

**TOWN OF RIVERHEAD  
NOTICE OF PUBLIC  
HEARING**

**PLEASE TAKE NOTICE** that a public hearing will be held before the Town Board of the Town at Riverhead at Riverhead Town Hall, 200 Howell Avenue, Riverhead, New York, on the 6<sup>th</sup> day of December, 2016 at 2:20 o'clock p.m. to amend Chapter 301, entitled "Zoning and Land Development" of the Riverhead Town Code.

**Be it enacted** by the Town Board of the Town of Riverhead as follows:

CHAPTER 301  
Zoning and Land Development

§ 301-122 Uses.

In the Ind C 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:

(no changes; omitted for length)

B. Special permit uses:

(1) Outdoor theaters (including bandshell, bandstand, amphitheater).

(2) Sports arena.

(3) Motor coach terminal.

(4) Agricultural production upon real property seven acres or greater lying within Scenic River Areas defined pursuant to the Order of the Commissioner of the New York State Department of Environmental Conservation dated September 18, 1990.

(5) One-family dwelling upon real property of four acres or greater within Scenic River Areas defined pursuant to the Order of the Commissioner of the New York State Department of Environmental Conservation dated September 18, 1990.

(6) Outdoor storage subject to the following conditions:

(a) Subject parcel must be located west of Edwards Avenue or south of the Long Island Railroad train tracks along West Main Street

(b) Materials, equipment, and all company-owned and -operated vehicles, with the exception of passenger vehicles, must be limited to those associated with and as accessory to the permitted principal use.

(c) Area of outdoor storage is limited to 100% of the existing gross floor area of the building(s) utilized for the associated principal use.

(d) Outdoor storage areas shall meet principal setbacks of the zoning district and stored materials may not exceed 15 feet in height.

(e) Outdoor storage areas shall be within a fenced area and screened and buffered in accordance with §301-236

C. Accessory uses.

(no changes; omitted for length)

D. Prohibited uses:

(1) Professional offices.

- (2) Municipal offices.
- (3) Outdoor storage, except as accessory to the specially permitted use set forth in Subsection B(3) of this section or as specially permitted as set forth in Subsection B(6).
- (4) Indoor theater.
- (5) Residential uses.

- Overstrike represents deletion(s)
- Underscore represents addition(s)

Dated: Riverhead, New York  
November 15, 2016

**BY THE ORDER OF THE TOWN  
BOARD OF THE TOWN OF  
RIVERHEAD**

**DIANE M. WILHELM, Town Clerk**