

10 Fleetwood Court, Ronkonkoma, New York 11779

TOWN OF ISLIP

Permitted uses as per TOI Website on October 8th 2013

In the Industrial Transition District, the following uses shall be permitted:

Office

Manufacturing and warehouse uses

Rental car/truck agencies.

Collateral loan broker

Health clubs.

Research and development uses involving laboratories for scientific or industrial research, testing and development.

Psychiatric clinic, drug treatment center or similar health-related facility, excluding overnight residential treatment facilities.

Nonprofit fraternity or lodge.

Church or other similar place of worship, provided that a minimum buffer area of 25 feet in width is provided and maintained adjacent to any residential use or zone and a site plan is submitted to and approved by the Planning Board, or its designee, indicating compliance with all applicable land development standards.

Historical or memorial monument.

A single accessory retail use within an industrial building or that shares a common wall with it and sells only goods being manufactured in the principal industrial building. The area devoted to this accessory retail use, including all storage, stocking and business space, shall not exceed 2% of the gross floor area of the industrial building, and separate exterior signage for this use shall be prohibited.

Railway right-of-way or passenger station, but not including railway yards or freight stations.

Domestic animal care facility, including veterinarians, kennels and animal training facilities.

Agriculture or nursery, including the retail sale of products raised on the premises.

Park, municipal playground or municipal recreation building or private indoor recreational use.

Mini storage warehouse.

Vehicle repair shop.

Printing plants.

Private or parochial school, including preschool programs, elementary and secondary schools, vocational schools and other non-degree-granting schools, including self-defense, dance, swimming, gymnastics and similar instruction/programs, except those associated with manufacturing or truck driving.

Overnight parking of registered vehicles as an accessory use to a manufacturing, warehouse, agricultural, commercial laundry, vehicle repair shop or office use, provided that the subject site has a building with a minimum FAR of 0.25, all vehicles are set back a minimum distance of 50 feet from any street and provided that such vehicles are properly screened from view with fencing and/or landscaping pursuant to an approved site plan.

Sale or lease of construction vehicles, emergency vehicles, storage trailers and office trailers, provided that the subject site has a building with a minimum FAR of 0.10, such vehicles or trailers are located completely within the rear yard and are set back a minimum of 200 feet from any residential use, and further provided such vehicles or trailers are properly screened from view with fencing and/or landscaping pursuant to an approved site plan

Taxi station or ambulette office.

Commercial laundry establishment.

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