

## **2. Land Use Element**

### **2.1 VISION STATEMENT FOR RIVERHEAD'S FUTURE**

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Riverhead is already one of the most dynamic and exciting places on Long Island, and in the future, it will become a preeminent center for tourism, agriculture, business, shopping, recreation, and living on the East End. As in recent years, the Town will continue to experience growth and change in coming years. Economic development and environmental conservation should be balanced; to not only sustain expansion of Riverhead's strong economic base, but also promote livable communities, preserve farmland and agricultural activity, and protect Riverhead's natural, historic, and scenic resources. In the future, Riverhead should have the following characteristics:

- A revitalized downtown that is retooled for tourism, with unique cultural attractions, a bustling Main Street, protected historic buildings, and an expanded and improved waterfront park;
- Walkable hamlet centers that serve as centers for community life and provide day-to-day shopping and services for residents, as well as specialty shopping for tourists.
- Attractive residential neighborhoods clustered around downtown, the hamlet centers, and north of Sound Avenue;
- A thriving commercial corridor along Route 58, with reduced traffic congestion and an attractive visual quality;
- A dynamic office/industrial center in and around Enterprise Park at Calverton;
- Regional recreational and entertainment facilities at Enterprise Park at Calverton;
- A greenbelt of farmland and open space with a prosperous agricultural industry, where housing is clustered and open space permanently preserved;
- A system of parks and greenways that provide abundant recreational opportunities for all age groups;
- Improved access to waterfront areas for recreational purposes, including the Peconic River, Flanders Bay, the Great Peconic Bay, and Long Island Sound;
- Protected streambeds, wetlands, woodlands, bluffs, beaches, and other natural areas, including habitat areas for plant and animal species;
- A strong Town identity and heritage, with protected scenic vistas and beautifully restored and reused historic buildings;
- A reputation as a place that has the best of both the past and the present, and the best of both natural and built environments.

The Land Use Element is the centerpiece of the Comprehensive Plan. It synthesizes all of the goals and policies of the other ten elements into a single, coherent vision. It also forecasts and compares several "build-out" scenarios that would result from the existing zoning patterns and the Proposed Land Use Plan. A build-out estimate is useful because it indicates the future potential amount of housing units and, by extension, the saturation population or future population that would exist when all available land is developed to the maximum extent in accordance with zoning patterns.

## **2.2 THE PROPOSED LAND USE PLAN**

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The Proposed Land Use Plan, shown in Figure 2-1, summarizes in map form many of the goals and policies in the Comprehensive Plan. The Proposed Land Use Plan is an outgrowth of the Town's public outreach process. It was prepared in spring and summer 2002, after the completion of the Citizens Advisory Committee's (CAC) Round Two Workshops (see Chapter 1, the Introduction). The Round Two Workshops were sessions during which members of the CAC and the general public were able to review and comment on the first drafts of the other ten elements of the Plan. Following those workshops, the comments received were used to revise and refine those elements and, finally, to prepare this synthesizing element, which brings all of them together. In addition, the Riverhead Town Board amended the Proposed Land Use Plan to consider public comments on specific parcels where the proposed districts/uses were challenged. Several districts and land use patterns were also modified to streamline the sending and receiving areas of the Transfer of Development Rights (TDR) program and to take into account accepted planning principles.

The Proposed Land Use Plan sets a precedent for future development because once it is adopted it will become the basis and implementing authority for the Town's new zoning map. As such, it will directly influence future development patterns. All future subdivisions and site plans will have to conform to the map and the new zoning designations included in this Element.

### **CHANGES FROM THE TOWN'S CURRENT ZONING MAP**

While some parts of the Proposed Land Use Plan are consistent with the existing zoning patterns, other parts are significantly different. In particular, several new commercial zoning districts are being proposed and a majority of the existing residential districts are being replaced with lower density residential districts. These new districts are intended to help implement proposals in the various elements of the Comprehensive Plan, particularly the Agriculture Element (Chapter 3), the Natural Resources Conservation Element (Chapter 4), the Business Districts Element (Chapter 6), and the Economic Development Element (Chapter 7).

Table 2-1 provides a list of the proposed zoning districts. Table 2-2 lists the existing zoning districts that are being retained in the Proposed Land Use Plan, and Table 2-3 shows the existing zoning districts that are being eliminated.

Figure 2-1: Proposed Land Use Plan

Back of Figure

In order to implement the goals and policies found throughout the Comprehensive Plan, many other properties are proposed to be rezoned as well. In particular, the Proposed Land Use Plan modifies existing zoning patterns and boundaries to bring about farmland and open space preservation, and create compact, well planned pedestrian and transportation-friendly communities.

### **Proposed Zoning Districts**

As shown in Table 2-1, the proposed zoning districts consist of commercial and residential districts, as well as an Industrial/Residential (IR) district. The commercial districts provide a new framework for development in downtown, along Route 58, and in the hamlet centers. A detailed description of each proposed zoning district is provided in Section 2.3. The Downtown Center (DC) zone is broken up into several subdistricts, each tailored to a distinct part of the downtown area. These subdistricts, each with subtle differences, are intended to carefully balance downtown land uses and development patterns in a manner that fits into the historic and natural context of the area.

The other districts are suited to different types of commercial development: shopping centers (SC); small roadside commercial establishments like drive-through banks and gas stations (BC); major regional shopping centers (DRC); small country crossroads (HC); and historic village centers (VC). These zones are integrated along Route 58 and in the hamlet centers to best suit the localized market trends in these areas.

The new Industrial/Recreational (IR) zone is intended to provide a mix of commercial recreation uses and moderate-scale industrial development in the areas generally between Enterprise Park in Calverton and the terminus of the LIE. The current zoning encourages traditional industrial development. By permitting commercial recreation as well, the Town would provide an additional area for the development of recreational attractions that would appeal to tourists.

The proposed residential districts reflect town-wide density reductions as well as the restructuring of the existing TDR program. As explained above, these measures are intended to reduce sprawl and development pressures, and create well-planned communities. The Residence A-80 (RA-80) and Residence A-40 (RA-40) districts, and certain parcels in the Residence AB-80 (RAB-80) district, are residential receiving areas that are designed to shift development potential away from Riverhead's farms and priority open space.

