

ARTICLE XLVIII Business Center (BC) Zoning Use District [Added 10-5-2004 by L.L. No. 34-2004]

§ 108-265. Purpose and intent. [Amended 12-5-2006 by L.L. No. 52-2006]

The intent of the Business Center (BC) Zoning Use District is to encourage small, freestanding roadside commercial uses, mainly along Route 58, between the existing Destination Retail Center (DRC) and Shopping Center (SC) Zoning Use Districts, with the employment of transferred development rights where appropriate.

§ 108-266. Uses.

In the BC 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) Retail stores.
- (2) Personal services.
- (3) Restaurants, cafes, banquet facilities, and ice cream parlors.
- (4) Bakeries with retail sales on premises, specialty food stores.
- (5) Banks.
- (6) Health clubs and spas.
- (7) Radio or television broadcast studios.
- (8) Offices.
- (9) Professional offices.
- (10) Dealerships for new motor vehicle and boat sales.
- (11) Indoor sports and recreation facilities. **[Amended 12-5-2006 by L.L. No. 52-2006]**

B. Special permit uses:

- (1) Car washes.
- (2) Motor vehicle repair shops.

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) Drive-through windows for banks and pharmacies. **[Amended 1-17-2006 by L.L. No. 3-2006]**
- (2) Sales of preowned motor vehicles and boats, as accessory to a dealership for new motor vehicles and boats.

§ 108-267. 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 maintain the Town's scenic and rural quality, properties shall provide a contiguous landscaped area equal to at least 5% of the lot area. Such open space area shall be landscaped with shrubs, flowers, rock gardens, ornamental grasses, or other plantings rather than grass lawns.

§ 108-268. 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 Route 58 or other major arterial roads, in order to reduce the potential addition of traffic lights and conflicting turning movements.
- (2) Signage shall be provided in accordance with § 108-56, the Riverhead Sign Ordinance.
- (3) Buffering and transitions:
 - (a) Trash/dumpster areas shall be screened by wood fences or landscaping, or a combination thereof, pursuant to § 98-8.
 - (b) Buffer plantings or opaque fences, preferably wood fences, shall be provided between commercial uses and adjoining residential uses or zones.
 - (c) Deliveries and loading activities shall to the extent possible be restricted to the hours between 8:00 a.m. and 5:00 p.m. on weekdays.

B. Parking standards.

- (1) The number of off-street parking spaces in the BC Zoning Use District shall be provided in accordance with § 108-60, the Riverhead Parking Schedule.
- (2) Where credible evidence is provided by traffic counts or data by a licensed traffic engineer, up to 20% reduction in off-street parking may be permitted for shared parking, where the peak parking of two or more uses occurs at different times.
- (3) No off-street parking shall be allowed within 10 feet of any property line.
- (4) Curb cuts to parking lots shall be minimized by sharing driveways and consolidating entrances for access to adjacent parking lots.
- (5) Curb cuts, driveways, and garages shall meet the following dimensional regulations;
 - (a) Curb cuts and driveways at the front property line leading to parking areas of 10 or fewer spaces shall not exceed 10 feet in width along any point.
 - (b) Curb cuts and driveways at the front property line leading to parking areas of 11 or more spaces shall not exceed 14 feet in width at any point.
 - (c) The maximum width of garage entryways facing a front street shall not exceed 18 feet.
- (6) Shared parking lots with cross-access agreements are encouraged so as to allow drivers to park in one lot and walk to other businesses without moving their cars, or to drive from one lot to another without returning to the street.
- (7) Driveways shall be set back at least five feet from side property lines. However, driveways providing shared access to two or more properties are exempt from this standard.
- (8) 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.

- (9) 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.
- (10) 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 5% parcel-wide landscaping mentioned above.
- (11) In order to provide recharge of the groundwater basin and minimize runoff into water bodies, 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.