

**ARTICLE L Industrial A (IA) Zoning Use District [Added 10-12-2004 by L.L. No. 36-2004]**

**§ 108-273. Purpose and intent.**

The intent of the Industrial A (IA) Zoning Use District is to allow industrial and warehousing uses in defined areas, primarily located north and west of the terminus of the Long Island Expressway. The IA Zoning Use District is intended to allow heavier uses than the Industrial C (IC) Zoning Use District.

**§ 108-274. Uses.**

In the IA 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) Vocational schools.
- (2) Warehouses.
- (3) Lumber yards.
- (4) Automobile body and fender repair shops.
- (5) Agricultural production.
- (6) All industrial uses are permitted in the IA Zoning Use District, with the exception of the following uses, which shall be prohibited:
  - Abattoirs
  - Acetylene gas manufacture
  - Ammonia manufacture
  - Asphalt manufacture
  - Bituminous paving material manufacture
  - Blast furnaces
  - Bleaching powder manufacture
  - Boiler making
  - Brick, tile, terra cotta manufacture
  - Carbon or lampblack manufacture
  - Celluloid manufacture
  - Chlorine gas or hydrochloric, nitric, picric, or sulfuric acid manufacture
  - Coal distillation, manufacture, or treatment
  - Curing or tanning of rawhides or skins
  - Disinfectant or insecticide manufacture
  - Distillation of bones
  - Dumps
  - Dyestuffs manufacture
  - Excelsior manufacture

Explosives or ammunition manufacture  
Fat rendering or manufacture of greases or oils  
Feed manufacture  
Felt manufacture  
Fertilizer manufacture  
Fireworks manufacture  
Garbage disposal dumps, landfills, incinerators, or transfer stations  
Gas manufacture from coal, coke, or petroleum  
Glue, size, or gelatin manufacture, where the process includes refining or recovering products from fish or animal refuse or offal  
Grain drying  
Junkyards, wrecking, or salvage yards  
Linoleum or oilcloth manufacture  
Linseed oil or turpentine manufacture  
Match manufacture  
Motor vehicles, dismantling, wrecking, or compacting  
Offal or dead-animal reduction  
Oxygen gas manufacture  
Paint, shellac, stain, or varnish manufacture  
Paper, building board, cardboard, or pulp manufacture  
Petroleum or kerosene distillation, refining, or derivation of by-products  
Plaster, lime, cement, or plaster-of-Paris manufacture  
Plastics manufacture  
Rubber or synthetic-rubber refining and manufacture  
Rubber-products manufacture  
Sand and gravel quarrying and mining  
Scrap metal yards  
Shoe-polish or stove-polish manufacture  
Smelting of copper, iron, lead, tin, or zinc  
Soap manufacture  
Soil or mineral removal, including sand mining, gravel and mining operations, asphalt and concrete plants  
Steel furnaces, blooming, or rolling mills  
Storage of noncontainerized combustible materials  
Tar distillation  
Vinegar or sauerkraut manufacture  
Warehousing, storage, wholesaling, or sale of hazardous, dangerous, and explosive materials such as acids, gases, ammunition, fireworks, and explosives

B. Special permit uses:

- (1) Gas stations, on parcels with frontage on a highway or major arterial street.
- (2) Wholesale businesses.

- (3) Dog and horse training and boarding facilities.
  - (4) Storage and distribution facilities of nontoxic gases, as defined in § 108-3. **[Added 9-17-2007 by L.L. No. 27-2007]**
- 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 is the following:
- (1) Outdoor storage, limited to 30% of the parcel area or two acres, whichever is less, suitably screened pursuant to Article XIII of the Riverhead Zoning Ordinance.

**§ 108-275. 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 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. *Editor's Note: This Zoning Schedule is included at the end of this chapter.*
- B. In order to preserve the Town's scenic and rural quality, properties shall provide attractively landscaped contiguous open space area(s) equal to at least 15% of the lot area. Preference is given to preservation of existing habitat (such as meadows or forests) rather than clearance and creation of new habitat. The open space should serve to provide on-site stormwater management.

**§ 108-276. Supplementary requirements.**

- A. Design standards.
  - (1) Continuous sidewalks; off-street transit stops, where routes exist or are planned; and bike racks close to business entrances shall be provided for properties fronting Route 25 or other major arterial street.
  - (2) Signage shall be provided in accordance with § 108-56, the Signage Ordinance.
- B. Buffering and transitions.
  - (1) Trash/dumpster areas shall be screened by wood fences or landscaping, or a combination thereof.
  - (2) Along borders with public streets, buffer plantings of a minimum twenty-foot depth shall be provided. Along other property lines, buffer plantings of a minimum ten-foot depth shall be provided. Buffer plantings shall minimize views of paving and buildings from public streets, adjoining residential uses or zones, and agricultural protection zones.
- C. Parking standards.
  - (1) The number of off-street parking spaces in the IA Zoning Use District shall be provided in accordance with § 108-60, the Riverhead Parking Schedule.
  - (2) Off-street parking is prohibited within 30 feet of the front property line.
  - (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 soften the appearance of parking lots, large areas of surface parking should be broken up by rows of landscaping no less than 10 feet in width, in order to create parking "fields" of no more than 50 spaces each. Landscaping shall include ground cover, ornamental grasses, or low shrubs, This landscaping requirement is in addition to the 15% parcel-wide landscaping mentioned above.

- (5) In order to provide recharge of the groundwater basin and minimize runoff, at least one of the following stormwater management techniques shall be used in parking lots where underlying soils support infiltration of precipitation to the groundwater:
  - (a) 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.
  - (b) Landscaped areas of the parking lot shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.