

ZONING

301 Attachment 4B

Town of Riverhead Industrial Districts Table of Use Regulations [Added 12-17-2024 by L.L. No. 48-2024]

P = Permitted use
SP = Special Permit use
X = Prohibited use

ANY USE NOT LISTED HERE IN THIS TABLE ARE PROHIBITED IN ALL DISTRICTS

SIC Code ¹	Use Classification	LI Light Industrial	CI Calverton Industrial
	Residential uses.		
	All new residential uses.	X	X
	One- or two-family dwelling lawfully existing prior to adoption of this chapter.	P	P
	Residential community facilities.		
	Nursery school or child day-care as principal use.	X	X
	Park, playground or recreational area when authorized or operated by the municipality.	P	P
8411	Public library or museum.	P	P
	Fire station, municipal office or any government building of similar character.	P	P
	School, elementary or high, denominational or private, operated or licensed by the New York State Education Department.	X	X
	General community facilities.		
	Helicopter landing area.	X	X
	Public utility structure or right-of-way, sewage treatment plant or water supply facility necessary to serve the municipality, except wireless communications towers and antennas and satellite earth stations.	P	P
	Wireless communications towers and antennas and satellite earth stations.	SP	SP
	Business uses.		
	Agricultural category.		
01 - 02	Agriculture.	P	P
0752	Animal shelter and kennel	P	P
	Vertical farming	P	P
074	Veterinary services and kennel	P	P
078	Landscape and horticultural services	P	P
	Greenhouse, agricultural	P	P
	Greenhouse, commercial	P	P
	Plant nursery	P	P
	Wholesale business category.		
5012	Automotive and other motor vehicles.	X	P
5013-4	Automobile parts and supplies	P	P
5021 & 3	Furniture and home furnishings	P	P
5031	Lumber, plywood and millwork	P	P

RIVERHEAD CODE

SIC Code¹	Use Classification	LI Light Industrial	CI Calverton Industrial
5091	Sporting and recreational goods and supplies	P	P
5043	Photographic equipment and supplies	P	P
5044	Office equipment	P	P
5063	Electrical apparatus and equipment, wiring supplies and construction materials	P	P
5064	Electrical appliances, television and radio sets	P	P
5065	Electronic parts and equipment	P	P
5072	Hardware	P	P
5074-5	Plumbing and heating equipment supplies	P	P
5078	Refrigeration equipment and supplies	P	P
5046	Commercial equipment, not elsewhere classified	P	P
5083	Farm and garden machinery and equipment	P	P
5084	Industrial machinery and equipment	P	P
5085	Industrial supplies	P	P
5087	Service establishment equipment and supplies	P	P
5088	Transportation equipment and supplies, except motor vehicles	P	P
5094	Jewelry, watches, diamonds and other precious stones	P	P
5099	Other durable goods, wholesale distribution	P	P
5111-3	Paper and paper products	P	P
5122	Drugs, proprietaries and sundries	P	P
5133	Piece goods (woven fabrics)	P	P
5131	Piece goods, notions and other dry goods	P	P
5136-7	Clothing, furnishings and accessories	P	P
5139	Footwear	P	P
5141-9	Groceries and related products	P	P
5181-2	Beer, wine and distilled alcoholic beverages, wholesale distribution only	SP	SP
5191	Farm supplies, wholesale	SP	SP
5199	Nondurable goods, not elsewhere classified	SP	SP
	Retail business category.		
602	Commercial banks and credit agencies	X	X
606	Credit unions	X	X
	Drive-through or drive-in banks or credit unions	X	X
5083	Farm and garden machinery and equipment	P	P
5191	Farm supplies, retail	P	P
5211	Lumber and other building materials dealers	P	P
5261	Retail nursery and lawn and garden supply stores	P	P
5999	Ice dealers	P	P
5983	Fuel oil dealers (fuel storage in tanks)	SP	SP
5984	Liquefied gas dealers (fuel storage in tanks)	SP	SP
	Office business category.		
807	Medical and dental laboratories	P	P
829	Schools and educational services, not elsewhere classified	P	P
8322	Individual and family social services	P	P
833	Job training and vocational rehabilitation	P	P

