

ZONING AND LAND DEVELOPMENT

301 Attachment 11

Town of Riverhead

Railroad Avenue Urban Renewal Area Overlay District Schedule of Dimensional Regulations

[Added 1-5-2021 by L.L. No. 1-2021]

Zoning Use District	Minimum Lot Area (square feet)	Minimum Lot Width at Front Street (feet)	Maximum Building Coverage	Maximum Height of Buildings (feet)	Floor Area Ratio (FAR)		Minimum Front Yard Depth (feet)	Side Yards, Interior Lots		Side Yards, Corner Lots		Minimum Rear Yard Depth (feet)
					Maximum FAR without Community Benefits	Maximum FAR with Provision of Community Benefits		Minimum Depth for Each (feet)	Minimum Combined Depth for 2 Sides (feet)	Minimum Depth Facing Side Street (feet)	Minimum Combined Depth for 2 Sides (feet)	
Railroad Avenue Urban Renewal Area Overlay	20,000-60,000	100	60%	50	2.0	3.0	5	10	20	10	20	10
	Greater than 60,000	100	80%	60 ⁽¹⁾	2.0	3.0 ⁽¹⁾	5	10	20	10	20	20

NOTES:

¹ The Town Board has discretion to permit increased height for a mixed use that includes an arts use (museum or performing arts or similar) on the ground floor, as long as the height is less than considered a high rise per NYS Building Code.