**Table 2-1: Proposed Zoning Districts**

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<u>Industrial</u>				
IR	Industrial/Recreational			
<u>Commercial</u>				
DC	Downtown Center			
	DC-1	Main Street	DC-4	Office/Residential
	DC-2	Waterfront		Transition
	DC-3	Office	DC-5	Residential
HC	Hamlet Center			
VC	Village Center			
BC	Business Center			
SC	Shopping Center			
CRC	Commercial/Residential Campus			
DRC	Destination Retail Center			
RLC	Rural Corridor			
TRC	Tourism/Resort Campus			
<u>Residential</u>				
RA-80	Residence A-80			
RA-40	Residence A-40			
RB-80	Residence B-80			
RB-40	Residence B-40			
RAB-80	Residence AB-80			
<u>Agriculture</u>				
APZ	Agricultural Protection Zone			
<u>Institutional</u>				
IN	Institutional			
<u>Overlay Zones</u>				
MFROZ	Multifamily Residential Overlay Zone			

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As stated in Chapter 3, the Agriculture Element, the purpose of the TDR program is to receive development rights from parcels in the Agricultural Protection Zone (APZ) and certain parcels in the RAB-80 district (north of Sound Avenue). These areas have significant agricultural, open space, ecological values in the Town of Riverhead. For instance, by participating in the TDR program, a landowner in the APZ could sell his or her property's development rights to a landowner in the RA-80, RA-40, or certain parcels in the RAB-80 district, with the result that the farmland would be preserved as tillable open space. Parcels within the receiving districts (RA-80, RA-40, and RAB-80) would have the ability to double

as-of-right densities with transferred development rights. The advantage of embedding the TDR component into each district as opposed to creating a general overlay for all districts is that the TDR provisions can be tailored to each district. In this way, the TDR component can take into account the hamlet characteristics and development standards for each receiving area.

The RAB-80 district is located north of Sound Avenue between Wildwood State Park and the Southold Town line. Since parcels within the RAB-80 district have natural, scenic, agricultural, and open space values, as well as strong real estate market values and adequate infrastructure, the district is designed to send and receive development rights in the TDR program. While parcels in the RAB-80 district are expected to have a very high potential demand for residential development, an analysis of the land use in this district indicates that approximately one half of the unprotected, developable land is actively tilled farmland (excluding the KeySpan property – 600-3-1-2.2). For this reason, the RAB-80 district provides a landowner with the flexibility to send development rights and place an agriculture easement on the land, or receive development rights and double the as-of-right density on the land.

The Residence B-80 (RB-80) and Residence B-40 (RB-40) districts are traditional residential districts with two acre as-of-right yields that are not part of the TDR program. Parcels within these districts are expected to have a lower concentration of potential housing units than those in the TDR receiving areas.

The Institutional District (IN) includes parcels with community facilities, such as schools, parks, and fire departments, along with miscellaneous property owned by the Town of Riverhead.

The proposed overlay zone is intended to create compact and attractive future housing development for Riverhead. The Multifamily Residential Overlay Zone (MFROZ) allows for high-density residential use for sale or lease on appropriate sized parcels with frontage upon major thoroughfares and served by necessary infrastructure. The overlay zone shall be established on a floating zone basis where specific criteria must be met for parcels to qualify.

**Existing Zoning Districts that are being retained**

The districts that are being retained are listed in Table 2-2.

**Table 2-2: Existing Zoning Districts that are Being Retained**

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<u>Residential</u>	
RRC	Residence RC - Retirement Community
RRDC	Residence RDC - Redevelopment Community <sup>1</sup>
<u>Industrial</u>	
PRP	Planned Recreational Park
PIP	Planned Industrial Park
IA	Industrial A - Light Industry
IB	Industrial B - General Industry
<u>Commercial</u>	
PB	Business PB – Professional Service Building
MRPO	Residence E – Multifamily Residential Professional Office Zone
BCR	Business CR – Rural Neighborhood Business
<u>Recreational, Open Space &amp; Conservation</u>	
OSC	Open Space Conservation
NRP	Natural Resources Protection
RN	Recreational
<u>Overlay Zones</u>	
IROZ	Industrial Receiving Overlay Zone <sup>1</sup>
PBOZ	Pine Barrens Overlay Zone <sup>2</sup>

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1. These are overlay zones. As such, they are not mapped on the Proposed Land Use Plan or the Town's Zoning Map, but added by the Town Board pursuant to rezoning procedures outlined in the Town's zoning ordinance.

2. Covers the area in the Town of Riverhead included within the Core Preservation Area of the Central Suffolk Pine Barrens.

Notably, the Residence RDC and the Industrial Receiving Overlay Zone are not shown on Figure 2-1. This is not an oversight. These are overlay districts that may be added to the map by the Town Board at its discretion. Since these districts serve important purposes identified by the Town in past years, they are being retained. In addition, the Pine Barrens Overlay Zone covers those parts of Riverhead located within the Core Preservation Area and Compatible Growth Area of the Central Suffolk Pine Barrens. This area is depicted on Figure 4-1: Aquifer and Groundwater Resources.

### Existing Zoning Districts that are being eliminated

Properties that are located in any of the eliminated zoning districts below are designated by new zoning districts in Figure 2-1. As previously stated, the proposed commercial and residential districts would replace a majority of the existing zoning districts. Because the Proposed Land Use Plan includes a new set of commercial zoning districts, a majority of the old commercial zones and two commercial overlay zones are being eliminated. The Defense Institutional (DI) district, which covered the Naval Weapons Industrial Reserve Plant (NWIRP) site and open space areas north of this site, was eliminated in September 1999 and rezoned for industrial, recreational, and open space uses.

The Proposed Land Use Plan sets forth a new set of residential districts that replaces several existing zoning use districts. The existing residential districts are being eliminated because of the town-wide upzoning and the restructuring of the TDR program. Specifically, certain existing residential districts with minimum lot sizes of 40,000 square feet and 20,000 square feet are being eliminated because their densities do not conform to the land preservation goals of the Comprehensive Plan.

**Table 2-3: Existing Zoning Districts that are Being Eliminated**

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<u>Industrial</u>	
DI	Defense Institutional (eliminated in September 1999)
<u>Commercial</u>	
BA	Business A - Resort Business
BB	Business B - Shopping Center
BC	Business C - Neighborhood Business
BD	Business D - General Business
BE	Business E - Highway Commercial Service
BG	Business G - Tourist Business
OS	Office/Service
<u>Residential</u>	
RA	Residence A
RB	Residence B
RC	Residence C
RD	Residence D
<u>Agriculture</u>	
APZ	Agricultural Protection Zone

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## 2.3 PROPOSED LAND USE DESIGNATIONS

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The new zoning districts shown on Figure 2-1 and listed in Table 2-1 are explained in detail in this section. Each district is summarized in a single table, starting on the next page. Each table includes a purpose statement, a list of preferred land uses, and a description of "design concepts," which includes proposed regulations for building design, parking, landscaping, open space requirements, and other factors.

The zoning use districts adopted pursuant to public hearing will provide more detailed dimensional requirements and performance standards than outlined in these tables. The "design concepts" discuss only the most critical regulations necessary to achieve the desired patterns of land use and development in each district.

**Table 2-4: Downtown Center (DC)**

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**Purpose:** To make downtown the civic and cultural center of Riverhead, by providing a vital, high-density, mixed-use environment for shopping, eating out, cultural activities, entertainment, and professional services year-round.