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8399	Social services not elsewhere classified	P	P
871	Engineering, architectural, and surveying	P	P
873	Research development, and testing services	P	P
4121	Taxicabs	P	P
	Service categories.		
15-17	Building and construction, general and special trade contractors	P	P
41	Public passenger transportation services and terminals	SP	SP
726	Crematory	SP	SP
734	Services to dwellings and other buildings	P	P
7384	Photofinishing laboratory	P	P
7532-39	Automotive and auto body repair shop	P	P
7549	Automotive services, except repair and carwashes	P	P
762	Electrical repair	P	P
764	Reupholstery and furniture repair	P	P
769	Other repair services and welding	P	P
7399	Business services, not elsewhere classified	SP	SP
	Tier 2 battery energy storage systems pursuant to Chapter 301, Part 3, Article LIIC	SP	SP
	Commercial solar energy production systems pursuant to Chapter 301, Part 3, Article LII	SP	SP
	Wireless communication towers, antennas and satellite earth stations pursuant to Chapter 301 Article LI.	SP	SP
	Amusement and recreation services.		
783	Motion-picture theater, regional	X	P
7999	Art galleries, commercial	P	P
7991	Physical fitness facilities	P	P
7992	Public golf courses	SP	SP
7993	Coin-operated amusement devices	X	X
7996	Amusement parks	X	SP
7997	Membership sports and recreation clubs	SP	SP
7999	Miniature golf courses	SP	SP
7999	Archery ranges	P	P
7999	Golf driving ranges	SP	SP
7999	Ice skating rink operation	SP	SP
7999	Riding academy and schools	SP	SP
7999	Go-cart raceway operation, indoor	SP	P
7999	Go-cart raceway operation, outdoor	SP	SP
	Other motorized raceway, indoor (excluding automobiles)	SP	SP
	Other motorized raceway, outdoor (excluding automobiles)	X	SP
8999	Other services	P	P
	Adult uses as set forth in Chapter 301 Article XXVIII	X	X
	Industrial uses		

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	Nonmanufacturing industry.	P	P
4225	Warehousing, general	P	P
	Last mile fulfillment center	X	X
423	Trucking terminal and transfer station	X	X
781	Motion-picture production	P	P
7391	Research and development laboratories	P	P
7395	Photofinishing laboratory	P	P
7397	Commercial testing laboratory	P	P
4225	Self-service storage facility	P	P
1442	Construction sand and gravel	X	X
1446	Industrial sand	X	X
	Manufacturing industry.		
202	Dairy products	P	P
203	Preserved fruits and vegetables	P	P
204	Grainmill products	P	P
205	Bakery products	P	P
2091	Canned or cured seafood	P	P
2097	Manufactured ice	P	P
242	Sawmill and planing mill	P	P
243	Millwork, plywood and structural members	P	P
244	Wood containers	P	P
245	Prefabricated buildings	P	P
25	Furniture and fixtures	P	P
27	Printing and publishing	P	P
321-3	Glass and glass products	P	P
3271-3	Concrete, concrete block and ready-mixed concrete (paving and construction material manufacturing)	X	X
326	Pottery and related products	P	P
3444 & 6	Sheet metal, architectural and ornamental metalwork	P	P
3573	Electronic computing equipment	P	P
372	Aircraft, aircraft engines and parts, services and repair	P	P
373	Ship and boat building and repairing	P	P
381	Engineering and scientific instruments	P	P
382	Measuring and controlling devices	P	P
383	Optical instruments and lenses	P	P
384-5	Medical instruments and lenses	P	P
3949	Sporting and athletic goods, not elsewhere classified	P	P
	Accessory uses.		
	Customary accessory structure and/or use, except those prohibited by this chapter.	P	P
	Outdoor storage incidental and subordinate to the principal use, suitably screened and not located within required front yard.	P	P
	Cafeteria for an office or other building, when contained within the building or ancillary structure on the same parcel, for the purpose of serving employees and their guests.	P	P

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	Retail sales accessory to a wholesale business not to exceed 10% of the gross floor area of the wholesale business or 3,000 sq. ft. whichever is less.	P	P
	Day-Care Facility incidental and subordinate to principal use for the purposes of serving employees and not general public.	P	P
	The sale at retail of homegrown or homemade products upon agriculturally used land, provided that all retail uses shall be subject to site plan approval pursuant to Chapter 301 Article LIIA, Farm Stand Review, and the other provisions of this chapter. The farmer may sell supporting farm products and farm products not grown by the farmer, provided that the area for the sale of said products at no time exceeds 40% of the total merchandising area.	P	P
	Tier 1 battery energy storage systems pursuant to Chapter 301, Part 3, Article LIIC	P	P
	Tier 2 battery energy storage systems pursuant to Chapter 301, Part 3, Article LIIC	SP	SP
	Adult uses as set forth in Chapter 301 Article XXVIII	X	X

¹ "SIC" refers to the Standard Industrial Classification Manual which can be accessed at the following link: <https://www.osha.gov/data/sic-manual>