

ARTICLE LXI Tourism/Resort Campus (TRC) Zoning Use District [Added 11-16-2004 by L.L. No. 51-2004]

§ 108-317. Purpose and intent.

The intent of the Tourism/Resort Campus (TRC) Zoning Use District is to provide opportunities for overnight accommodations and recreational amenities in a campus setting with significant open space preserves.

§ 108-318. Uses.

In the TRC 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) Bed-and-breakfast establishments.
 - (2) Country inn.
 - (3) Country club.
 - (4) Recreational/sporting club with or without clubhouse.
- B. Special permit uses.
 - (1) Resorts on parcels of at least 50 acres in size and which shall include:
 - (a) Health spas.
 - (b) Hotels with or without docking facilities.
- 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) Art galleries.
 - (2) Retail stores and personal service shops, as accessory to a hotel use and enclosed within the hotel building, and intended to serve guests only. Such accessory shall not exceed 10% of the total floor area of rooms provided.
 - (3) Recreational facilities, including equestrian facilities, accessory to and restricted to resort guests.
 - (4) Catering halls and restaurants, when accessory to a hotel, not to exceed a total of 300 seats.
 - (5) Tavern, not to exceed 50 seats.
- D. Prohibited uses.
 - (1) Motels.
 - (2) Golf courses.
 - (3) Hotel units converted to condominiums.

§ 108-319. 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 provide a contiguous open space area equal to at least 70% of the lot area, to be designed as follows:
- (1) At least 50% of such open space areas shall be planted with native species or left in its undisturbed natural form in order to enhance the appearance and function of the tidal wetlands and other native habitats.
 - (2) The remaining open space portion on the property shall be attractively landscaped with lawns, shrubs, flowerbeds, or nonimpervious recreation areas.
 - (3) In conformance with the best management practices of the Comprehensive Conservation and Management Plan (CCMP) of the Peconic Estuary Program.

§ 108-320. 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.
- (3) Resort projects shall be set back at least 100 feet from all property lines and waterfront areas.

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.
- (2) Resort developments shall provide dense natural or landscaped buffers a minimum of 100 feet along borders with other properties, railroad easements, and roadways. Buffer planting is not required along waterfront borders.

C. Parking standards.

- (1) The number of off-street parking spaces in the Tourism/Resort Campus 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 50 feet of all property lines for resort developments.
- (5) Driveways shall be set back at least 30 feet from side property lines for resort developments.
- (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 15% of their land area. This landscaping requirement is in addition to the 70% parcel-wide landscaping mentioned above.
- (7) 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.

- (8) 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.
- (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.