

**ZONING**

ARTICLE IV Business CR Zoning Use District (Rural Neighborhood Business) (S. 108-293 - S. 108-296)  
 [Amended 10-21-2004 by L.L. No. 44-2004] §  
**108-293 Purpose and Intent.**  
 The intent of the Business CR Zoning Use District is to allow for the development of small clusters of shops, including eating and drinking establishments and professional offices, geared primarily toward providing daily services to residents in the adjacent residential areas. The scale and design of new development in the district are intended to complement the rural character of the Town and preserve and enhance natural open spaces areas and habitat. Where lot sizes and designs permit, development is intended to be clustered in a campus-style pattern.

**108-294 Uses.**  
 In the Business CR Zoning Use District, no building, structure, or premises shall be used or arranged or designed to be used, and no building or structure shall be hereafter erected, reconstructed, or altered, unless otherwise provided in this chapter, except for the following permitted uses or specially permitted uses and their customary accessory uses:  
**A. Permitted uses:**  
 (1) Retail stores;  
 (2) Specialty food stores, wine shops and bakeries with retail sales on premises;  
 (3) Personal services;  
 (4) Restaurants, cafes, and ice cream parlors;  
 (5) Professional offices;  
 (6) Professional studios and performing arts studios;  
 (7) Public libraries;  
 (8) Museums;  
 (9) Schools;  
 (10) Banks;  
 (11) Day-care centers or nurseries;  
 (12) Country inns.

**C. Accessory uses.** Accessory uses shall include those uses customarily incidental to any of the above permitted uses or specially permitted uses when located on the same lot. Specially included is the following:  
 [Amended 7-6-2005 by L.L. No. 17-2005]  
 (1) Drive-through windows for pharmacies and banks.  
**D. Prohibited uses:**  
 (1) Retail stores with a floor area exceeding 10,000 square feet;  
 (2) Drive-through window serving restaurants;  
 [Amended 7-6-2005 by L.L. No. 17-2005]  
 (3) Car washes;  
 (4) An automobile sales lot, motor vehicle substation, public or private garage, or storage warehouse or wholesale establishment;  
 (5) Any vending machine or amusement device located outside of any structure. This prohibition does not apply to electronic funds-transfer facility sales terminals;  
 (6) Any display, storage or sale of goods, wares or merchandise outside of any structure in any area other than that indicated for such outdoor display, storage or sale on an approved site plan. Such display, storage or sale areas shall not encroach on any landscaped areas, parking areas or areas intended for customer access;  
 (7) Flea markets;  
 (8) Rolling or sliding security-type gates and doors.

