

## **ARTICLE LI Industrial C (IC) Zoning Use District [Added 10-12-2004 by L.L. No. 37-2004]**

### **§ 108-277. Purpose and intent.**

The intent of the Industrial C (IC) Zoning Use District is to allow a mix of light industrial, warehouse development, and office campuses in the area between Enterprise Park and the terminus of the Long Island Expressway. The IC Zoning Use District is intended for moderate-sized businesses generally defined as those with less than 40 employees. In addition, the district allows and encourages commercial recreation businesses. The use of generous landscaping and open space buffers is intended to help protect the rural appearance and minimize views of development from the expressway and arterial roads.

### **§ 108-278. Uses.**

In the IC 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) Warehouses.
- (3) Greenhouses.
- (4) Wholesale businesses.
- (5) Laboratories, including prototype manufacturing.
- (6) Vocational schools.
- (7) Golf courses.
- (8) Parks and playgrounds.
- (9) Equestrian facilities.
- (10) Commercial sports and recreation facilities.
- (11) Dog and horse training and boarding facilities.

#### **B. Special permit uses:**

- (1) Outdoor theaters (including bandshell, bandstand, amphitheater).
- (2) Sports arena.

#### **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:**

- (1) 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.

- (2) Retail uses, as accessory to wholesale business, subject to the following limitations:
    - (a) Retail use shall not exceed 10% of the gross floor area of the wholesale business or 3,000 square feet, whichever is less.
    - (b) The parcel shall have frontage on an arterial road.
    - (c) Retail uses shall be located at front of parcel and building.
    - (d) Off-street visitor parking shall be provided.
  - (3) Day care, as accessory to an office use.
  - (4) Outdoor recreation facilities, as accessory to an office use.
- D. Prohibited uses:
- (1) Professional offices.
  - (2) Municipal offices.
  - (3) Outdoor storage.
  - (4) Indoor theater.
  - (5) Residential uses.

**§ 108-279. 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 attractively landscaped contiguous open space areas, equal to at least 20% of the lot area, that shield views of the development from arterial roads and the Long Island Expressway. Preference is given to preservation of existing habitat (such as meadows or forests) rather than clearance and creation of new habitat. The open space should serve to provide on-site stormwater management.

**§ 108-280. Supplementary requirements.**

- A. Design standards.
  - (1) Developments of multiple buildings in the IC District shall be planned in a campus layout.
  - (2) 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 25 or other major arterial street.
  - (3) Signage shall be provided in accordance with § 108-56, the Signage Ordinance.
  - (4) Buffering and transitions.
    - (a) Trash/dumpster areas shall be screened by wood fences or landscaping, or a combination thereof, pursuant to § 98-8.
    - (b) Along borders with public streets, buffer plantings of a minimum twenty-foot depth shall be provided. Along property lines shared with Enterprise Park and other properties, buffer plantings of a minimum ten-foot depth shall be provided. Buffer plantings shall minimize views of paving and buildings from public streets and from Enterprise Park.

B. Parking standards.

- (1) The number of off-street parking spaces in the IC Zoning Use District shall be provided in accordance with § 108-60, the Riverhead Parking Schedule.
- (2) Planted berms shall be used to screen the view of automobiles from public roadways.
- (3) Off-street parking is prohibited in front yards and within 20 feet of side property lines and within 10 feet of rear property lines.
- (4) In order to soften the appearance of parking lots, large areas of surface parking should be broken up by rows of landscaping no less than 10 feet in width, in order to create parking "fields" of no more than 50 spaces each. Landscaping shall include ground cover, ornamental grasses, or low shrubs. This landscaping requirement is in addition to the 20% parcel-wide landscaping mentioned above.
- (5) 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.