

ARTICLE XXXVII Riverfront Corridor (RFC) Zoning Use District Editor's Note:
Former Art. XXXVII, Destination Commercial Planned Overlay Development District, added 3-18-1997, was repealed 7-20-1999 by Res. No. 675-1999 **[Added 12-29-2004 by L.L. No. 55-2004]**

§ 108-187. Purpose and intent.

The intent of the Riverfront Corridor (RFC) Zoning Use District is to provide for a mix of residential, commercial and recreational uses that are in harmony with the natural habitat and ecologically sensitive areas of the Peconic River.

§ 108-188. Uses.

In the RFC 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) Dwelling, one-family.
 - (2) River-related retail uses.
 - (3) Nonmotorized open space recreation uses.
- B. Special permit uses.
 - (1) Bed-and-breakfast establishments.
 - (2) Country inns.
- C. 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:

§ 108-189. 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.
- B. In order to foster environmental conservation as well as preservation of the Town's scenic and rural quality, all properties shall have open space to be designed as follows:
 - (1) At least 50% in open space areas planted with native species or left in its undisturbed natural form in order to enhance the appearance and function of wetlands and other native habitats. The remaining open space portion on the property shall be attractively landscaped with lawns, shrubs, flowerbeds, or nonimpervious recreation areas.

§ 108-190. Supplementary requirements.

The following design and parking requirements shall apply:

- A. Design standards.
 - (1) Driveway openings and curb cuts shall be aligned with the existing curb cuts along major arterial roads in order to reduce the potential addition of traffic lights and conflicting

turning movements.

- (2) In order to protect the health of the waterways, the use of lawns and other plantings which rely on fertilizers and herbicides is strongly discouraged along areas bordering waterfronts.

B. Buffering and transitions.

- (1) Trash / dumpster areas shall be screened from view of streets, sidewalks, pedestrian pathways, and windows of residential buildings, pursuant to § 98-8.

C. Parking standards.

- (1) The number of off-street parking spaces in the Riverfront Corridor (RFC) Zoning Use District shall be provided in accordance with § 108-60.
- (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) In order to soften the appearance of parking lots, parking lots shall be landscaped with ground cover, grasses, or low shrubs for at least 15% of their land area. This landscaping requirement is in addition to the 70% parcelwide landscaping mentioned above.
- (5) Parking lots with 21 or more spaces shall have orchard planting for shade: 1 tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot, rather than clustered only along the edges.
- (6) In order to provide groundwater recharge 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) Entire parking areas shall be surfaced with gravel, rather than pavement.
 - (b) 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.
 - (c) 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.

§ 108-191. (Reserved)