

## **ARTICLE XLVII Shopping Center (SC) Zoning Use District [Added 10-5-2004 by L.L. No. 33-2004]**

### **§ 108-261. Purpose and intent. [Amended 12-5-2006 by L.L. No. 52-2006]**

The intent of the Shopping Center (SC) Zoning Use District is to provide adequate locations for moderate-sized convenience shopping centers, mainly on Route 58, in central locations that are accessible from adjacent neighborhoods by car, transit, walking, and biking, where residents may purchase daily necessities such as groceries. It is the further intent to allow increased floor area in the SC Zoning Use District with the use of transferred development rights where appropriate. Retail development is intended to be arranged in a shopping center layout, with large-scale stores complemented by ancillary small-scale stores. Professional office buildings are intended to be arranged in campus-style layout. Strip or freestanding development is discouraged.

### **§ 108-262. Uses.**

In the SC 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) Shopping centers (with a minimum size of 50,000 square feet of gross floor area).
- (2) Office campuses.
- (3) Health clubs and spas.
- (4) Restaurants.
- (5) Indoor sports and recreation facilities. **[Added 12-5-2006 by L.L. No. 52-2006]**

#### **B. 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 included are the following: [Amended 1-17-2006 by L.L. No. 5-2006]**

- (1) Drive-through windows for banks and pharmacies.

#### **C. Prohibited uses:**

- (1) Motor vehicle dealerships.
- (2) Boat dealerships.

### **§ 108-263. 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 maintain the Town's scenic and rural quality, properties shall provide a contiguous landscaped area equal to at least 5% of the lot area. Such open space area shall be landscaped with shrubs, flowers, rock gardens, ornamental grasses, or other plantings rather than grass lawns.

### **§ 108-264. Supplementary requirements.**

The following design and parking requirements shall apply:

A. Design standards.

- (1) Retail development shall be arranged in a shopping center layout, with large-scale stores complemented by ancillary small-scale stores.
- (2) Professional office and office buildings shall be arranged in campus-style layouts.
- (3) Driveway openings and curb cuts shall be aligned with the existing curb cuts along Route 58 or other major arterial roads, in order to reduce the potential addition of traffic lights and conflicting turning movements.
- (4) 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 58 or other major arterial street.
- (5) Signage shall be provided in accordance with § 108-56, the Riverhead Sign Ordinance.
- (6) Buffering and transitions:
  - (a) Trash/dumpster areas shall be screened by wood fences or landscaping, or a combination thereof, pursuant to § 98-8.
  - (b) Buffer plantings or opaque fences, preferably wood fences, shall be provided between commercial uses and adjoining residential uses or zones, as well as along frontages with arterial roads.

B. Parking standards.

- (1) The number of off-street parking spaces in the SC Zoning Use District shall be provided in accordance with § 108-60, the Riverhead Parking Schedule.
- (2) No off-street parking shall be allowed within 10 feet of any property line.
- (3) Curb cuts to parking lots shall be minimized by sharing driveways and consolidating entrances for access to adjacent parking lots.
- (4) Driveways shall be set back at least five feet from side property lines. However, driveways providing shared access to two or more properties are exempt from this standard.
- (5) 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 the roadway.
- (6) In order to soften the appearance of parking lots, parking lots shall be landscaped with ground cover, grasses, or low shrubs for at least 10% of their land area. This landscaping requirement is in addition to the 5% parcel-wide landscaping mentioned above.
- (7) In order to provide shade, parking lots with 21 or more spaces shall have "orchard" planting: one tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot, rather than clustered only along the edges.
- (8) 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.
- (9) Large surface parking areas shall be broken up by landscaped walkways connecting sidewalks and parking areas to business entrances, in order to create "parking fields" of

no more than 250 spaces each.