | One Side         | Total Both Sides |                     |                   |                  |   |                                  |                              |            | Rear        | Total Lot Area |
| AAA                       | Single Family Dwelling                                | 68-45        | 40,000                                | 150                            | 50                                       | 50                                       | 25               | 60               | 40                  | 25%               | 35               | 2' ≤ 144sf<br>4' < 500sf<br>10' ≥ 500sf | 4' ≤ 6' hgt.<br>20' > 6' hgt.    | 55                           | 14         | 25          | 10             |
| AA                        | Single Family Dwelling                                | 68-60        | 20,000                                | 100                            | 40                                       | 30                                       | 18               | 36               | 25                  | 25%               | 35               | 2' ≤ 144sf<br>4' < 500sf<br>10' ≥ 500sf | 4' ≤ 6' hgt.<br>20' > 6' hgt.    | 35                           | 14         | 25          | 10             |
| A                         | Single Family Dwelling                                | 68-75        | 11,250                                | 75                             | 40 <sup>11</sup>                         | 22                                       | 14               | 28               | 25                  | 25%               | 35               | 2' ≤ 144sf<br>4' < 500sf<br>10' ≥ 500sf | 4' ≤ 6' hgt.<br>20' > 6' hgt.    | 27                           | 14         | 25          | 10             |
| B                         | Single Family Dwelling                                | 68-105       | 7,500                                 | 75                             | 25                                       | 15                                       | 14 <sup>12</sup> | 28               | 25                  | 25%               | 28               | 2' ≤ 144sf<br>4' < 500sf<br>10' ≥ 500sf | 4' ≤ 6' hgt.<br>20' > 6' hgt.    | 20                           | 14         | 25          | 10             |
| <b>Front Yard Setback</b> |   |              |                                       |                                |  |  |                  |                  |                     |                   |                  |   |                                  |                              |            |             |                |
| <b>C<sup>8</sup></b>      | Senior Citizen Housing<br>Single Family Attached      | 68-119.3     | 40,000<br>(10 units/ac.)              | 25                             | 50                                       | 50                                       | 25               | 50               | 25                  | 30%               | 35               | 25                                      | 25 Gatehouse<br>75 All Other     | 25 Gatehouse<br>75 All Other | 18         | —           | 10             |
|                           | Single Family Detached                                | 68-119.3     | 10,000<br>(4 units/ac.)               | 75                             | 50                                       | 50                                       | 25               | 50               | 25                  | 25%               | 35               | 25                                      | 25 Gatehouse<br>75 All Other     | 25 Gatehouse<br>75 All Other | 18         | —           | 10             |
|                           | Apartments  | 68-119.3     | 40,000<br>(12 units/ac.)              | 200                            | 50 for lots ≤2 ac.<br>75 for lots >2 ac. | 50 for lots ≤2 ac.<br>75 for lots >2 ac. | 50               | 100              | 50                  | 40%               | 35               | 25                                      | 25 Gatehouse<br>75 All Other     | 25 Gatehouse<br>75 All Other | 18         | —           | 10             |
| BAA                       | Fire Island Single Family Dwelling                    | 68-135       | 6,000                                 | 60                             | 25                                       | 15                                       | 10               | 25               | 25                  | 30% <sup>9</sup>  | 28               | 10                                      | 60                               | 20                           | 14         | 12.5        | 5              |
| CAA                       | Two-Family Dwelling                                   | 68-150       | 15,000                                | 75—single fam.<br>100—two fam. | 25                                       | 15—single fam.<br>25—two fam.            | 15               | 35               | 25                  | 25%               | 35               | 4                                       | 50                               | 30                           | 14         | 25          | 15             |
| <b>CA<sup>8, 17</sup></b> | Apartments, Apartment Houses, or Garden Apartments    | 68-166       | 80,000 <sup>17</sup><br>(9 units/ac.) | 200                            | 50 for lots <2 ac.<br>75 for lots >2 ac. | 50                                       | 50               | 100              | 50                  | 20% <sup>17</sup> | 35 <sup>18</sup> | 25                                      | 25 Gatehouse<br>75 All Other     | 25 Gatehouse<br>75 All Other | 18         | —           | 15             |
|                           | Attached Single Family Dwellings                      | 68-166       | 80,000 <sup>17</sup><br>(6 units/ac.) | 50                             | 50                                       | 50                                       | 50               | 100              | 50                  | 20% <sup>17</sup> | 35               | 25                                      | 25 Gatehouse<br>75 All Other     | 25 Gatehouse<br>75 All Other | 18         | —           | 15             |
|                           | Detached Single Family Dwellings                      | 68-166       | 10,000<br>(4 units/ac.)               | 75                             | 50                                       | 25                                       | 25               | 50               | 25                  | 20% <sup>17</sup> | 35               | 25                                      | 25 Gatehouse<br>75 All Other     | 25 Gatehouse<br>75 All Other | 18         | —           | 15             |
| GS-C                      | Nursing Home, Hospital                                | 68-181       | 30,000<br>120,000 for hospital        | 150                            | 40<br>100 for hospital                   | 30                                       | 25               | 50               | 35                  | 40%               | 35 <sup>18</sup> | 10 <sup>13</sup>                        | 80                               | 50                           | 35         | —           | —              |
| GS-D                      | Medical Center, Professional Building, Funeral Parlor | 68-195       | 20,000                                | 100                            | 25                                       | 25                                       | 15               | 30               | 35                  | 40%               | 35 <sup>18</sup> | 10 <sup>13</sup>                        | 25                               | 25                           | 14         | —           | —              |
| GS-E                      | Hotel, Motel, Boarding House                          | 68-209       | 40,000                                | 150                            | 25                                       | 25                                       | 15               | 30               | 35                  | 40%               | 35 <sup>18</sup> | 10                                      | 50                               | 50                           | 14         | —           | —              |
| GS-T                      | Office Dwellings                                      | 68-487       | 10,000                                | 100—office<br>75—dwelling      | 25                                       | 25                                       | 10               | 20               | 35                  | 25%               | 35               | 10 <sup>14</sup>                        | —                                | —                            | 18         | —           | —              |
| BD                        | Business District                                     | 68-256       | 7,500                                 | 65 <sup>7</sup>                | 1 (Max. 25)                              | 10                                       | 0                | 0                | 10                  | 60% <sup>7</sup>  | 35               | 0 side, 10 rear                         | 25                               | —                            | 18         | —           | —              |
| BU1                       | General Business or Professional Services             | 68-271       | 7,500                                 | 65 <sup>7</sup>                | 10                                       | 10                                       | 10               | 20               | 10                  | 40%               | 35               | 10 <sup>2</sup>                         | 35                               | 35                           | 18         | 25          | 25             |
| BU2                       | Same as BU1 with additional Special Permits           | 68-286       | 7,500                                 | 65 <sup>7</sup>                | 25                                       | 15                                       | 10               | 20               | 10                  | 30%               | 35               | 10 <sup>2</sup>                         | 35                               | 35                           | 18         | 25          | 25             |
| BU3                       | Same as BU1 and BU2 with additional Special Permits   | 68-301       | 7,500 <sup>15</sup>                   | 65 <sup>7</sup>                | 25                                       | 15                                       | 10               | 20               | 10                  | 25%               | 35               | 10 <sup>2</sup>                         | 35                               | 35                           | 18         | 25          | 25             |
| ICD                       | Industrial Corridor                                   | 68-464       | 120,000                               | 300                            | 100                                      | 50                                       | 25               | 50               | 25                  | 35%               | 60               | 25 <sup>2</sup>                         | 100                              | See Code <sup>7</sup>        | 60         | —           | —              |
| IND1                      | Manufacturing, Wholesaling (indoors)                  | 68-337       | 20,000                                | 100                            | 50                                       | 25                                       | 10 <sup>10</sup> | 20               | 25 <sup>10</sup>    | 35%               | 60               | 10 <sup>2</sup>                         | 50                               | —                            | 18         | 25          | —              |
| IND2                      | Industrial Uses (Outdoors)                            | 68-353       | 20,000                                | 75                             | 50                                       | 25                                       | 10 <sup>10</sup> | 20               | 10 <sup>10</sup>    | 35%               | 60               | 10 (side yard only)                     | 50                               | —                            | 18         | 25          | —              |