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<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<p><b><i>DC-1: Main Street</i></b></p> <ul style="list-style-type: none"> <li>• Retail Stores, Personal Services</li> <li>• Indoor Public Market</li> <li>• Art Galleries</li> <li>• Restaurants, Cafes, Bars</li> <li>• Banquet Facilities</li> <li>• Live Entertainment</li> <li>• Theaters, Cinemas</li> <li>• Funeral Homes</li> <li>• Banks</li> <li>• Bed-and-Breakfasts, Inns</li> <li>• Offices (not on ground floor)</li> <li>• Museums, Libraries</li> <li>• Aquariums</li> <li>• Schools / Dormitories</li> <li>• Places of Worship</li> <li>• Parks and Playgrounds</li> <li>• Apartment buildings (not on ground floor)</li> <li>• Hotels (by special use permit of the Town Board)</li> </ul>	<p><b><i>DC-1: Main Street</i></b></p> <ul style="list-style-type: none"> <li>• Small stores clustered along a traditional "Main Street"</li> <li>• No minimum lot size</li> <li>• No front or side setbacks for buildings</li> <li>• Full lot coverage allowed</li> <li>• Tallest buildings in town</li> <li>• Sidewalk-oriented entrances, window displays and signs</li> <li>• Parking behind or beside buildings</li> <li>• Shared parking incentives (e.g., 20% reduction in required parking spaces)</li> <li>• Parking waivers with fees</li> <li>• Significant landscaping requirement in parking lot (e.g., 15% = 1.5 times existing regulation); landscaped planter or tree every 10-15 parking spaces, not just around the lot's edges</li> <li>• Height, coverage and/or floor area increases through transferred development rights</li> </ul>
<p><b><i>DC-2: Waterfront</i></b></p> <ul style="list-style-type: none"> <li>• Parks and Playgrounds</li> <li>• Marinas</li> <li>• Hotels (by special use permit of the Town Board)</li> <li>• Concession Stands</li> </ul>	<p><b><i>DC-2: Waterfront</i></b></p> <ul style="list-style-type: none"> <li>• Continuous waterfront walking paths/trails</li> <li>• Strict limits on impervious surfaces</li> <li>• High open space and landscaping requirements</li> </ul>

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**Table 2-4: Downtown Center, continued**

<p><b>DC-3: Office</b></p> <p><b>Preferred Land Uses</b></p> <ul style="list-style-type: none"> <li>• Retail Stores, Personal Services</li> <li>• Restaurants, Bars, Cafes</li> <li>• Banquet Facilities</li> <li>• Art Galleries</li> <li>• Funeral Homes</li> <li>• Banks</li> <li>• Offices / Home Offices</li> <li>• Museums</li> <li>• Libraries</li> <li>• Schools</li> <li>• Places of Worship</li> <li>• Parks and Playgrounds</li> <li>• Apartment buildings / Townhouses</li> <li>• Live/work Space</li> <li>• Single-family Houses</li> <li>• Retirement housing</li> <li>• Residential Health Care</li> <li>• Hotels (by special use permit of Town Board)</li> <li>• Parking facilities</li> </ul>	<p><b>DC-3: Office</b></p> <p><b>Design Concepts</b></p> <ul style="list-style-type: none"> <li>• Compact lots</li> <li>• Relatively narrow front and side yards</li> <li>• Sidewalk-oriented entrances, window displays and signs</li> <li>• Parking behind or beside buildings, not in front</li> <li>• Shared parking incentives (e.g., 20% reduction in required parking spaces)</li> <li>• Parking waivers with fees</li> <li>• Significant landscaping requirement in parking lot (e.g., 15% = 1.5 times existing regulation); landscaped planter or tree every 10-15 parking spaces, not just around the lot's edges</li> <li>• Height, coverage and/or floor area increases through transferred development rights.</li> </ul>
<p><b>DC-4: Office/Residential Transition</b></p> <p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Offices</li> </ul> <p><b>Civic and Cultural</b></p> <ul style="list-style-type: none"> <li>• Places of Worship</li> <li>• Public Offices</li> <li>• Parks and Playgrounds</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• Cottage Accommodations</li> <li>• Apartment buildings</li> <li>• Live/work Space</li> <li>• Townhouses</li> <li>• Retirement housing</li> <li>• Residential Health Care</li> <li>• Home Offices</li> </ul>	<p><b>DC-4: Office/Residential Transition</b></p> <ul style="list-style-type: none"> <li>• Mix of housing and offices</li> <li>• Compact lots</li> <li>• Relatively narrow front and side yards</li> <li>• Front door faces the street</li> <li>• Front porches</li> <li>• Garages set back from front facade or placed in backyard</li> <li>• No parking in front yard</li> <li>• Height, coverage and/or floor area increases through transferred development rights</li> </ul>
<p><b>DC-5: Residential</b></p> <ul style="list-style-type: none"> <li>• Live/work Space</li> <li>• Single-family Houses</li> <li>• Two-family Houses</li> <li>• Townhouses</li> <li>• Cottage Accommodations</li> <li>• Apartment buildings</li> <li>• Retirement housing</li> <li>• Home Offices</li> <li>• Parks and Playgrounds</li> </ul>	<p><b>DC-5: Residential</b></p> <ul style="list-style-type: none"> <li>• Mix of housing types and sizes</li> <li>• Compact lots</li> <li>• Relatively narrow front and side yards</li> <li>• Front door faces the street</li> <li>• Front porches</li> <li>• Garages set back from front facade or placed in backyard</li> <li>• Multi-family restricted along Main Street</li> <li>• Height, coverage and/or floor area increases through transferred development rights</li> </ul>

**Table 2-5: Destination Retail Center (DRC)**

**Purpose:** To provide a location for large retail centers along Route 58 that attract customers from the East End, Long Island, and beyond, while linking development to open space protection along the Route 58 corridor and in Agricultural zones.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Outlet Centers</li> <li>• Shopping Centers (minimum 100,000 square feet)</li> <li>• Cinemas</li> <li>• Hotels</li> <li>• New Auto Dealerships</li> </ul> <p><b>Non-Commercial</b></p> <ul style="list-style-type: none"> <li>• Nursing homes</li> <li>• Life care</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• No golf courses or commercial recreational uses (allowed in IR zones west of LIE)</li> </ul>	<ul style="list-style-type: none"> <li>• Campus-like layouts</li> <li>• No strip development/freestanding businesses</li> <li>• Large minimum lot size</li> <li>• Significant open space requirement, located in front yard (e.g., 50% = double current Tanger Mall standard)</li> <li>• Low base FAR (e.g., 0.10 = 2/3 times current 0.15); higher as-of-right FAR inside Sewer District (e.g., 0.15 = one-half current 0.30); even higher FAR with purchase of Agriculture or Pine Barrens TDRs (e.g., 100% to 0.20 or 0.30 FAR)</li> <li>• Outfitted with sidewalks within one-quarter mile of Downtown Center, Village Center or Hamlet Center zones</li> <li>• Limited entrances from arterial</li> <li>• Aligned entrances from Route 58 simplifying and reducing traffic lights</li> <li>• Dense, vegetated buffering adjacent to residential uses and zones</li> <li>• Significant landscaping requirement in parking lot (e.g., 15% = 1.5 times existing regulation); landscaped planter or tree every 10-15 parking spaces, not just around the edges of the parking lot (not currently required)</li> </ul>

