

Amendments to Article XLIII, Use District Regulations: Industrial Corridor District of Chapter 68 Zoning

§ 68-464 **Legislative intent.**

This district is designated to implement the objectives of the Comprehensive Plan of the Town of Islip along the roadways intended for quality industrial development but which are threatened by strip commercial development. These objectives are to:

A. Function as the Gateway to the Town of Islip MacArthur Airport

AB. Maximize roadway efficiency while minimizing traffic hazards, accidents and congestion through the consolidation of building parcels and curb cuts.

BC. Enhance the aesthetics of the roadways by means of landscaping, lot area, frontage, architectural quality and use requirements.

CD. Provide reasonable support services for industrial development which would be functionally and architecturally integrated into these developments, or located at service nodes at existing signalized intersections along Veterans Highway that permit land uses which provide goods and services to the businesses and employees that work along the Corridor.

DE. Prevent the establishment of a strip commercial character along the Corridor, ~~resulting from retail or restaurant development on separate lots.~~

[Added 5-4-1992]

§ 68-465 **Permitted uses.**

A. In an Industrial Corridor District, no building, structure or premises shall be used or occupied and no building or part thereof or other structure shall be so erected or altered, except for one or more of the following purposes:

(1) Office, including medical office.

(2) Manufacturing and assembly uses, provided that the operation does not involve the outdoor storage of vehicles, except those uses prohibited in an Industrial 1 District or Industrial 2 District.

[Amended 4-8-1997]

(3) Laboratories for scientific and industrial research, testing and development.

(4) Municipal and public facilities, excluding retail off-track betting and casino facilities.

[Amended 4-8-1997]

(5) Freestanding retail bank subject to the following criteria:

[Added 2-9-2010^[1]]

(a) Any property or structure used for a freestanding bank shall meet the specific dimensional requirements contained within this article.

(b) A deed covenant ~~offering~~ establishing a permanent vehicular cross access, formalized by a ~~future~~ reciprocal easement, to any adjacent property, shall be filed with the Suffolk County Clerk prior to the issuance of any building permits for a freestanding bank.

(c) Any separate bank drive-through shall be subject to a Planning Board special permit pursuant to § **68-466.1**

(d) There shall be no more than one freestanding bank on a single parcel.

[Added 10-25-2011]

[1]

Editor's Note: Former Subsection A(5), Educational institutions, was repealed 6-22-1999.

(6) Retail bank, located within an existing multiunit structure containing other permitted uses, provided that it does not occupy more than 30% of the gross floor area of any such structure.

[Amended 2-9-2010]

(7) Funeral parlor/home.

[Added 4-8-1997]

(8) Nursing home.

[Added 4-8-1997]

(9) Adult day-care facility.

[Added 4-8-1997]

(10) Veterinarian, provided that all activities take place within the building.

[Added 4-8-1997]

(11) Child day-care center.

[Added 3-23-1999]

(12) Public school.

[Added 3-23-1999]

(13) Private or parochial school, including preschool programs, elementary and secondary schools, vocational schools and other non-degree-granting schools including self-defense, dance, swimming, gymnastics and similar instruction/programs, except those associated with manufacturing or truck driving.
[Added 3-23-1999]

(14) Health club.
[Added 2-9-2010]

(15) Job training (including but not limited to those associated with manufacturing, but not including truck driver schools or schools with similar associated traffic impacts)

(16) Hotel, provided the development meets the following criteria:

- a) Each hotel unit must have a bathroom with at least a shower and /or bathtub, toilet, and sink.
- b) Within the building the hotel must have a lobby from which all rooms are accessible (via hallways, elevators). No exterior doors to hotel rooms permitted.
- c) All hotels shall be equipped with sprinkler and fire alarm systems.
- d) Adequate off-street parking and loading space(s) as required.
- e) Off-street parking shall be adequately lit but shall not be located, installed, or maintained so as to create a traffic hazard or nuisance for motorists or adjacent properties.

(17) A multiple use incorporating permitted uses in this section with up to 25% of the floor area utilized by one or more of the following retail or service uses integrated into the principle building or as a separate building with pedestrian connections to the principle building which do not exceed a total of 15,000 square feet as a single use:

- a) Personal service establishment
- b) Office equipment and service
- c) Office supplies
- d) Dry cleaning
- e) Delicatessen (with floor area maximum of 2,000 square feet and operating hours limited to 15 hours a day or less)

(18) Drive thru bank kiosk provided any associated exterior lighting shall comply with the Town of Islip's Exterior Lighting Standards found in Article LII, and any relevant Federal and State statutes.

B. Nothing herein contained shall be construed to permit the erection, alteration, addition, maintenance or use of any premises which shall provide outdoor storage, outside service, outside display, outside counter or window service, except as provided in § 68-465A(6).

[Added 4-1-1986^[21]]

~~[2]Editor's Note: This ordinance also provided that it would take effect 4-20-1986.~~

§ 68-466 Uses permitted by special permit from Town Board after public hearing.

