

Chapter 85. Zoning

Article XX. Business Districts

§ 85-432. Dimensional criteria.

[Amended 7-21-2016 by L.L. No. 20-2016, effective 8-5-2016]

A. Minimum lot area.

- (1) Except as otherwise provided herein, the minimum required lot area shall be 15,000 square feet.
- (2) The minimum required lot area for a bank or pharmacy with a drive-through facility or major restaurant without a drive-through facility shall be 65,000 square feet.
- (3) The minimum required lot area for a commercial center shall be five acres.

B. Minimum road frontage.

- (1) Except as otherwise provided herein, the minimum required width of road frontage shall be 100 feet.
- (2) The minimum required width of road frontage for a bank or pharmacy with a drive-through facility or major restaurant without a drive-through facility shall be 150 feet.
- (3) The minimum required width of road frontage for a commercial center shall be 300 feet.
- (4) The minimum required width of road frontage for a regional movie theater shall be 300 feet.

C. Minimum front yard setback.

- (1) Except as otherwise provided herein, the minimum required front yard setback shall be 25 feet.
- (2) The minimum required front yard setback for a commercial center or regional movie theater shall be 100 feet.

D. Minimum side yard setback.

- (1) Except as otherwise provided herein, the minimum required side yard setback shall be 10 feet.
- (2) The minimum required side yard setback for a bank or pharmacy with a drive-through facility or major restaurant without a drive-through facility shall be 25 feet.
- (3) The minimum required side yard setback for a commercial center or regional movie theater shall be 50 feet.

E. Minimum rear yard setback.

- (1) Except as otherwise provided herein, the minimum required rear yard setback shall be 25 feet.
- (2) The minimum required rear yard setback for a bank or pharmacy with a drive-through facility or major restaurant without a drive-through facility shall be 40 feet.
- (3) The minimum required rear yard setback for a commercial center or regional movie theater shall be 75 feet.

F. Maximum permitted floor area ratio (FAR).

- (1) Except as otherwise provided herein, the maximum permitted FAR shall be 35%.
- (2) The maximum permitted FAR for a commercial center or regional movie theater shall be 20%.
- (3) The maximum permitted FAR for a commercial center with a large commercial retailer use shall be 16%.
 - (a) Green building incentive. In the event that a large commercial retailer is proposed pursuant to the Leadership in Energy Environmental Design for New Construction (LEED/NC) Green Building Standards, the floor area ratio (FAR) may be increased by 1% for each level of LEED standard achieved, to wit: basic certification (17% FAR), silver certification (18% FAR), gold certification (19% FAR) or platinum certification (greater than 20% FAR). Compliance with LEED certification/standards shall be determined by the Town of Brookhaven.

G. (Reserved)

H. Maximum permitted height.

- (1) The maximum permitted height for all structures shall be 35 feet or 2 1/2 stories.