**Table 2-6: Shopping Center (SC)**

**Purpose:** To provide adequate locations for medium-size convenience shopping centers, mainly on Route 58, where residents can purchase daily necessities like groceries, in central locations that are accessible by car, transit, walking, and biking from adjacent residential neighborhoods.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Shopping Centers (minimum 50,000 square feet)</li> <li>• Professional Office Campus</li> <li>• Health Spas/Clubs</li> <li>• Restaurants</li> </ul>	<ul style="list-style-type: none"> <li>• Large-scale and ancillary small-scale stores in shopping center layouts</li> <li>• Office buildings arranged in a campus-like layouts</li> <li>• Limited strip development/freestanding businesses</li> <li>• High minimum lot size</li> <li>• High open space requirement, located in front yard (e.g., 25%, same as Tanger Mall)</li> <li>• High landscaping requirement (e.g., 10%) in parking lot (not currently required)</li> <li>• Low base FAR (e.g., 0.15); higher FAR inside Sewer District (e.g., 0.20); further increases (e.g., by 50%) with purchase of Agriculture or Pine Barrens TDRs (to 0.225 or 0.30 FAR)</li> <li>• Aligned entrances from Route 58—simplifying and reducing traffic lights</li> <li>• Limited entrances from arterial</li> <li>• Dense, vegetated buffering adjacent to residential uses and zones and on frontage along arterial</li> <li>• Significant landscaping requirement in parking lot (e.g., 15% = 1.5 times existing regulation); landscaped planter or tree every 10-15 parking spaces, not just around the edges of the parking lot (not currently required)</li> </ul>

**Table 2-7: Business Center (BC)**

**Purpose:** To allow for small, freestanding, roadside commercial uses, mainly along Route 58, between Destination Retail Centers and Shopping Centers.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Retail Stores</li> <li>• Personal Services</li> <li>• Restaurants</li> <li>• Cafes</li> <li>• Funeral Homes</li> <li>• Banks</li> <li>• Health Spas/Clubs</li> <li>• Offices</li> <li>• Car Washes, (by special use permit of the Town Board)</li> <li>• Drive-through Windows, as an accessory use</li> <li>• New Auto Dealerships</li> <li>• Recreational vehicle dealerships</li> </ul>	<ul style="list-style-type: none"> <li>• Freestanding businesses</li> <li>• Low minimum lot size</li> <li>• Low base FAR (e.g., 0.15); higher FAR inside Sewer District (e.g., 0.20); further increases (e.g., by 50%) with purchase of Agriculture or Pine Barrens TDRs (to 0.225 or 0.30 FAR)</li> <li>• Cross-access agreements, wherever possible</li> <li>• Consolidated entrances, wherever possible</li> <li>• Limited entrances from arterial</li> <li>• Aligned entrances from Route 58—simplifying and reducing traffic lights</li> <li>• Dense, vegetated buffering adjacent to residential uses and zones and on frontage along arterial</li> <li>• Shared parking incentives (e.g., 20% reduction in required parking spaces)</li> <li>• High landscaping requirement (e.g., 10%) in parking lot (not currently required)</li> </ul>

**Table 2-8: Business CR (Rural Neighborhood Business)**

**Purpose:** To allow for limited commercial development adjacent to residential areas.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Retail Sales</li> <li>• Personal Service</li> <li>• Professional Offices</li> <li>• Restaurants</li> <li>• Professional Studios</li> <li>• Country Inns</li> <li>• Bed &amp; Breakfasts</li> </ul> <p><b>Prohibited Land Uses</b></p> <ul style="list-style-type: none"> <li>• Large Retail Food Stores</li> </ul>	<ul style="list-style-type: none"> <li>• Low base FAR (0.15)</li> <li>• Significant front yard setbacks</li> <li>• Parking screened by buildings</li> <li>• Campus development on appropriate lots with pedestrian plazas</li> </ul>

**Table 2-9: Commercial/Residential Campus (CRC)**

**Purpose:** To provide locations for offices, which offer essential legal, medical, accounting, real estate, travel, and other services to Riverhead residents; to provide additional housing alternatives convenient to services and arterials.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Professional and Medical Arts Offices</li> <li>• Banks and/or Financial Institutions</li> <li>• Municipal Offices</li> <li>• Restaurants</li> <li>• Funeral Homes</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• Single-family Residences</li> <li>• Two-family Residences</li> </ul> <p><b>Civic and Cultural</b></p> <ul style="list-style-type: none"> <li>• Schools</li> <li>• Public Offices</li> <li>• Museums</li> <li>• Art Galleries</li> <li>• Cultural and/or Community Centers</li> <li>• Civic Clubs</li> <li>• Places of Worship</li> <li>• Parks and Playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>• Professional offices in a campus-style setting</li> <li>• High minimum lot size</li> <li>• High open space requirement, located in front yard (e.g., 25%, same as Tanger Mall)</li> <li>• Low base FAR (e.g., 0.15); higher FAR inside Sewer District (e.g., 0.20); further increase (e.g., by 50%) with purchase of Agriculture or Pine Barrens TDRs (e.g., to 0.225 or 0.30 FAR)</li> <li>• Limited and aligned entrances</li> <li>• Densely vegetated buffers (min 50 feet) adjacent to residential uses and zones and fronting roadway</li> <li>• High landscaping requirement in parking lot (e.g., 15% = 1.5 times existing regulation); landscaped planter every 10-15 parking spaces, not just around the edges of the parking lot (no provision, currently)</li> </ul>

