

*Town of Riverhead, NY  
Sunday, January 5, 2025*

## Chapter 301. Zoning and Land Development

### Part 2. Districts

## Article XII. Rural Corridor (RLC) Zoning Use District

[Added 10-21-2004 by L.L. No. 41-2004]

### § 301-63. Purpose and intent.

The intent of the Rural Corridor (RLC) Zoning Use District is to allow a very limited range of roadside shops and services that are compatible with the agricultural and rural setting along major arterial roads, such as New York State Route 25, leading into Downtown Riverhead and areas zoned Hamlet Center (HC) or Village Center (VC).

### § 301-64. Uses.

In the RLC 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) Agricultural production.
- (2) Antique stores and craft stores.
- (3) Retail stores or shops on properties with frontage along either side of New York State Route 25 between South Jamesport and Washington Avenues and their logical extensions.
- (4) Nurseries.
- (5) Museums.
- (6) Libraries.
- (7) Schools.
- (8) Places of worship.

- (9) Parks and playgrounds.
- (10) Single-family and two-family houses.

B. Special permit uses:

- (1) Professional offices, provided they are within 1/4 mile of the Hamlet Center (HC) or Village Center (VC) Zoning Use Districts.
- (2) Country inns, provided they are within 1/4 mile of the HC or VC Zoning Use Districts.
- (3) Funeral homes, provided they are within 1/4 mile of the HC or VC Zoning Use Districts.
- (4) Bistros, cafes.
- (5) Bed-and-breakfast establishments.
- (6) Professional offices of attorneys, architects, medical doctors, or dentists, provided that the subject real property conforms to the following conditions:  
[Added 6-17-2008 by L.L. No. 17-2008]
  - (a) The property is improved with a single-family residence at the time of the adoption of this Subsection **B(6)**.
  - (b) The professional office use shall be within the building footprint of the existing single-family residence.
  - (c) The property has frontage along New York State Route 25 between Route 105 and the Town boundary with the Town of Southold.
- (7) Existing structures may be enlarged for use as professional offices of attorneys, architects, medical doctors, or dentists as wellness facilities or as general offices, provided that the subject property conforms to the following:  
[Added 9-6-2017 by L.L. No. 19-2017]
  - (a) Such property must be designated as a landmark pursuant to Article II of Chapter 241 of the Town Code of the Town of Riverhead or be property that is located in and contributes to the character of a designated historic district, created pursuant to Article III of Chapter 241 of the Town Code of the Town of Riverhead.
  - (b) The existing historic structure must be preserved and restored following guidelines and review standards established in Article III of Chapter 241 of the Town Code of the Town of Riverhead.
  - (c) Any additions thereto must meet guidelines and review standards established in Article III of Chapter 241 of the Town Code of the Town of Riverhead.
  - (d) Additions to and alteration and rehabilitation of exteriors are approved by the Town's Landmarks Preservation Commission prior to commencement of work.
  - (e) The floor area of additions shall not exceed 100% of the floor area of the existing structure or 3,000 square feet, whichever is less.
  - (f) The lot coverage of additions shall not exceed the total lot coverage allowed for this zone.

(g) The property has frontage along New York State Route 25 between Route 105 and the Town boundary with the Town of Southold.

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. Specifically permitted are the following:

- (1) Farm stands.
- (2) Wine tasting rooms.

## § 301-65. Lot, yard, bulk and height requirements.

A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the Zoning Schedule<sup>[1]</sup> 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.

[1] *Editor's Note: The Zoning Schedule is **included as an attachment to this chapter**.*

B. New buildings in the RLC Zoning Use District shall comply with the lot, yard, bulk and height requirements of the Zoning Schedule. However, the Town Board shall have discretion during site plan approval to grant variances in front setbacks based on the contextual pattern of nearby commercial or residential properties, so as to maintain a unified street wall pattern.

## § 301-66. Supplementary guidelines.

[Amended 5-5-2009 by L.L. No. 18-2009]

The design, buffer and parking standards listed in the provisions below (Subsections A and B of this section) are intended as a guide or measure for improvements in parcels in this zoning district, and the word "shall" recited in the provisions below, with the exception of Subsection B(1) which requires adherence to the Parking Schedule, is intended to obtain 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, with no building having a footprint greater than 5,000 square feet.
- (2) Properties within 1/4 mile of a Downtown Center (DC), Hamlet Center (HC) or Village Center (VC) Zoning Use District shall provide sidewalks within the public right-of-way abutting their properties. Otherwise, sidewalks are specifically discouraged.
- (3) In order to minimize their visual impacts on the predominantly rural corridors, nonagricultural uses shall be housed in residential or farm-style buildings.
- (4) Nonagricultural-use buildings should echo the character of the district's residences or farmhouses in terms of shape, roofline, and massing. The exteriors of buildings shall utilize natural cladding materials such as wood, brick, stucco, stone or a combination of such materials. The use of synthetic, metallic, and reflective materials should be avoided.



- (5) Agricultural-use buildings should harmonize with the agricultural character of the area through appropriate use of materials, paint colors, and landscaping.
- (6) Signage shall be provided in accordance with Article **XLVIII**, Signs, of this chapter.

**B. Parking standards.**

- (1) The number of off-street parking spaces in the RLC Zoning Use District shall be provided in accordance with § **301-231**, Off-street parking, of this chapter.
- (2) Parking is prohibited in the front yard. Parking shall be provided to the side or rear of buildings.
- (3) Where site grading and topography result in parking areas being located at higher elevation than and visible from the adjacent roadway, planted berms shall be used to screen the view of automobiles from public roadways.
- (4) In order to provide shade, parking lots with 21 or more spaces shall have "orchard" planting for shade: one tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot, rather than clustered only along the edges.
- (5) In order to soften the appearance of parking lots, parking lots shall be landscaped with ground cover, grasses, or low shrubs for at least 15% of their land area.
- (6) In order to provide recharge of the groundwater basin and minimize runoff into water bodies, at least one of the following stormwater management measures shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
  - (a) Entire parking areas shall be surfaced with gravel, rather than impervious pavement.
  - (b) Where sanding and salting are not used in the winter, low-traffic or seasonal parking overflow areas of the parking lot shall be surfaced with porous pavement or gravel.
  - (c) Landscaped areas shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.

**C. Additional requirements.**

[Added 2-17-2016 by L.L. No. 4-2016]

- (1) Hours of operation of retail business establishments. As used herein, a "retail business establishment" shall mean and include a retail store, shop, or other business establishment in which goods, wares, foods, commodities, articles or products are sold at retail, except that a retail business establishment shall not be construed to include any business establishment licensed to sell alcoholic beverages at retail for on-premises consumption. No retail business establishment shall remain open for business during the five-hour period between 12:00 midnight and 5:00 a.m. Every retail business establishment shall be closed to the public during the aforementioned five-hour period, and business with the public therein is prohibited after the hour of 12:00 midnight and before the hour of 5:00 a.m. of every day.