

**ARTICLE XLIX Commercial/Residential Campus (CRC) Zoning Use District  
[Added 10-12-2004 by L.L. No. 35-2004]**

**§ 108-269. Purpose and intent. [Amended 12-5-2006 by L.L. No. 52-2006]**

The intent of the Commercial/Residential Campus (CRC) Zoning Use District is to provide locations for offices and professional offices which offer essential legal, medical, accounting, real estate, travel, and other services to Riverhead residents; and to provide additional housing alternatives convenient to services and arterials.

**§ 108-270. Uses.**

In the CRC Zoning Use 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) Offices.
- (2) Banks.
- (3) Restaurants.
- (4) Funeral homes.
- (5) Single-family residences.
- (6) Two-family residences, with the use of one Preservation Credit.
- (7) Townhouses.
- (8) Garden apartments.
- (9) Radio and television broadcast studios.
- (10) Schools.
- (11) Museums and art galleries.
- (12) Meeting rooms of fraternal organizations.
- (13) Places of worship.
- (14) Parks and playgrounds.
- (15) 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 permitted are the following:

- (1) Home occupations.
- (2) Drive-through windows for banks and pharmacies. **[Amended 1-17-2006 by L.L. No. 4-2006]**

**§ 108-271. 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 foster environmental conservation as well as preservation of the Town's scenic and rural quality, properties shall provide an attractively landscaped open space area equal to at least 20% of the lot area at the front of the lot.

### **§ 108-272. Supplementary requirements.**

The following design and parking requirements shall apply:

A. Design standards.

- (1) Office and professional office developments shall be organized in a campus style.
- (2) Driveway openings and curb cuts shall be aligned with existing curb cuts along major arterial roads, in order to reduce the potential addition of traffic lights and conflicting turning movements.
- (3) 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.
- (4) Signage shall be provided in accordance with § 108-56, the Riverhead Sign Ordinance.
- (5) Buffering and transitions.
  - (a) Trash/dumpster areas shall be screened from view of streets, sidewalks, pedestrian pathways, and windows of residential buildings, pursuant to § 98-8.
  - (b) Buffer plantings 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 CRC Zoning Use District shall be provided in accordance with § 108-60, the Riverhead Parking Schedule.
- (2) Curb cuts to parking lots shall be minimized by sharing driveways and consolidating entrances for access to adjacent parking lots.
- (3) Planted berms shall be used to screen the view of automobiles from public roadways,
- (4) Off-street parking is prohibited within 10 feet of all property lines.
- (5) Driveways are prohibited within five feet of side property lines.
- (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 20% 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 areas of surface parking 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.