**Table 2-10: Village Center (VC)**

**Purpose:** To make village commercial nodes into vibrant "Main Streets" with small shops, restaurants, and professional services and a traditional pattern of development and design in a compact, pedestrian-oriented setting.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Retail Stores</li> <li>• Indoor Public Markets</li> <li>• Art Galleries</li> <li>• Personal Services</li> <li>• Restaurants</li> <li>• Cafes</li> <li>• Banquet Facilities</li> <li>• Live Entertainment</li> <li>• Theater</li> <li>• Cinemas</li> <li>• Banks</li> <li>• Professional Offices</li> <li>• Art Galleries</li> <li>• Bed-and-breakfasts</li> <li>• Inns</li> <li>• Funeral Homes</li> </ul> <p><b>Civic and Cultural</b></p> <ul style="list-style-type: none"> <li>• Museums</li> <li>• Libraries</li> <li>• Schools</li> <li>• Places of Worship</li> <li>• Parks and Playgrounds</li> </ul> <p><b>Adjoining Residential</b></p> <ul style="list-style-type: none"> <li>• Single-family Houses</li> <li>• Two-family Houses</li> <li>• Townhouses</li> </ul> <p><b>Mixed Uses</b></p> <ul style="list-style-type: none"> <li>• Upper-floor offices and apartments in business districts</li> <li>• No ground-floor offices or apartments in business districts</li> </ul>	<p><b>Along Arterial</b></p> <ul style="list-style-type: none"> <li>• Small stores clustered along a traditional "Main Street"</li> <li>• Small minimum lot size (e.g., 5,000 sq.ft.)</li> <li>• No front or side setbacks for buildings</li> <li>• Full lot coverage</li> <li>• Sidewalk-oriented entrances, window displays and signs</li> <li>• Parking behind or beside buildings, not in front</li> <li>• Shared parking incentives</li> <li>• Parking waivers with fees and/or land dedication</li> <li>• Significant landscaping requirement in parking lot (e.g., 15% = 1.5 times existing regulation; landscaped planter or tree every 10-15 parking spaces, not just around the edges of the parking lot (not currently required)</li> </ul> <p><b>Adjoining Residential Areas</b></p> <ul style="list-style-type: none"> <li>• Mix of housing types and sizes</li> <li>• Compact lots</li> <li>• Relatively narrow front and side yards</li> <li>• Front door faces the street</li> <li>• Front porches and stoops</li> <li>• Garages set back from front facade or placed in backyard</li> </ul> <p><b>In All Areas</b></p> <ul style="list-style-type: none"> <li>• Site-specific historic and design standards, as appropriate</li> <li>• Outfitted with sidewalks and accessible on foot</li> <li>• Pedestrian connections from retail to residential areas</li> </ul>

**Table 2-11: Hamlet Center (HC)**

**Purpose:** To provide a small cluster of shops and professional services in a rural setting with a rural and residential character.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Retail Stores</li> <li>• Art Galleries</li> <li>• Personal Services</li> <li>• Restaurants</li> <li>• Cafes</li> <li>• Banquet Facilities</li> <li>• Funeral Homes</li> <li>• Professional Offices</li> <li>• Bed-and-breakfasts</li> </ul> <p><b>Civic and Cultural</b></p> <ul style="list-style-type: none"> <li>• Museums</li> <li>• Libraries</li> <li>• Schools</li> <li>• Places of Worship</li> <li>• Parks and Playgrounds</li> </ul> <p><b>Adjoining Residential</b></p> <ul style="list-style-type: none"> <li>• Single-family Houses</li> <li>• Two-family Houses</li> </ul> <p><b>Mixed Uses</b></p> <ul style="list-style-type: none"> <li>• Apartments Above Stores</li> </ul>	<p><b>Along Arterial</b></p> <ul style="list-style-type: none"> <li>• Small stores clustered in a limited node in a rural setting</li> <li>• No minimum lot size</li> <li>• Front and side setbacks consistent with residential district</li> <li>• Sidewalk-oriented entrances, window displays and signs</li> <li>• Cross-access agreements, where possible</li> <li>• Consolidated entrances, wherever possible</li> <li>• Parking behind or beside buildings, not in front</li> <li>• Shared parking incentives upon the same parcel (e.g., 20% reduction in required parking spaces)</li> <li>• Parking waivers with fees and/or land dedication</li> <li>• High landscaping requirement in parking lot (e.g., 15%)</li> </ul> <p><b>Adjoining Residential Areas</b></p> <ul style="list-style-type: none"> <li>• Mix of housing types and sizes</li> <li>• Compact lots</li> <li>• Relatively narrow front and side yards</li> <li>• Front door faces the street</li> <li>• Front porches</li> <li>• Garages set back from front facade or placed in backyard</li> </ul> <p><b>In All Areas</b></p> <ul style="list-style-type: none"> <li>• Site-specific historic and design standards, as appropriate</li> <li>• Outfitted with sidewalks and accessible on foot</li> <li>• Pedestrian connections from retail to residential areas</li> </ul>

**Table 2-12: Rural Corridor (RLC)**

**Purpose:** To allow a very limited range of roadside shops and services in a rural setting along a corridor leading into Downtown, a Village Center, or a Hamlet Center (mainly along Route 25).

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<p><b>Commercial</b></p> <ul style="list-style-type: none"> <li>• Antique Stores</li> <li>• Craft Stores</li> <li>• Farmstands</li> <li>• Nurseries</li> <li>• Agriculture Business Services</li> <li>• Professional Offices</li> <li>• Bed-and-breakfasts</li> <li>• Wine Tasting</li> <li>• Funeral Homes</li> </ul> <p><b>Civic and Cultural</b></p> <ul style="list-style-type: none"> <li>• Museums</li> <li>• Libraries</li> <li>• Schools</li> <li>• Places of Worship</li> <li>• Parks and playgrounds</li> </ul> <p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• Single-family Houses</li> <li>• Two-family Houses</li> </ul> <p><b>Agriculture</b></p> <ul style="list-style-type: none"> <li>• Crop Cultivation</li> <li>• Animal Pastures</li> </ul>	<ul style="list-style-type: none"> <li>• Small freestanding stores with wide yards and landscaped areas</li> <li>• Large minimum lot size (e.g., 50,000 sq.ft.) and limited building size (e.g., maximum FAR of 0.10)</li> <li>• Minimum 50-foot front setback</li> <li>• In case existing parcels are subdivided, require a 500-foot open space buffer from the edge of the roadway</li> <li>• Other yard and side setbacks consistent with residential district</li> <li>• Alternatively: RC is an overlay district with non-residential uses requiring 2 times the lot and setback requirements of underlying zone</li> <li>• Commercial buildings must conform with residential design character: pitched roof, small footprint (e.g., under 2,000 sq.ft.), front door facing street, plate glass window, etc.</li> <li>• Require landscaped planter every 10-15 parking spaces, not just around the edges of the parking lot; or required use of permeable parking lot surface</li> <li>• Cross-access agreements, where possible</li> <li>• Consolidated entrances, wherever possible</li> <li>• Outfitted with sidewalks within one-quarter mile of Downtown Center, Village Center or Hamlet Center zones</li> <li>• High (e.g., 25%) landscaping requirement in parking lot, and landscaping required along the street frontage</li> </ul>