**108-295 Lot, yard, bulk and height requirements.**  
 No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule incorporated into this chapter by reference and made a part hereof with the same force and effect as if such requirements were herein set forth in full as specified in said schedule, except as may be hereafter specifically modified.  
 Editor's Note: This Zoning Schedule is included at the end of this chapter.  
**108-296 Supplementary guidelines.**  
 [Amended 5-5-2009 by L.L. No. 23-2009]  
 The design standards and parking standards listed in the provisions below (§ 108-295(a) and (b)) are intended as a guide or measure for improvements located in the zoning district and the word "shall" in the provisions is intended to mean that the provisions shall be followed unless otherwise specifically stated. Compliance with the provisions to the extent practicable as determined by the board responsible for review.  
**A. Design standards.**  
 (1) For all parcels three acres or greater in area, the proposed floor area shall be distributed into a minimum of four buildings.  
 (2) For all parcels, the front yard shall be landscaped, except for areas devoted to walkways and an optional limited amount of parking. Parking is allowed in the front yard only as follows:  
 (a) No more than 20% of the parking supply may be provided in front and street-facing side yards combined; see Subsection (b)(2) below for more information.  
 (b) Only one row of parking is allowed in front yards, with a paved area not to exceed 40 feet in depth, measured perpendicular to the front street.  
 (c) To mitigate the appearance of any parking in the front yards, any front yard parking areas shall be set back at least 30 feet within landscaped front yards.  
 (3) For corner parcels, the street-facing side yard shall be landscaped, except for areas devoted to walkways and an optional limited amount of parking. Parking is allowed in street-facing side yards only as follows:  
 (a) No more than 20% of the parking supply may be provided in front and street-facing side yards combined; see Subsection (b)(2) below for more information.  
 (b) Only one row of parking is allowed in street-facing side yards, with a paved area not to exceed 40 feet in depth, measured perpendicular to the side street.  
 (c) To mitigate the appearance of any parking in street-facing side yards, parking areas shall be set back at least 15 feet within landscaped side yards.  
**PROVIDED:** (4) The central organizing element for buildings in the Business CR Zoning Use District shall be one or more "central squares," such as greens, plazas, or courtyards.  
 (a) Such central squares shall open towards, and be visible from, front streets and any adjoining side streets.  
**MULTIPLE SQUARES OPEN TOWARDS INTERNAL CIRCULATION AND VISIBLE FROM STREETS**  
 (1) Such central squares shall measure at least 50 feet by 50 feet.  
 (2) The open spaces provided by central squares shall be outside of and in addition to the required front and side yards.  
 (3) Central squares shall include landscaping, plantings, decorative paving, seating, outdoor eating areas, shade elements, and other features so as to create attractive public spaces that serve as amenities for shoppers and nearby residents.  
 (4) No structures are allowed within front, side, or rear yards.  
 (5) Buildings shall be arranged along one, two, or three sides of the central squares, and their main entries shall face these spaces.  
 (6) Secondary building entries may be provided from rear parking areas; however, such entries shall not remove the need for a front entrance facing the central square.  
 (7) In no case shall the rear of buildings face a public street, and in no case shall the front of a building face a rear service access road or a side driveway.  
**WALKING VILLAGE CONCEPT ON TRIANGULAR SHAPED PARCEL. BUILDINGS DESIGNED TO BE ATTRACTIVE FROM STREET SIDE**  
 (8) Where the Town Official Map indicates a service access road, a fifty-foot wide easement shall be provided within the rear yard for construction of an access road.  
 (9) Building design and landscaping shall strive to reinforce and announce the main pedestrian building entrances.  
 (10) Building design and landscaping shall provide walkways for safe and convenient pedestrian access to parking entries from all parking areas and public sidewalks and, where possible, to link storefronts to adjacent residential areas.  
 (11) Building placement shall, wherever possible, minimize walking distances from rear parking areas to front building entries, for example, by breaking large buildings into smaller units of less than 200 feet in width, interspersed with walkways.  
**WALKING VILLAGE DESIGN CONCEPT. ALL BUILDINGS ARE LESS THAN 200' WIDE**  
 (12) Breaks between buildings where automobile access is not necessary shall provide for safe and attractive pedestrian walkways and shall be at least 15 feet wide.  
 (13) Breaks between buildings where automobile or truck access is necessary (such as to rear parking lot access roads or driveways) shall provide a common roadway and sidewalk of at least 30 feet in width, including one eight foot wide sidewalk.

**ESTIMATE OF ON SITE QUANTITIES**

ITEMS	PROPOSED QUANTITIES	UNIT
ASPHALT PAVING	87,615	SQ. FT.
SIDEWALKS	3,353	SQ. FT.
PAVERS	23,653	SQ. FT.
CONCRETE CURB	3,311	LIN. FT. (1855 SQ. FT.)
STOCKPILE FENCE	378	LIN. FT.
PICKET FENCE	341	LIN. FT.
TREES	220	QTY.
SHRUBS	120	QTY.

