

## **ARTICLE XA Business F District (Manufacturers Outlet Center Overlay Zone) [Added 9-15-1992]**

### **§ 108-44.5. Purpose.**

It is the specific purpose and intent of this Article to provide for manufacturers outlet centers and their customary accessory and attending uses upon those lands which are appropriate due to their location relative to public infrastructure and which are accessible to arterial roadway networks. This use district may be imposed by the Town Board in conjunction with or to the exclusion of the Business B, Business D, Industrial A and Office/Service Zoning Use Districts or upon a parcel partially within one of the above-described use districts.

### **§ 108-44.6. Special permit uses.**

In the Business F District, no building, structure or premises shall be used, arranged or designed to be used and no building or structure shall hereafter be erected, reconstructed or altered unless otherwise provided in this chapter except for the following specially permitted uses. All special permit uses set forth herein shall be subject to the approval of the Town Board pursuant to the definition of special permits in § 108-3 of this chapter.

- A. Manufacturers outlet center.
- B. Establishments engaged in selling goods or merchandise to the general public for personal or household consumption, provided that the entire structure housing such use is occupied by a single-tenant or single-owner use and shall be in a structure of no less than 100,000 square feet.

### **§ 108-44.7. Accessory uses.**

Accessory uses shall include those uses customarily incidental to any of the above permitted uses when located on the same lot and shall specifically include:

- A. Garages for the parking of vehicles.
- B. Off-street loading areas.
- C. Central heating or power plants.
- D. Fully enclosed storage areas.
- E. Maintenance and utility facilities.
- F. Trash receptacles and dumpsters suitably screened.
- G. Playground and common areas.
- H. Improved recreational areas.
- I. Buildings used by one or more enterprises where first-quality, overruns or factory seconds are offered for sale at prices discounted below suggested manufacturer's retail price.
- J. Food courts.
- K. Transportation centers.
- L. Theater, indoor. **[Added 5-15-2001 by L.L. No. 7-2001]**

**§ 108-44.8. (Reserved)** Editor's Note: Former § 108-44.8, General lot, yard and height requirements, was repealed 3-15-2005 by L.L. No. 4-2005.

**§ 108-44.9. Additional development standards.**

- A. Sites served by the Riverhead Sewer District shall have a maximum building area of 30%. In this instance, the Town Board may relieve landscape requirements through site plan review.
- B. Off-street parking shall be generally required at one parking space per 200 square feet of gross floor area. Areas of stairwells, elevators, restrooms and food courts may be excluded by the Town Board through site plan review.
- C. Frontage upon a major arterial roadway shall be required.
- D. Pursuant to Article XXVI, site plan review shall be required. In the consideration of a preliminary site plan accompanying the special permit, the Town Board shall require the following:
  - (1) A landscaped area of a minimum of 25% of the total site area.
  - (2) A landscaped front yard of a minimum of 100 feet measured from the property line. Existing vegetation should be made part of the landscaped front yard where appropriate. Parking areas shall not be located within the front yard.
  - (3) In parking areas of greater than 10,000 square feet, landscaped areas shall be employed to divide asphalt areas.
  - (4) Site plans shall, to the greatest extent practical, incorporate the special separation of architecturally related buildings in order to create interior courtyard and pedestrian areas.
  - (5) Areas of natural features, including freshwater wetlands, surface waters and slopes in excess of 15%, as well as those areas required for public facilities, shall not be considered in the calculation of maximum building area.

**§ 108-44.10. Prohibited uses.**

No building, structure, premises or lot in the Business F District (Manufacturers Outlet Center Overlay) shall be occupied for the following uses:

- A. Flea markets.
- B. Gasoline service stations.
- C. Motor vehicle sales.
- D. Car washes.
- E. Printing plants.
- F. General retail stores or shops, except as otherwise provided.