**Table 2-13: Tourism/Resort Campus (TRC)**

**Purpose:** To provide opportunities for overnight accommodations and recreational amenities in a campus setting surrounded by picturesque open space preserves.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<p><b>Accommodations</b></p> <ul style="list-style-type: none"> <li>• Hotel</li> <li>• Spa</li> <li>• Country Club</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• Parks and Playgrounds</li> <li>• Equestrian Facilities</li> </ul> <p><b>Civic and Cultural</b></p> <ul style="list-style-type: none"> <li>• Museums</li> <li>• Libraries</li> </ul> <p><b>Commercial (accessory only)</b></p> <ul style="list-style-type: none"> <li>• Banquet Hall</li> <li>• Retail Stores</li> <li>• Art Galleries</li> <li>• Restaurants</li> <li>• Cafes</li> <li>• Live Entertainment</li> <li>• Health Spas/Clubs</li> <li>• Bed &amp; Breakfasts, by special use permit of the Town Board</li> <li>• Country Inns, by special use permit of the Town Board</li> </ul>	<ul style="list-style-type: none"> <li>• Campus-style setting</li> <li>• High minimum lot size</li> <li>• Limit impervious surfaces</li> <li>• High open space requirement (e.g., 70%, same as AOZ)</li> <li>• Low base FAR (e.g., 0.15); not included in TDR receiving areas, in order to keep low-density.</li> <li>• Limited and aligned entrances</li> <li>• Densely vegetated buffers (min 50 feet) adjacent to residential uses and zones and fronting roadway</li> <li>• High landscaping requirement in parking lot; landscaped planter every 10-15 parking spaces, not just around the edges of the parking lot</li> </ul>

**Table 2-14: Industrial/Recreational (IR)**

**Purpose:** To allow a mix of light industrial and commercial recreation uses in the area between Enterprise Park and the terminus of the Long Island Expressway.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<p><b>Industrial</b></p> <ul style="list-style-type: none"> <li>• Offices</li> <li>• Warehouses</li> <li>• Light Manufacturing</li> <li>• Mechanical Contractor's Offices (e.g., construction, plumbing, etc.)</li> <li>• Wholesale</li> <li>• Outdoor storage as an accessory use</li> </ul> <p><b>Recreational</b></p> <ul style="list-style-type: none"> <li>• Golf Courses</li> <li>• Parks and Playgrounds</li> <li>• Equestrian Facilities</li> <li>• Outdoor Theater (by special use permit of the Town Board)</li> <li>• Sports Arena (by special use permit of the Town Board)</li> <li>• Commercial Sports Facilities (by special use permit of the Town Board)</li> </ul>	<ul style="list-style-type: none"> <li>• Campus-like layouts</li> <li>• Large minimum lot size</li> <li>• Significant open space requirement (e.g., 25%)</li> <li>• Low base FAR (e.g., 0.20 = 1/2 what is permitted in the IA)</li> <li>• Dense, vegetated buffering adjacent to residential uses and zones</li> <li>• Significant landscaping requirement in parking lot (e.g., 15%); landscaped planter or tree every 10-15 parking spaces, not just around the edges of the parking lot (not currently required)</li> </ul>

**Table 2-15: Agricultural Protection Zone (TDR Sending)**

**Purpose:** To promote and sustain agricultural activity and farming, while protecting prime soils, which are among the most productive in New York State, through the Transfer of Development Rights (TDR); To allow low density residential development and homesteads within a scenic and bucolic setting; To promote agro-tourism and the local farming industry.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<ul style="list-style-type: none"> <li>• Agricultural Production</li> <li>• Single-family Dwellings</li> <li>• Golf Courses</li> <li>• Farm Stands</li> <li>• Riding Academies</li> <li>• Bed &amp; Breakfasts</li> </ul>	<ul style="list-style-type: none"> <li>• Two acre yields (80,000 square feet)</li> <li>• Priority PDR area</li> <li>• TDR Sending provisions where one development right equals 43,560 square feet</li> <li>• Cluster Subdivision to create large agricultural lots</li> </ul>

**Table 2-16: Residence A-80 (TDR Receiving)**

**Purpose:** To allow low density residential development and medium density residential development with transferred development rights.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<ul style="list-style-type: none"> <li>• Single-family Dwellings</li> <li>• Parks and Playgrounds (Non-commercial)</li> <li>• Daycare center or nursery school (by special use permit of the Town Board)</li> <li>• Home occupation, as accessory</li> </ul>	<ul style="list-style-type: none"> <li>• Two acre yields (80,000 square feet)</li> <li>• One acre yields (40,000 square feet) with transferred development rights</li> </ul>

**Table 2-17: Residence A-40 (TDR Receiving)**

**Purpose:** To allow medium density residential development and medium to high density development with transferred development rights.

<b>Preferred Land Uses</b>	<b>Design Concepts</b>
<ul style="list-style-type: none"> <li>• Single-family Dwellings</li> <li>• Parks and Playgrounds (Non-commercial)</li> <li>• Daycare center or nursery school (by special use permit of the Town Board)</li> </ul>	<ul style="list-style-type: none"> <li>• One acre yields (40,000 square feet)</li> <li>• 1/2 acre yields (20,000 square feet) with transferred development rights or with development of workforce housing</li> </ul>

**Table 2-18: Residence AB-80 (TDR Sending & Receiving)**

**Purpose:** To allow low density residential development and medium density residential development with transferred development rights; To promote natural, scenic, agricultural, and open space values, as well as strong real estate market values and well-planned subdivisions; To allow for golf courses that are environmentally sound.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<ul style="list-style-type: none"> <li>• Agricultural Production</li> <li>• Single-family Dwellings</li> <li>• Golf Courses and Clubs, with customary accessory uses</li> <li>• Attached Condominiums</li> <li>• Farm Stands</li> <li>• Bed &amp; Breakfasts</li> <li>• Country Inns</li> </ul>	<ul style="list-style-type: none"> <li>• Two acre yields (80,000 square feet)</li> <li>• One acre yields (40,000 square feet) with transferred development rights</li> <li>• Potential half acre yields (20,000 square feet) with transferred development rights on appropriate parcels</li> </ul>

**Table 2-19: Residence B-80**

**Purpose:** To allow low density single-family residential development.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<ul style="list-style-type: none"> <li>• Single-family Dwellings</li> <li>• Parks and Playgrounds</li> <li>• Daycare centers or nursery schools, by special use permit of the Town Board</li> <li>• Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>• Two acre yields (80,000 square feet)</li> <li>• Cluster Subdivision to conserve natural features and prime soils</li> </ul>

**Table 2-20: Residence B-40**

**Purpose:** To allow medium density residential development within the downtown setting

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<ul style="list-style-type: none"> <li>• Single-family Dwellings</li> <li>• Parks and Playgrounds</li> <li>• Daycare centers or nursery schools, by special use permit of the Town Board</li> <li>• Home occupations</li> </ul>	<ul style="list-style-type: none"> <li>• One acre yields (40,000 square feet)</li> </ul>

**Table 2-21: Multifamily Residential Overlay District**

**Purpose:** To allow high-density residential development on appropriately sized parcels with frontage upon major thoroughfares and served by necessary infrastructure.

