

## **ARTICLE XXII Business PB District [Added 6-20-1978]**

### **§ 108-111. Purpose. [Amended 7-18-2006 by L.L. No. 24-2006]**

It is the purpose of this article to implement the recommendations of the Master Plan to permit the new construction, reconstruction or renovation of existing structures for the uses set forth below. This use district designation is to be applied consistent with the standards set forth below in transitional areas between intensive business development and residential development, primarily along major arteries. This use district designation may be imposed by the Town Board in conjunction with or to the exclusion of all other use districts shown upon the Official Map of the Town of Riverhead.

### **§ 108-112. Uses. [Amended 9-18-1984; 10-6-1992; 7-18-2006 by L.L. No. 24-2006]**

In the Business PB 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 or occupied, unless otherwise provided in this chapter, for one or more of the following uses or accessory uses:

#### **A. Permitted uses.**

##### **(1) Professional offices of:**

- (a) Accountants.
- (b) Architects.
- (c) Artists.
- (d) Attorneys.
- (e) Audiologists.
- (f) Bookkeepers.
- (g) Chiropractors.
- (h) Dentists.
- (i) Draftsmen.
- (j) Engineers.
- (k) Income tax preparers.
- (l) Insurance agents or brokers.
- (m) Interior decorators.
- (n) Journalists.
- (o) Medical doctors.
- (p) Optometrists.
- (q) Osteopaths.
- (r) Podiatrists.
- (s) Photographers.
- (t) Physical therapists.
- (u) Real estate agents or brokers.
- (v) Surveyors.
- (w) Veterinarian.

- B. Special permit uses. All special permit uses set forth herein shall be subject to the approval of the Town Board pursuant to the definition of special permits in § 108-3 of this chapter. Special permit uses are as follows:
- (1) Day-care centers or nursery schools as defined by the Social Service Law.
  - (2) Any other professional offices of a person or person engaged in a profession similar to those in Subsection A(1) above.
- C. Accessory uses. Accessory uses shall include those uses customarily incident to any of the above permitted or special permitted uses when located on the same lot and specifically granted by the Town Board as accessory to the permitted or special permitted uses.

**§ 108-113. Conformance with Zoning Schedule required.**

No building 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.

**§ 108-114. Additional requirements.**

- A. There shall be a protective planting strip or buffer, not less than 10 feet in width, along any lot line abutting a residential district or use. No structure, storage or parking or other uses shall be permitted within this strip or buffer. Said buffer or strip will be planted with evergreens or similar vegetation which, when planted, shall be at least six feet tall and when mature shall be maintained at a height of not less than eight feet, so as to provide an effective natural screen between districts. The maintenance of this strip or buffer, any parking area or any green area shown on a site plan submitted as a part of an application for a special permitted use under this Article during the continuance of said use is hereby a condition of said special use, and the failure to maintain said areas shall operate to revoke said special permit in addition to all other penalties provided by this chapter.
- B. No signs shall be permitted upon any land or structure within the Business PB District with the exception of one sign per lot by special permit of the Town Board or Board of Appeals, which shall bear only the name and occupation of the resident. Such sign shall have a maximum area of eight square feet and may be located on the building wall or in the required front yard, provided that it is set back not less than 25 feet from any side line, that it is set back not less than 15 feet from the front lot line and that it is not more than six feet above the natural ground at its location.
- C. The site plan shall show, in addition to all other requirements of this chapter, the following:
- (1) The proposed method of collection and disposal of stormwater, designed so as not to interfere with adjoining properties or burden public facilities.
  - (2) The proposed lighting facilities for the safety of pedestrian and vehicular traffic, with exterior spot lighting of buildings or grounds to be from shaded sources and located so that the light beams are not directed toward any lot in a residential district or toward a public highway.
  - (3) The method of water supply and of sewage disposal, conforming to Health Department requirements.
- D. Parking shall be provided in conformity with the Parking Schedule **Editor's Note: The Parking Schedule is located at the end of this chapter.** and § 108-60 of this chapter. For each parking space required, there shall be provided 30 square feet of landscaped island or green area. Such areas shall not be less than eight feet in width, measured on the shortest side. Such areas shall be contained by curbs conforming to the Town of Riverhead highway specifications. Said

areas shall be landscaped in accordance with § 108-64.1D of this chapter. Said areas shall be maintained as set forth in Subsection A above. **[Amended 7-7-1987]**

- E. No building, structure, premises or lot in the Business PB District shall be used or occupied for any of the following uses:
- (1) Wholesale sales.
  - (2) Retail sales.
  - (3) Warehousing.
  - (4) Inpatient care, diagnosis or treatment.
  - (5) Window or outside displays.
  - (6) Hospitals.
  - (7) Nursing homes or adult care facilities.
  - (8) Morticians.
  - (9) Druggists.

**§ 108-115. (Reserved)** Editor's Note: Former § 108-115, Existing structures, added 9-5-1978, was repealed 7-18-2006 by L.L. No. 24-2006.