

## **ARTICLE XXXIV Multifamily Residential Professional Office Zone [Added 4-4-1989]**

### **§ 108-167. Purpose.**

The purposes of this Article are to provide for multifamily residences and professional office activities adjacent to neighborhood commercial areas; to respect and preserve the existing rural and woodland character of hamlets; and to provide for coordinated site design which unifies individual developments, thereby allowing convenient and safe vehicular circulation and promoting high quality design of developments which compliments the scale and hamlet character of these areas.

### **§ 108-168. Zoning use classification.**

The zoning use classification known as Residence E District shown on the attached amendment to the Zoning Use Classification Map is hereby adopted.

### **§ 108-169. Uses.**

In the Residence E District no building, structure or premises shall be used, arranged or designed to be used and no building or structure shall hereafter be erected, reconstructed or altered, unless otherwise provided in this chapter, except for either one of the following permitted uses and their customary accessory uses.

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

- (1) Multifamily residential condominiums served by a community water system of Health Services.
- (2) Day-care centers or nursery schools, as defined by social services law.
- (3) Professional offices of:
  - (a) Accountants.
  - (b) Architects.
  - (c) Artists.
  - (d) Attorneys.
  - (e) Audiologists.
  - (f) Bookkeepers.
  - (g) Chiropractors.
  - (h) Dentists.
  - (i) Engineers.
  - (j) Income tax preparer.
  - (k) Insurance agents or brokers.
  - (l) Interior designers.
  - (m) Journalists.
  - (n) Medical doctors.
  - (o) Optometrists.
  - (p) Osteopaths.

- (q) Podiatrists.
  - (r) Person or persons determined by the Town Board to be engaged in a profession similar to those set forth above.
- B. Accessory uses. Those uses customarily incidental to any of the above permitted uses when located on the same lot and not involving the conduct of a business.

**§ 108-170. Development standards.**

- A. Lot area. The minimum lot area shall be 160,000 square feet.
- B. Lot width: The minimum lot width (frontage) shall be 400 feet.
- C. Yards.
  - (1) Front. The minimum front yard shall be 50 feet. No building, structure or parking shall be located in the front yard so provided.
  - (2) Side. The minimum side yard shall be 25 feet
  - (3) Rear. The minimum rear yard shall be 50 feet, except that the minimum rear yard shall be 25 feet when adjacent to a property within a Residence E zoning district.
- D. Building area.
  - (1) The maximum building area for professional office uses shall be 17%.
  - (2) The number of dwelling units permitted for residential uses shall be based on the number of bedrooms per dwelling unit and the type of community water and sewage system provided, which number shall be incorporated as a filed restriction in all deeds and titles related to the condominium site as follows:
    - (a) One-bedroom dwelling units: four and zero-tenths per acre.
    - (b) Two-bedroom dwelling units: three and zero-tenths per acre.
- E. Height. The maximum height of buildings and structures shall be 35 feet.

**§ 108-171. Landscaping, screening and buffering.**

- A. Screening and buffering shall meet the minimum requirements of § 108-64.1 of this chapter.
- B. Yard landscaping. Within all the required yards the existing vegetation shall be retained. Any proposals for disturbance shall be subject to site plan approval and Architectural Review Board recommendation.
- C. Preservation of existing vegetation. Site plans for the development of property located in a Residence E District shall include an indication of existing mature trees and other instances of unique, indigenous and/or significant vegetation or other natural features so as to ensure their preservation and thereby retain an open space environment which enhances the character of the Town.
- D. Parking Areas.
  - (1) The visual impact of parking areas shall be softened by interrupting continuous rows of parking spaces with planting and by creating planted canopies over parking areas.
  - (2) Any open parking areas of 15 spaces or more shall be provided with internal landscaping covering not less than 10% of the total area of the parking area.
  - (3) Landscaping shall be reasonably dispersed throughout the parking area. Primary landscape materials shall be shade trees. Secondary materials may include shrubs and ground cover which shall compliment the tree planting and the surrounding natural

environment.

**§ 108-172. Access and parking requirements.**

A. Parking.

- (1) The parking requirement for professional office uses is one space per 150 square feet of floor area.
- (2) The parking requirement for residential uses is 1 1/2 spaces per dwelling unit.

B. Access. No more than one access shall be provided per lot.

**§ 108-173. Signage.**

Signage shall meet the requirements of § 108-56, Signs, of the Zoning Ordinance.

**§ 108-174. Additional requirements.**

- A. Cluster development application. The application for a proposed condominium will be combined with an application for a cluster development pursuant to the provisions of Article XIX of this chapter, and both will be considered under this provision.
- B. Additional information. The Planning Board, under these provisions and the procedures set forth in the subdivision regulations of the Town of Riverhead, may require the following additional information as a basis for approving the condominium map of such condominium subdivisions:
  - (1) A complete site plan showing the location of all landscaping and other improvements, including dwelling units (with floor plans, elevation of all buildings and structures).
  - (2) The text of all filed restrictions on the use of the land and buildings, including the condominium agreement ads approved by the New York State Attorney General.
  - (3) Any other information deemed by the Board to be necessary to a reasonable determination of the application.