

## **ARTICLE XXXI Open Space Conservation District [Added 11-17-1987]**

### **§ 108-150. Purpose.**

It is the purpose of the Open Space Conservation District to provide for the conservation and preservation of lands within the Town of Riverhead, whether in public or private ownership, which are open areas of significant environmental importance and which are wholly exempt or have nontaxable status. The Town Board, in order to implement the provisions of the Town's Comprehensive Plan, shall determine the significance of parcels of open space and thereby determine the inclusion of those parcels in the Open Space Conservation District.

### **§ 108-151. Uses.**

In the Open Space Conservation District, no building, structure or premises shall be used, arranged or designed to be used and no structure shall hereafter be erected, reconstructed or altered unless otherwise provided for in this chapter, except for two of the following special permit uses or accessory uses:

- A. Special permit uses. All special permit uses set forth herein shall be subject to the approval of the Town Board, pursuant to the definition of site plan in § 108-3 of this chapter. Special permit uses are as follows:
  - (1) Those structures which are considered customary to the prevailing use. This shall include but not be limited to golf clubhouses, tennis clubhouses, bath houses, park administration buildings, camp houses, maintenance buildings, utility shops, central heating and power plants and fully enclosed storage facilities.

### **§ 108-152. Special requirements.**

- A. Pursuant to Article XXVI of this chapter, all uses shall require site plan approval.
- B. Signage shall conform to the provisions of § 108-56 of this chapter.
- C. All development in the Open Space Conservation District shall conform to the screening and buffer requirements set forth in § 108-64.1 of this chapter.