<i>Preferred Land Uses</i>	<i>Design Concepts</i>
<ul style="list-style-type: none"> <li>• Multifamily Attached Dwelling Units</li> </ul>	<ul style="list-style-type: none"> <li>• Attached dwelling units</li> <li>• Private roadways and recreational areas</li> <li>• Access to necessary infrastructure</li> <li>• Maximum of five (5) units per acre with four (4) transferred development rights</li> </ul>

## 2.4 RESIDENTIAL BUILD-OUT & SATURATION POPULATION SCENARIOS

Based on the Proposed Land Use Plan, this section presents Town-wide future build-out and saturation population estimates and compares them to a baseline residential build-out scenario that would be anticipated under the Town's existing zoning. As shown in Table 2-14, adoption of the Proposed Land Use Plan would *reduce* the anticipated buildout by roughly 4,000 housing units and would *lower* the saturation population of the Town by over 8,000 year-round residents. As such, the "No TDR" scenario of the Proposed Land Use Plan would reduce the baseline residential build-out by 16 percent. The primary factor responsible for this reduction is the town-wide upzoning of the residential districts.

**Table 2-14: Residential Build-out and Saturation Population Scenarios**

	2000 U.S. Census	2003 Housing & Demographic Estimates <sup>3</sup>	Build-out under Current Zoning <sup>3</sup>	Build-out under Proposed Land Use Plan <sup>3</sup>	
				No TDR	Full TDR <sup>4</sup>
Total Housing Units	12,479	14,323 <sup>1</sup>	23,800	20,000	19,000
- Year-Round Units	11,314	13,034	21,658	18,200	17,290
- Year-Round Households <sup>2</sup>	10,749	12,382	20,575	17,290	16,426
Total Year-Round Population <sup>2</sup>	27,860	30,956	51,438	43,225	41,064

1. The total amount of housing units was calculated by adding 1,844 new privately-owned estimated residential units, which were authorized by building permit from January 2000 through April 2003, to the 12,479 units reported by the 2000 U.S. Census.
2. According to the LIPA 2002 Long Island Population Survey, November 2002, Riverhead had 11,223 year-round households and a total year-round population of 28,862.
3. It was assumed that the percentages of seasonal housing units, year-round households, and average household size (2.5 persons per household) would be the same at saturation as they were in 2000.
4. The "Full TDR" scenario assumes that one-third of the transferred development rights would be residentially absorbed and two thirds would be commercially absorbed through height, coverage and floor area increases. Further, the "Full TDR" scenario assumes that one-half of the development rights in the Residence AB-80 district are sent and one-half of the rights are received on parcels in the district.

Sources: Town of Riverhead Planning Department, 2003; Suffolk County Planning Department, 2000; U.S. Census Bureau, 2000-2003; LIPA Long Island Population Survey, 2002.

In the column "Buildout under Proposed Land Use Plan," two buildout estimates are shown. One of the key recommendations of the Plan is to establish an Agricultural Protection Zone (APZ) that would either result in: (1) on-site development based on 80,000-square foot lots; or (2) land preservation through the Transfer of Development Rights (TDR), where one (1) development right equals 43,560 square feet of real property. The number on the left assumes that all landowners in the APZ choose to build on-site and do not send their development rights. The number on the right assumes that all landowners in the APZ and one-half of the land area in the Residence AB-80 district (north of Sound Avenue) would send development rights and participate in the TDR program.

The "Full TDR" scenario results in a slightly lower build-out estimate than the "No TDR" scenario because it was assumed that 70 percent of the transferred development rights would be converted to commercial rights to allow additional height, coverage, and commercial floor area to be built. Policy 3.7A in Chapter 3, the Agriculture Element, delineates methods by which transferred development rights can be converted to increased commercial floor area.

Under the Proposed Land Use Plan, the concentration and distribution of future development would be different from current Town zoning patterns. Under the "No TDR" scenario, all potential development in the APZ would be built out at lower yields and preferably be clustered to maximize the amount of farmland preservation. Under the "Full TDR" scenario, the build-out of the APZ would be further reduced, with corresponding residential density increases in and around the hamlet centers, in and around downtown, in certain areas north of Sound Avenue, along with commercial floor area, coverage, and height increases along Route 58 and in Enterprise Park with transferred development rights.

According to the U.S. Census, Riverhead's total year-round population grew 20.3 percent or 2.03 percent per year over the course of the 1990s, from 23,011 in 1990 to 27,680 in 2000. Based on a population of 27,860 in 2000 and at an annualized growth rate of 2 percent, the Town would reach its saturation population by no later than 2023 under the "No TDR" scenario. However, if the population growth rate slows down to 1 percent per year, which is more consistent with the County's average annual growth rate of 0.7 percent, then Riverhead would reach its saturation population by no later than 2043. In the year 2013, one decade after the completion of this Plan, saturation population would fall in the range of approximately 31,700 at a 1 percent growth rate and 36,000 at a 2 percent growth rate.

## **METHODOLOGY**

The build-out and saturation population analysis consisted of three tasks: 1) geographical analysis of all land available for development by zoning classification; 2) calculation of the future potential housing units on the developable land; 3) calculation of the future potential households and saturation population. The following steps were taken to estimate future build-out and saturation population under current zoning, under the "No TDR" scenario, and under the "Full TDR" scenario:

### **1. Geographical Analysis of Land Available for Development**

In order to locate developable land within the Town and project future development potential, Riverhead's land available for development GIS database was acquired from the Suffolk County Planning Department. All vacant, agriculturally used, underutilized and redevelopable parcels were inventoried in the County's GIS database according to existing zoning classifications. Since the GIS database was finalized in late 1999, the Riverhead Planning Department updated the database to remove any parcels that have been preserved through open space acquisition, residentially/commercially developed or approved for development through June 2003.

Once the GIS database was updated, all of the developable parcels were sorted and queried according to their zoning classifications, acreage, and location. The potential number of dwelling units that could be accommodated on the developable parcels was then calculated from the land available for development figures.

### **2. Calculation of Potential Housing Units and Residential Build-out**

The number of potential housing units was calculated by multiplying the acreage of each developable parcel by a dwelling unit yield factor corresponding to its minimum lot area. The dwelling unit yield factor was derived by the Long Island Regional Planning Board to estimate the average amount of units per acre. The yield factor assumes a 20 percent reduction in lot area to account for the construction of roads and infrastructure, as well as the presence of natural constraints that reduce the buildable area of a parcel, such as wetlands or steep slopes. Thus, a 40,000 square-foot lot yields 0.8 units per acre. To the extent that the yield factor is a useful planning tool for build-out analysis, it is not a substitute for a subdivision yield map.

As Table 2-14 illustrates, the build-out estimate under current zoning involved adding the number of existing housing units (14,323) to the number of potential housing units (9,477), for a total build-out of 23,800 housing units. While the "No TDR" and "Full TDR" build-out scenarios were calculated in the same way as the build-out under current zoning, they each yielded a smaller number of potential housing units due to the upzoning of the residential and agriculture districts. The reduced build-out under the "No TDR" scenario yielded 20,000 housing units and the "Full TDR" scenario yielded 19,000 housing units.

