Town of Islip General Zoning Standards
Department of Planning and Development
Ron Meyer, Commissioner of Planning and Development

Check Code for specific requirements for: AAAA, RRD, GSF, DDD, PBD, BBD, WWMAOD, PLP, RS-G, LTD

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**ALWAYS CHECK THE CODE FOR DETAILS!**

General Notes:
1. Units are feet. FARs are percentages.
2. Front, Rear or Side yard setbacks may take precedent over specified setbacks. Check Code for details.
3. Artistic Highway Setbacks 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. What are no value exists, check Code for details.
6. This chart was updated on 04/03/2017. Please destroy all previous versions. Data does not denote Code effective date.
7. This chart is for convenience purposes only and does not include all details.
8. A minimum of 50% of all apartments shall be set aside as affordable housing.
9. In all zones sizes greater than 4 feet high require a 15 foot front yard setback and a 10 foot second floor yard setback. See Code for Fire Island & small resident lots for exception.

Specific Notes:
1. Includes setbacks due to carriage roads, streets, stormwater, etc.
2. See Code for existing setbacks with 10 foot each yard with a C.O.
3. On lots with adjoining structures, which is not part of.
4. Side yard only. Check Code for rear yard.
5. See Code for special exceptions depending on specific lot use.
6. See code for building density.
7. See Code for buildings exceeding 5 feet high. Check Town Code Section 68–5 (Stairless Floor Area) for details.
8. 10 feet when joining residential areas or districts.
9. Exception for 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.
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15. See Code for building density.
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