

# TOWN OF SHELTER ISLAND

## ZONING REQUIREMENTS

### ZONE A

Principle buildings and accessory apartments including heating, ventilation and air conditioning units:

FY-40'      SY-25'      SY-25'      RY-25'

Accessory buildings containing sleeping quarters, swimming pools, tennis courts or similar structures:

FY-40'      SY-20'      SY-20'      RY-20'

Accessory "Storage Only" Buildings and structures including decks, patios etc.

FY-40'      SY-12 ½'      SY-12 ½'      RY-12 ½'

LOT COVERAGE-25% PRINCIPLE--40% TOTAL

### ZONE AA

Principle buildings and accessory apartments including heating, ventilation, air conditioning units. Accessory buildings containing sleeping quarters, swimming pools, tennis courts or similar structures:

FY-50'      SY-30'      SY-30'      RY-30'

Other accessory structures:

FY-50'      SY-15'      SY-15'      RY-15'

Accessory Storage Only Buildings and including patios/decks

FY-50'      SY-15'      SY-15'      RY-15'

LOT COVERAGE-25% - 40%

### ZONE B-B1-C

All structures setbacks are:

FY-30'      SY-10'      SY-10'      RY-10'

Lot Coverage-B-70%/75%  
B1-50%-75%  
C-30%-40%

All Zone A-1 reverts to A Zone due to elimination of A-1