

ZONING

108 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]

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	80,000	175	15	35	60	30	65	60	75
Residence A-80 (RA-80) ³	80,000	175	15	35	60	30	65	60	75
Residence A-40 (RA-40)									
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 (RB-80) ³	80,000	175	15	35	60	30	65	60	75
Residence B-40 (RB-40)	40,000	150	15	35	50	25	55	50	60
Retirement Community (RC)	15 acres ²	150	15	35	25	10	25	25	40

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.