

ARTICLE IX
Commercial Regional Center (CRC) Special District¹

§ 300-86. Permitted uses. [Amended 8-4-1981 by L.L. No. 13-1981; 1-8-2013 by L.L. No. 2-2013]

In any Commercial Regional Center (CRC) special district, no building or premises shall be used, and no building or group of buildings or part of a building or structure shall be extended, constructed, enlarged, altered, arranged or designed to be used, in whole or in part, except for one or more of the following uses; and, further provided that the site plan of development (in conformity with the provisions of this article and the Schedule of Regulations²) is approved by the Town Board after public notice and hearing:

- A. Retail stores and shops for the sale of goods.
- B. Professional and business offices and personal service establishments.
- C. Restaurants, breweries, and other places serving food and beverages, but not including any such use in a detached structure where the patron area is less than 50% of the total area devoted to such use.
- D. New car sales and automotive supply and installation centers and diagnostic centers, provided that all goods and services are located or conducted entirely within the building.
- E. Off-street parking areas, but not including any area for outdoor display or storage of any motor vehicle for sale.
- F. Movie theaters, provided that the same are located within a main mall building. **[Amended 8-4-1981 by L.L. No. 13-1981]**

G. Health or fitness club. **[Added 10-17-2017 by L.L. No. 16-2017]**

H. **Amusement centers.**

G-I. **Indoor recreation.**

§ 300-87. Site requirements.

Each site shall have an area of at least 35 acres and at least 500 feet of frontage on an existing public street or on a proposed street which is to be built as part of the site development and intended to be dedicated for public use. Each site shall be related logically to the major highway system having regional significance.

§ 300-88. Bulk requirements.

- A. No main building shall be located at a distance less than 50 feet from the street on which it fronts. Accessory buildings (bus shelters, etc.) may be located as approved on the site plan.
 - B. Building coverage on any site, in the aggregate, shall not exceed 20%. The floor area ratio (total area of building to total area of the site) shall not exceed 0.4.
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- C. Whenever the site plan proposes the creation of a covered mall and whenever 80% of the proposed development is related to the covered mall, the buildings on any lot, in the aggregate, shall not cover more than 30% of the area of the lot, and the floor area ratio shall not exceed 0.4.

§ 300-89. Off-street parking, loading and landscaping requirements. [Amended 1-8-2013 by L.L. No. 2-2013]

A. Parking requirements.

- (1) The following definitions shall apply to this § 300-89:

COMMON AREAS — The portion of a GFA not leased to tenants, including spaces for circulation to and from tenant spaces (lobbies, elevator cores, stairs, corridors, public restrooms, atriums, and the like), nonpublic areas, such as utility mechanical rooms, vent shafts and loading docks/receiving areas and parking structures.

GROSS FLOOR AREA (GFA) — The total floor area of all floors of a building or structure, including exterior building walls.

GROSS LEASABLE AREA (GLA) — The portion of GFA that is occupied space and generally available for leasing to a tenant. GLA is equal to GFA minus the common areas.

- (2) Four parking spaces shall be provided for each 1,000 square feet of GLA for any of the uses allowed in § 300-86. **[Amended 9-5-2017 by L.L. No. 12-2017]**
- (3) Layout, location, improvement, operation and maintenance shall conform to §§ 300-183, 300-184, and 300-185.
- (4) Dimensional requirements:
- (a) A maximum of 20% of the number of spaces provided may be reserved for compact cars.
- (b) Ninety-degree parking: standard space.
- [1] Nine feet by 18 feet.
- [2] Sixty feet, bay to bay.
- (c) Ninety-degree parking: compact space.
- [1] Eight feet by 16.5 feet.
- [2] Fifty-six feet, measured bay to bay.
- (d) Seventy-degree parking: standard space.
- [1] Nine feet by 20 feet, measured perpendicularly to the bay stripe or face of curb.
- [2] Fifty-five feet, measured bay to bay.

(e) Seventy-degree parking: compact space.

[1] Eight feet by 18.5 feet, measured perpendicularly to the bay stripe or face of curb.

[2] Fifty-two feet, measured bay to bay.

B. Off-street loading requirements:

(1) One loading space of at least 12 feet by 35 feet for all uses up to 8,000 square feet of GLA.

(2) Retail and restaurant uses singularly or in combination shall provide one loading space 15 feet by 60 feet for each 25,000 square feet of GLA up to 100,000 square feet of GLA, plus one space for each additional 100,000 square feet of GLA up to 500,000 square feet of GLA, plus one additional space for each 250,000 square feet of GLA thereafter.

C. Landscaping requirements.

(1) Accessory parking area(s) shall be suitably landscaped.

(2) A minimum ratio of one tree for every 12 parking spaces shall be planted within the interior of the parking area(s), exclusive of any landscaping areas included on the site.

(3) The balance of the parking lot area(s), perimeter area(s), and pedestrian areas shall be landscaped with additional trees, shrubs, and ground cover shown on a landscape plan, subject to the approval of the site plan approval authority.

§ 300-90. Outside storage.

There shall be no outside storage except as set forth on the approved site plan.

§ 300-91. (Reserved)³

§ 300-92. Plan of development.

No building permit or certificate of occupancy for any building designed for use within a regional shopping center district shall be issued, except in accordance with a plan of development or amendment thereof approved by the Town Board.

§ 300-93. Conflicting provisions.

In the event that any provisions of this article shall be inconsistent or conflict with the other provisions of this chapter, then the provisions of this article shall prevail and be complied with.
