

ARTICLE LII Rural Corridor (RLC) Zoning Use District [Added 10-21-2004 by L.L. No. 41-2004]

§ 108-281. Purpose and intent.

The intent of the Rural Corridor (RLC) Zoning Use District is to allow a very limited range of roadside shops and services that are compatible with the agricultural and rural setting along major arterial roads, such as New York State Route 25, leading into Downtown Riverhead and areas zoned Hamlet Center (HC) or Village Center (VC).

§ 108-282. Uses.

In the RLC 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) Agricultural production.
- (2) Antique stores and craft stores.
- (3) Retail stores or shops on properties with frontage along either side of New York State Route 25 between South Jamesport and Washington Avenues and their logical extensions.
- (4) Nurseries.
- (5) Museums.
- (6) Libraries.
- (7) Schools.
- (8) Places of worship.
- (9) Parks and playgrounds.
- (10) Single-family and two-family houses.

B. Special permit uses:

- (1) Professional offices, provided they are within 1/4 mile of the Hamlet Center (HC) or Village Center (VC) Zoning Use Districts.
- (2) Country inns, provided they are within 1/4 mile of the HC or VC Zoning Use Districts.
- (3) Funeral homes, provided they are within 1/4 mile of the HC or VC Zoning Use Districts.
- (4) Bistros, cafes.
- (5) Bed-and-breakfast establishments.

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) Farmstands.
- (2) Wine tasting rooms.

§ 108-283. 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. New buildings in the RLC Zoning Use District shall comply with the lot, yard, bulk and height requirements of the Zoning Schedule. However, the Town Board shall have discretion during site plan approval to grant variances in front setbacks based on the contextual pattern of nearby commercial or residential properties, so as to maintain a unified street wall pattern.

§ 108-284. Supplementary requirements.

The following design and parking standards shall apply:

- A. Design standards.
 - (1) For all parcels three acres or greater in area, the proposed floor area shall be distributed into a minimum of four buildings, with no building having a footprint greater than 5,000 square feet.
 - (2) Properties within 1/4 mile of a Downtown Center (DC), Hamlet Center (HC) or Village Center (VC) Zoning Use District shall provide sidewalks within the public right-of-way abutting their properties. Otherwise sidewalks are specifically discouraged.
 - (3) In order to minimize their visual impacts on the predominantly rural corridors, nonagricultural uses shall be housed in residential or farm-style buildings.
 - (4) Nonagricultural-use buildings should echo the character of the district's residences or farmhouses in terms of shape, roofline, and massing. The exteriors of buildings shall utilize natural cladding materials such as wood, brick, stucco, stone or a combination of such materials. The use of synthetic, metallic, and reflective materials should be avoided.
 - (5) Agricultural-use buildings should harmonize with the agricultural character of the area through appropriate use of materials, paint colors, and landscaping.
 - (6) Signage shall be provided in accordance with § 108-56, the Riverhead Sign Ordinance.
- B. Parking standards.
 - (1) The number of off-street parking spaces in the RLC Zoning Use District shall be provided in accordance with § 108-60, the Riverhead Parking Schedule.
 - (2) Parking is prohibited in the front yard. Parking shall be provided to the side or rear of buildings.
 - (3) 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 public roadways.
 - (4) In order to provide shade, parking lots with 21 or more spaces shall have "orchard" planting for shade: one tree per 10 off-street spaces. Such trees shall be spread throughout the parking lot, rather than clustered only along the edges.
 - (5) In order to soften the appearance of parking lots, parking lots shall be landscaped with groundcover, grasses, or low shrubs for at least 15% of their land area.
 - (6) In order to provide recharge of the groundwater basin and minimize runoff into water bodies, at least one of the following stormwater management measures 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 impervious 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 shall be sited, planted, and graded in a manner to provide infiltration and detention of runoff from paved areas.