

ZONING AND LAND DEVELOPMENT

301 Attachment 3

Town of Riverhead

Commercial Districts Schedule of Dimensional Regulations

[Added 10-5-2004; amended 10-12-2004; 10-21-2004; 11-3-2004; 11-16-2004; 12-29-2004 by L.L. No. 57-2004; 8-2-2005 by L.L. No. 44-2005; 9-6-2006 by L.L. No. 35-2006; 3-15-2011 by L.L. No. 7-2011; 6-7-2016 by L.L. No. 18-2016; 12-4-2018 by L.L. No. 24-2018; 4-4-2023 by L.L. No. 9-2023; 12-17-2024 by L.L. No. 46-2024]

Zoning Use District	Minimum Lot Area (square feet)	Minimum Lot Width at Front Street (feet)	Building Lot Coverage (Footprint)			Maximum Impervious Surface	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 Without Sewer	Maximum With Sewer	Maximum With Transfer of Development Rights			Maximum Without Sewer	Maximum With Sewer	Maximum With Transfer of Development Rights		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)	
Downtown Center 1: Main Street (DC-1)	5,000	50	N/A	80%	N/A	100%	60 ^{(N1)(N2)}	N/A	4.00	N/A	0	0	0	0	0	0
Downtown Center 2: Waterfront (DC-2)	5,000	50	N/A	35%	N/A	50%	35	N/A	1.25	N/A	15	15	30	15	30	100
Downtown Center 3: Office (DC-3)	5,000	50	N/A	50%	N/A	80%	35	N/A	1.50	N/A	15 ^(N3)	10	20	10	20	25
Downtown Center 4: Office/Residential Transition (DC-4)	5,000	50	N/A	35%	N/A	60%	35	N/A	1.00	N/A	15 ^(N3)	10	20	10	20	25
Downtown Center 5: Residential (DC-5)	5,000	50	N/A	35%	N/A	60%	35	N/A	0.70	N/A	15 ^(N3)	10	20	10	20	25
Hamlet Center (HC)	5,000	50	35%	35%	N/A	60%	35	0.50	0.50	N/A	25	15	30	25	50	25
Village Center (VC)	5,000	50	80%	80%	N/A	100%	35	1.00	1.00	N/A	10	0	0	10	20	25
Business Center (BC)	20,000	100	15%	20%	30%	75%	35 ^(N6)	0.15	0.20	0.30	50 ^(N4)	15	30	25	40	25
Shopping Center (SC)	40,000	200	15%	20%	30%	75%	35	0.15	0.20	0.30	50 ^(N4)	25	50	25	50	50
Destination Retail Center (DRC)	40,000	200	10%	15%	30%	75%	35 ^(N6)	0.10	0.20	0.30	50 ^(N5)	25	50	25	50	50
Commercial/Residential Campus (CRC) ^{(N7)(N10)}	40,000	200	20%	25%	N/A	60%	35	0.20	0.50	N/A	30	15	30	25	40	50
Riverfront Corridor (RFC)	80,000	200	8%	N/A	N/A	25%	35 ^(N11)	0.15	N/A	N/A	100	30	60	100	130	100
Rural Corridor (RLC)	40,000	200	10%	10%	N/A	25%	35	0.10 ^(N8)	0.10 ^(N8)	N/A	50	25	50	50	100	50
Business (PB)	40,000	50	N/A	30%	N/A	80%	35	N/A	1.50	N/A	50	15	30	50	65	50
Business (CR)	40,000	200	15%	15%	N/A	75%	35	0.20	0.20	N/A	30	25	50	30	60	25
Tourism/Resort Campus (TRC)	80,000	200	8%	N/A	N/A	25%	35 ^(N11)	0.15	N/A	N/A	100	30	60	100	130	100
Manufacturers Outlet Center	120,000	200	10%	20%	30%	75%	35 ^(N6)	0.10	0.20	0.30	50 ^(N5)	25	50	25	50	50
Peconic River Community (PRC)	80,000	200	20%	30%	N/A	40%	34	0.40	0.60	N/A	25	15	30	15	30	50
Planned Industrial Park (PIP) District ^(N11)	See § 301-186															

RIVERHEAD CODE

NOTES:

^{N1} Maximum height for townhouse uses shall be 35 feet.

^{N2} Not to exceed five stories.

^{N3} Front porches may extend up to five feet into the front yard, provided that they are at least five feet back from the front property line.

^{N4} Thirty-five feet of the front yard in the BC and SC Zoning Use Districts shall remain unoccupied as landscaped area, with the exception of freestanding signs and access driveways.

^{N5} Fifty feet of the front yard in the DRC Zoning Use District and Manufacturers Outlet Center shall remain unoccupied as landscaped area, with the exception of freestanding signs and access driveways.

^{N6} Preservation credits may be used to increase the height to 50 feet.

^{N7} Two-family residences shall require a lot of 40,000 square feet and shall employ the use of one preservation credit for the second dwelling unit.

^{N8} The floor area ratio (FAR) for retail stores or shops shall be calculated utilizing the frontage along the major arterial highway to a depth of no more than 500 linear feet.

^{N9} Not to exceed two stories.

^{N10} Residential yields shall be calculated at one dwelling unit per 40,000 square feet of lot area with the capacity to meet the relevant floor area ratio predicated upon the redemption of one transferred development right per additional dwelling unit.

^{N11} Tier II battery energy storage systems shall be subject to the standards as set forth in § 301-283.31.