

## Town of Brookhaven Zoning Set Backs

Residential Districts Table of Dimensional Requirements											
	A		B		C		D		D1		
Principal Use	Residence One Family	Residence 1 One Family	Residence 2 One Family	Residence One Family	Residence 1 One Family	Residence One Family	Residence One/Two Family	Residence	Residence	Residence 5 One Family	Residence 10 One Family
Maximum height (feet/stories)	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½	35 / 2½
Minimum area (square feet)	30,000	40,000	80,000	15,000	22,500	9,000	15,000	15,000	200,000	400,000	
Maximum total building area % of lot area	15	15	15	20	20	35	30	30	6	3	<b>Z</b>
Minimum road frontage ( feet/at a point in feet back from street line)	150/40	175/50	200/60	100/40	125/40	75/30	150/40	150/40	300/70	400/80	<b>O N</b>
Minimum front yard (depth in feet)	40	50	60	40	40	30	40	40	70	80	<b>I</b>
Minimum side yard (width in feet)	20	25	30	18	20	12	12	12	35	40	<b>N</b>
Minimum total side yards (feet)	60	75	80	40	45	30	30	30	85	90	<b>G</b>
Minimum rear yard (feet)	60	60	75	50	60	30	30	30	80	85	
<b>Accessory Structures</b>											
Maximum height (feet)	18	18	18	18	18	18	18	18	18	18	
Minimum setback from any lot line (feet)	10	10	20	7½	7½	5	10	10	20	20	
Minimum setback from street (feet)	60	70	80	60	60	50	50	50	90	95	
Maximum lot coverage ( % of required rear yard area)	25	25	25	25	25	25	25	25	12½	10	
<b>ADDITIONAL INFORMATION</b>											
<b><u>POOLS INGROUND / ABOVE GROUND</u></b>	All pools require building permits - 15' minimum setback from rear & side lot lines in all Residence Districts except where accessory structure minimum is 20' - A2, A5 & A10.										
<b><u>SHEDS 144 SQUARE FEET OR LESS</u></b>	No permit required. Maximum height 12'. Location rear year 3' from property lines. (may be located in side yards meeting principal setbacks.)										
<b><u>SHEDS GREATER THAN 144 S.F.</u></b>	Maximum Height 12'. Maximum size 600 s.f. when situated in rear yard rear yard requires accessory structure setbacks from side & rear lot lines. When situated in side yard requires principal building setbacks from lot lines.										
<b><u>DETACHED GARAGES</u></b>	Maximum Height 14'. May be located in the side yard / meeting principal side yard requirements above, but not forward of front house line. Maximum 600 s.f..										
<b><u>DECKS</u></b>	Less than 4' high - accessory structure distance to lot lines as above. Greater than 4' high - 15' in all districts, except A2,A5 & A10 where minimum of 20' is required. No permit required for decks less than 8" high in conforming locations.										
For complete information on all zoning regulations and requirements come into the Building Division to discuss your proposed construction to receive information specific to your project. Bring a survey of your property and tax bill if the tax number does not appear on the survey.											

CORNER LOTS HAVE MORE RESTRICTIVE ZONING REQUIREMENTS. IT IS STRONGLY RECOMMENDED THAT YOU BRING IN A SURVEY FOR CLARIFICATION.