

**TOWN OF RIVERHEAD  
PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that a public hearing will be held before the Town Board of the Town of Riverhead at 200 Howell Avenue, Riverhead, New York on the 1st day of May, 2007 at 7:25 o'clock p.m. to consider a local law to amend Chapter 108 entitled, "Zoning" of the Riverhead Town Code as follows:

Chapter 108  
Zoning  
Article I  
**General Provisions**

**§108-3. Definitions; word usage.**

B. For the purpose of this chapter, certain terms and words are herewith defined as follows:

FARM STAND – A building or structure greater than 100 square feet in area designed to house the direct marketing of locally produced agricultural products, enhanced agricultural products and handmade crafts. Roadside “pick-your own” operations and agri-tourism attractions are considered to be farm stands. The minimum lot area supporting a farm stand shall be 80,000 sq. ft. for any new farm stand constructed after the date of adoption of this local law.

AGRI-TOURISM ATTRACTION- those activities conducted upon agriculturally zoned land which predominantly use agricultural products, buildings or equipment, fields, etc. Such non-agriculturally related uses include: crop mazes, pumpkin rolling, barn dances, pony rides, sleigh rides and educational events such relating to farming or use of farm products.

Chapter 108  
Zoning  
Article XIII  
**Supplementary Use Regulations**

**§108-64.6. Farm Stands.**

- A. No building permit or use permit shall be issued for a farm stand prior to the approval of a farm stand plan by resolution of the Town of Riverhead Town Planning Board.
- B. For farms stands with a floor area of 1,000 square feet or greater, a farm stand plan shall consist of the following:

- (1) A topographic survey of the premises at a (five) 5 foot contour showing all existing structures, buildings, hard surfaces, curbs, drainage structures, fences, landscaped areas and open area attractions.
  - (2) The location of all proposed structures, buildings, hard surfaces, curbs, drainage structures, fences, landscaped areas open area attractions.
  - (3) Off street parking stalls of either pervious or impervious surfaces, exclusive of driveways and turn-arounds, pursuant to the following schedule:
    - (a) The equivalent of one 10x20 ft. stall per 200 sq. ft. of retail sales area or display area with a minimum of two (2) stalls.
    - (b) For all outdoor agricultural attractions or “pick your own” growing areas and agri-tourism attractions up to (two) 2 acres there must be a minimum of ten 10 x 20 ft. parking stalls provided (or the equivalent of 20,000 sq. ft. of parking area). For outdoor agricultural attractions and “pick your own” growing areas in excess of two acres, there shall be four (4 ) additional 10x20 ft. parking stalls provided (or the equivalent of 800 sq. ft of parking area) for each additional acre. This requirement shall be prorated for properties of less than 3 acres in size.
    - (c) All parking areas at “pick your own” growing areas and agri-tourism attractions shall be constructed such that parking area is within an area having a minimum of a twenty (20) foot depth when measured from the property line adjacent to the road frontage.
  - (4) Defined ingress and egress for driveways serving parking areas designed to physically restrict and channel motor vehicle movements with a maximum of two (2) access driveways each being a minimum of forty (40) feet in width per lot improved with a farm stand.
  - (5) Proposed buildings conforming to the following yards:
    - (a) Front yard – (fifty) 50 feet
    - (b) Rear yard – (fifty) 50 feet
    - (c) Side yard – (fifty) 50 feet
- C. A farm stand plan for farm stands of 999 square feet or less of retail sales area shall consist of a scaled drawing at one (1) inch per 200 feet as well as B(2), (3) and (5) above.
- D. No seasonal signs advertising produce or attractions shall be located as to limit visibility or sight distance.
- E. All existing farm stands shall secure a farm stand permit within twelve (12) months of the effective date of this amendment. Farmstands that pre-exist the date of adoption of this local law shall be entitled to seek relief from the dimensional requirements set forth herein by making application to the Zoning Board of Appeals. Such applications

shall not be required to receive a denial from the Building Department prior to making application to the Zoning Board of Appeals. The Zoning Board of Appeals shall have original jurisdiction in these instances.