

**VILLAGE OF BABYLON
BUILDING ZONE ORDINANCE**

ZONE	MIN. LOT AREA*	WIDTH LINE	FRONT YARD	TOTAL SIDE YARD	MIN. SIDE YARD	REAR YARD	HEIGHT LIMITS (30FT)	MAX. BLDG AREA % OF TOTAL AREA	DENSITY
RESIDENCE A-11	11,000 SQ FT	100 FT	35 FT	30 FT	15 FT	25 FT **8 FT	30 FT OR 2 ½ STORIES	25%	
RESIDENCE A-9	9,000 SQ FT	85 FT	30 FT	20 FT	6 FT	25 FT **5 FT	30 FT OR 2 ½ STORIES	25%	
RESIDENCE A-7	7,000 SQ FT	70 FT	25 FT	20 FT	6 FT	25 FT **5 FT	30 FT OR 2 ½ STORIES	25%	
RESIDENCE A-4	4,000 SQ FT	40 FT	25 FT	15 FT	5 FT	25 FT **5 FT	30 FT OR 2 ½ STORIES	40%	
RESIDENCE O	10,000 SQ FT	100 FT	35 FT	25 FT	8 FT	25 FT **8 FT	30 FT OR 2 ½ STORIES	25%	
RESIDENCE M	43,560 SQ FT	100 FT	30 FT	60 FT	30 FT	40 FT	30 FT OR 2 ½ STORIES	25%	UP TO 10 UNITS PER ACRE (ZBA REQUIRED)
MARINE COMMERCIAL	8,000 SQ FT	80 FT	10 FT	15 FT	5 FT	20 FT	30 FT OR 2 ½ STORIES	60%	UP TO 10 UNITS PER ACRE (ZBA REQUIRED)
RETAIL BUSINESS	SQ FT	FEET	10 FT	0 FT or 15 FT If Abutting Residence	0 FT or 15 FT If Abutting Residence	10 FT	30 FT OR 2 ½ STORIES	70%	UP TO 10 UNITS PER ACRE (ZBA REQUIRED)
INDUSTRY	20,000 SQ FT	100 FT	50 FT	25 FT	15 FT	25 FT	30 FT OR 2 ½ STORIES	50%	

*See code book for lots held single and separate before effective date of code

**Indicates rear yard setback for an accessory structure