**Check Code for specific requirements for: AAAB, RRD, GSF, DDD, PDD, IBD, WWMAOD, PLP, RS-G, ITD**

**\*\*ALWAYS CHECK THE CODE FOR DETAILS!\*\***  
Updated 03/05/2018—Check Your Version!

**General Notes:**

1. Units are feet. FARs are percentages.
2. Front, Rear or Side yard transition may take precedent over specified setbacks. Check Code for details.
3. Arterial Highway Setback may take precedent over specified setbacks. Check Code for details.
4. The Town of Islip Code is updated periodically. Check with Planning for all questions regarding Land Development Regulations.
5. When no value exists, check Code for details.
6. This chart was updated on 04/10/2017. Please destroy all previous versions. Date does not denote Code effective date.
7. This chart is for convenience purposes only and does not include all details.
8. A minimum of 10% of all apartments shall be set aside as affordable housing.
10. In all zones fences greater than 4 feet high require a 15 foot front yard setback and a 10 foot second front yard setback. See Code for Fire Island & small resident corner lot exception

**Specific Notes:**

9. Includes decking above 5 feet in height. Check Town Code Section 68-3 (Gross Floor Area) for details
10. 50 feet when joining residential uses or districts
11. Exception: In a Residence A District where width of lot is 100 feet at thirty-foot setback line or more throughout, the front yard setbacks may be a minimum of 30 feet
12. See Code for existing dwellings with 10 foot side yard with a C/O.
13. Or in-line with adjoining structures, whichever is greater.
14. Side yard only. Check Code for rear yard.
15. Check Code for significant exceptions depending on specific land use.
16. See code for bonus density.
17. See code for provisions regarding extra height.