### **3. Calculation of Future Potential Households and Saturation Population**

The *Saturation Population Analysis, June 2001* report from the Suffolk County Planning Department was used to calculate the Town-wide saturation population. Several steps were taken to determine the saturation population under the current zoning build-out scenario, as well as under the "No TDR" and "Full TDR" Proposed Land Use Plan scenarios. For demonstration purposes, the build-out under current zoning scenario is shown below as an example.

- a) The amount of potential year-round housing units was calculated by subtracting the percentage of seasonal units from the total number of housing units. According to the U.S. Census, approximately 9 percent of all housing units were assumed to be seasonal in 2000. It was assumed that the percentage of seasonal housing would be the same at saturation as in 2000. Under this assumption, approximately 2,100 seasonal units and/or second homes were subtracted from the total build-out of 23,800 housing units to yield roughly 21,700 potential year-round housing units.
- b) The amount of potential households was calculated by subtracting the number of vacant housing units from the total number of year-round housing units. According to the U.S. Census, approximately 5 percent of all year-round housing units in Riverhead were assumed to be vacant or unoccupied in 2000. Thus, the 5 percent reduction in year-round units yielded approximately 20,600 potential households.
- c) The final step in determining the saturation population involved multiplying the average number of persons per household by the number of potential households. According to the U.S. Census, the average household size in Riverhead was 2.5 persons per household in 2000. Yet again, it was assumed that the average household size would be the same at saturation as it was in 2000. The final calculation yielded a saturation population of approximately 51,400 in the current zoning build-out scenario.

## **ASSUMPTIONS**

The following assumptions were used to complete the buildout estimates:

- For the purposes of the acreage estimates, "vacant, developable" land was assumed to include all those parcels in the County's GIS database shown as "vacant" or "agricultural" in use. Permanently preserved agricultural parcels (i.e., from which development easements were purchased) were subtracted out.
- For vacant, developable parcels in single-family zoning districts, the minimum required lot area was used to determine the number of lots (and housing units) that could be built. Given the required lot size, the dwelling unit yield factor conversion table from the Long Island Regional Planning Board was used to determine the number of lots that could be carved out of each parcel.
- All underutilized or redevelopable residential parcels below the proposed minimum lot sizes of each district were excluded from the land available for development database.
- For the Proposed Land Use Plan, all areas within the APZ, RA-80, RB-80, RAB-80 districts would have base zoning of 80,000-square foot lots. For the current zoning map, a minimum lot size of 40,000 square feet was assumed for the Agriculture A and Residence A districts.
- As noted, within the APZ, development would be permitted on-site (yield based on 80,000-square foot lots) *or* the development rights could be transferred (yield based on 43,560-square foot lots).

- In the RAB-80 district, the base zoning would require a minimum lot area of 80,000 square feet. If development rights are purchased and transferred, the residential yield could be increased to a maximum of one (1) dwelling unit per 40,000 square feet for single family residential subdivisions and further increased to a maximum of one (1) dwelling unit per 20,000 square feet for attached units.
  - All parcels within the RAB-80 district lie within Suffolk County's Groundwater Management Zone IV or Zone VIII, which allow 20,000 square foot lots on septic. Thus, even though densities will be increased in these areas, septic will still be a viable means of wastewater disposal.
- It is assumed that most sites within the Commercial/Residence Campus zones would be developed with commercial uses. Only two 15-acre parcels in the Route 25A business district are anticipated to be developed with residential uses, because the surrounding existing residential and open space uses are conducive to residential development. In all other areas (i.e., commercial areas of Route 25A, East Main Street, and Route 58), commercial development would be expected.
- In the Residence RC and Commercial/Residence Campus zones, the base zoning regulates building size via floor area ratio (FAR) limitations. Based on the maximum possible building size, the potential number of residential units is determined by assuming that each dwelling unit would be approximately 1,000 square feet.
- In the Downtown Center zone, there are two vacant 5,000 square foot lots in the residential area north of Main Street and east of Roanoke Avenue. It is assumed that each lot would be developed with two housing units. These two units could be in the form either of a single-family home with an accessory unit, or a two-family home.
- In the "Full TDR" scenario, it was assumed that approximately 30 percent of the development rights would be transferred from the APZ to the RA-80 and RA-40, and certain parcels in the RAB-80 districts. The MFROZ overlay was assumed to absorb 1,030 development rights, based on the condition that 400 acres could be developed in various hamlets at a maximum of five units per acre with four transferred development rights. Further, the "Full TDR" scenario assumes that one-half of the development rights in the Residence AB-80 district are sent and one-half of the rights are received on parcels in the district. It was also assumed that 70 percent of the development rights would be converted to commercial rights to allow additional height, coverage, and commercial floor area to be built. Both residential development pressures would be reduced in the agricultural core and north of Sound Avenue.

## 2.5 GOALS & POLICIES

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### **Goal 2.1: Adopt a land use plan for Riverhead that embodies the goals and policies of the Comprehensive Plan.**

As discussed in Section 2.1, the Vision Statement for Riverhead's Future, the Comprehensive Plan provides growth management techniques to limit both residential and commercial

sprawl. Goals and policies stated throughout the plan have been devised to protect open space and farmland, while concentrating development into compact nodes.

***Policy 2.1A: Adopt Figure 2-1 as the basis and implementing authority for the Town's new zoning map, and update the Town's zoning ordinance to include the new zoning districts shown on Figure 2-1 and described in this Element.***

The Proposed Land Use Plan in Figure 2-1 embodies a number of key principals, as discussed throughout the various chapters of the Comprehensive Plan:

1. The Town's agricultural greenbelt should be preserved to the greatest extent possible, through the use of cluster subdivisions, transfer of development rights, purchase of development rights, and other preservation mechanisms.
2. The zoning for business districts should be amended to better address various types of commercial demand and downtown revitalization efforts. Downtown zoning, as well, should be tailored to support the unique historic character of Main Street.
3. Business district zoning along Route 58 should be expanded to allow "destination retail" uses at the western end of Route 58, while the zoning along other parts of the corridor should be amended to be less intensive. This will help create smaller, but more concentrated commercial nodes.
4. The zoning of the hamlet centers should be amended to limit sprawl.
5. A variety of recreational, business, light industrial and open space uses should continue to be permitted in Enterprise Park at Calverton.
6. A mix of light industrial and recreational uses should be permitted between Enterprise Park and the terminus of the Long Island Expressway.
7. Higher-density housing should be concentrated around the downtown areas, hamlet centers, and upon appropriate parcels in the vicinity of the proposed Destination Retail District. Under the TDR program, low- to moderate-density housing should also be permitted north of Sound Avenue to take advantage of the unique housing demand in that area.

These refined development patterns foster a more sustainable and promising future for the Town of Riverhead. By encouraging compact development around downtown and the hamlet centers, the Plan provides greater opportunities for walking, biking, and transit, while reducing automobile-dependency in the future. Through preservation efforts in agricultural areas and more concentrated business district zoning, the potential for sprawl is reduced under the Plan.