**ZONING ANALYSIS - BUSINESS CR**

ZONING CODE	REQ. / MAX.	PROPOSED
Min. Lot Area (aqt)	40,000	261,325
Min. Lot Width (ft)	200	11,678.9
15% Max. No. Sewer	39,198 SQ. FT. (8.41% SQ. FT. FOOTPRINT = 14.7%)	
Max. Building Ht.	N/A	No Sewer
Max. Wind TDH	N/A	No TDH
75% ImperVIOUS	195,194	153,474 (78.6%) SEE BREAKDOWN
Max. Depth 2 Sides	N/A	No TDH
Min. Depth 2 Sides	60'	60' MIN
Min. Depth 2 Sides	60'	60' MIN
Min. Rear Yard	25'	30' MIN

**TOTAL ALTERED SITE AREA (SQ. FT.)**

SITE AREA	261,325
IMPERVIOUS SURFACES	155,304
LANDSCAPED/LAWN	106,021
TOTAL AREA ALTERED	261,325

**LANDSCAPE AREA BREAKDOWN (SQ. FT.)**

NATURAL TO REMAIN	27,557
LANDSCAPED / LAWN	+ 78,664
NATURAL & LANDSCAPED	-108,021
SITE AREA	261,325
% NATURAL & LANDSCAPE	10.40-40%

**IMPERVIOUS SURFACES BREAKDOWN**

LOCATION	SQ. FT.	COMMENT
BUILDING AREAS	37,446	ROOF OVER ENTRIES INCLUDED IN PAVER AREA
PAVER WALKWAYS	25,819	INCLUDES ROOF OVER ENTRIES & GAZEBO
DINING PATIO PAVERS	807	
CONSISTE SIDEWALKS	3,539	
PAVED SERVICE LOT (WEST)	2,925	INCLUDES AREA OF CONCRETE CURBING (130)
PAVED PARKING LOT (EAST)	84,680	INCLUDES AREA OF CONCRETE CURBING (1520)
IMPERVIOUS TOTAL	155,304	PROPOSED IMPERVIOUS
% LOT AREA - 155,304/261,325	0.59-59%	PROPOSED IMPERVIOUS
75% ALLOWED - 261,325 (75%)	195,994	ALLOWABLE

**PARKING CALCULATIONS**

USE	RATIO	PARKING REQUIRED
RETAIL SPACE	1,200 SQ. FT.	30,411 SQ. FT./200-152- 152 SPACES
RESTAURANT	1/3 SEATS	98 SEATS = 32.6 = 33 SPACES
TOTAL PARKING REQUIRED		152 + 33 = 185 SPACES
TOTAL PARKING PROVIDED		189 SPACES PROVIDED

**LOADING SPACE** 2 REQ. 2 PROVIDED  
**HANDICAP SPACE** 5% OF 185 10 REQUIRED 10 PROVIDED

Town of Riverhead  
 Commercial District Schedule of Dimensional Regulations  
 [Amended 10-5-2004 and 10-12-2008; 11-23-2008; 11-5-2008; 11-8-2008; 11-16-2008; 12-29-2008 by L.L. No. 57-2008; 8-2-2009 by L.L. No. 41-2009; 9-6-2009 by L.L. No. 55-2009]

**Commercial District Schedule of Dimensional Regulations**

Minimum Lot Area (square feet)	Minimum Lot Width (Street front) (feet)	Maximum Building Height (feet)	Maximum Floor Area Ratio (FAR)	Minimum Front Yard Setback (feet)	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Minimum Height of Building (feet)	Minimum Area of Front Yard (square feet)	Minimum Area of Side Yard (square feet)	Minimum Area of Rear Yard (square feet)	Minimum Area of Roof (square feet)
1,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
2,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
3,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
4,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
5,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
6,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
7,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
8,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
9,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
10,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
12,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
15,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
20,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
25,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
30,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
35,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
40,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
45,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
50,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
55,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
60,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
65,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
70,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
75,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
80,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
85,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
90,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
95,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
100,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
105,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
110,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
115,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
120,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
125,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
130,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
135,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
140,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
145,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
150,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
155,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
160,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
165,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
170,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
175,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
180,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
185,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
190,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
195,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
200,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
205,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
210,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
215,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
220,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
225,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
230,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
235,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
240,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
245,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
250,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
255,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
260,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
265,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
270,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
275,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
280,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
285,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
290,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
295,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100
300,000	50	35'	0.50	10'	5'	5'	10'	100	50	50	100

**RIVERHEAD CODE**

**PARKING REQUIREMENTS**

Number of Parking Use	Minimum Spaces
Any public assembly area without fixed seats	