

ZONING AND LAND DEVELOPMENT

301 Attachment 2

Town of Riverhead

Residence Districts Schedule of Dimensional Regulations

[Added 7-6-2004; amended 3-15-2005 by L.L. No. 5-2005; 8-1-2006 by L.L. No. 28-2006; 6-19-2012 by L.L. No. 9-2012; 6-7-2016 by L.L. No. 18-2016; 4-4-2023 by L.L. No. 9-2023]

Zoning Use District	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Impervious Surface (%)	Maximum Height of Residential Buildings (feet)	Minimum Front Yard Depth (feet)	Minimum Either Side Yard Width (feet)	Minimum Both Side Yards, Total Width (feet)	Minimum Side Yard Abutting Side Street (feet)	Minimum Rear Yard Depth (feet)
Agricultural Protection (APZ) ^{3,4}	80,000	175	15%	35	60	30	65	60	75
Residence A-80 (RA80) ^{3,4}	80,000	175	15%	35	60	30	65	60	75
Residence A-40 (RA40):									
As-of-right subdivision	40,000	150	15%	35	50	25	55	50	60
Workforce housing option ¹	20,000	100	15%	35	40	10	25	40	40
Hamlet Residential (HR)	80,000	175	15%	35	60	30	65	60	75
Residence B-80 (RB80) ³	80,000	175	15%	35	60	30	65	60	75
Residence B-40 (RB40)	40,000	150	15%	35	50	25	55	50	60
Retirement Community (RC):	15 acres ²	150	15%	35	25	10	25	25	40
One-family dwelling units	15 acres ²	150	15%	35	25	10	25	25	40
Independent-living retirement community, assisted-living retirement community, continuing-care retirement community, independent congregate-living residence	15 acres ²	150	70%	45	25	10	25	25	40

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Multifamily Residential Professional Office Zone (MRP)	See § 301-73 of this chapter								

NOTES:

- ¹ The workforce housing option allows an increased development yield of 100%, provided that 100% of the increased development yield within the subdivision is reserved exclusively for workforce housing.
- ² The minimum parcel area to be considered for inclusion within the Residence RC Zoning Use District shall be 15 acres with development yield of one unit per 40,000 square feet.
- ³ Agricultural worker housing development yields not to exceed one unit per 80,000 square feet of real property.
- ⁴ Tier II battery energy storage systems shall be subject to the standards set forth in § 301-283.31.