[Amended 4-22-1986; 5-4-1992; 4-8-1997; 4-21-1998]

The following uses are permitted by special permit from the Town Board after a public hearing:

A. (Reserved)

~~B. University or college dormitory or similar residential use. (Reserved)~~

~~[Added 3-23-1999]~~

~~C. Food service establishment, restaurant, minor restaurant, bar, tavern or nightclub, cafeteria, delicatessen or any other establishment for the service of food or beverages, whether such food service is intended for on premises or off premises or indoor or outdoor consumption. Such uses shall only be permitted when operated in conjunction with other permitted uses located on the subject parcel and in a design and manner that is architecturally and functionally blended with the principal use of the property. A determination of the acceptability of the plan for the food serving use shall be made by the Department of Planning based on the following criteria:~~

~~(1) The use shall be centrally located within the site and accessible to the occupants of the site.~~

~~(2) The use shall be invisible from or inconspicuously located in relation to Veterans Memorial Highway.~~

~~(3) Signage or other advertisements relating to the use along Veterans Memorial Highway shall be limited to one lawn sign, of an industrial/corporate character, not to exceed 32 square feet.~~

~~(4) Preference shall be given to locations within a principal building. A freestanding building for this use shall be subject to the inclusion of the following amenities which may include, but not be limited to, an enclosed or outdoor eating area, which includes seating, a landscaped plaza and a water sculpture element; and visible and attractive walkways between the use and all other buildings on the site.~~

~~(Reserved)~~

~~D. Psychiatric clinic, drug treatment center or similar health related facility, excluding overnight residential treatment facilities.^[1]~~

~~[1]Editor's Note: Former Subsection E, regarding animal care centers, which immediately followed, was repealed 2-28-2017.~~

§ 68-466.1 Uses permitted by special permit from Planning Board after public hearing.

[Added 4-8-1997]

A. Showroom.

[Amended 2-9-2010]

B. Warehouse use, provided no overhead doors shall face any street and further provided that any overhead doors are properly screened from view with fencing and/or landscaping pursuant to the satisfaction of the Planning Board.

[Amended 3-23-1999; 9-11-2001]

~~**C.** Private parking garage as an accessory use to a permitted principal use.~~

DC. Industrial/business service use involving office support services including printing, document reproduction, storage facilities, provision of building retail/wholesale/office and business related supplies, and similarly related functions.

[Added 3-23-1999]

ED. Private or parochial college or university excluding dormitories and other college or university residential uses.

[Added 3-23-1999]

FE. Businesses which involve the outdoor or overnight parking of registered vehicles as an accessory use to a permitted principle use, provided that all vehicles shall be properly screened from view pursuant to the direction of and in the discretion of the Planning Board.

[Added 9-11-2001]

GF. Bank drive-through.

[Added 2-9-2010]

HG. Outside seating as an accessory use to a permitted bar, tavern, nightclub, restaurant, ~~or~~ minor restaurant, or fast food restaurant use, provided the site otherwise complies with all applicable Code requirements and subject to the following requirements:

[Added 10-13-2010]

(1) Outside seating shall be permitted for dining purposes only. The service and consumption of alcohol shall only be permitted as clearly accessory and incidental to the service of food. No outside bar shall be permitted. In no case shall the service of alcohol be permitted off site.

(2) Outdoor loudspeakers, exterior live entertainment or dancing of any kind shall not be permitted.

(3) Outside seating shall only be permitted to operate between the hours of 8:00 a.m. and 11:00 p.m.

(4) Outside seating shall be permitted on the subject parcel adjacent to the building only, provided it does not encroach onto any sidewalk adjacent to a parking lot by more than 50% and further provided there is a minimum unobstructed sidewalk area of eight feet. If on-street parking is permitted adjacent to the sidewalk, then a minimum unobstructed sidewalk area of five feet shall be required.

(5) The outdoor area shall be located a minimum of 150 feet from any single-family residence.

IH. Indoor recreational use.

[Added 5-21-2013]

JL. Taxi office, when adjacent to a residential use or zone.

[Added 8-5-2014]

KJ. Animal care center.

[Added 2-28-2017]

K. A multiple use incorporating permitted uses in §68-465 with up to 25% of the remaining floor area utilized by one or more of the following retail or service uses integrated into the principle building or as a separate building with pedestrian connections to the principle building and which do not exceed a total of 15,000 square feet as a single use:

- (1) Restaurant/minor restaurant (no drive-thru)
- (2) Pharmacy with drive-thru (maximum of 15,000 square feet)
- (3) Specialty food shop (maximum of 8,000 square feet)
- (4) Bar, Tavern, Nightclub

L. The following service and limited retail uses will be considered by the **Planning Board** for **parcels with frontage on Veterans Memorial Highway that are located at the signalized intersections along Veterans Memorial Highway** (those established as of the date of adoption of this section and as referenced in the associated corridor study) subject to the conditions provided in (§68-466.3) and if in conformance with the density requirements provided in §68-470.

- a) Restaurant
- b) Fast Food Restaurant (with drive-thru)
- c) Pharmacy (with drive-thru)
- d) Specialty food market
- e) Bars, taverns, nightclubs
- f) Retail Fuel Service Stations with a Convenience Market Component subject to the following conditions.
 - a) Must be located at least ¼-mile from an existing fuel station or former station which continues to have related improvements in place (i.e. tanks, fuel pump, canopy) that is located on the same side of Veterans Memorial Highway.
 - b) Shall include a food market component which has a minimum of 50% of the interior floor area dedicated to food service including prepared foods/beverages and optional customer seating.
 - c) If an outdoor seating area for dining purposes is proposed, such area shall be accessible only between the hours of 8 am and 11 pm. No consumption of alcohol shall be permitted on the site. If included, the area provided as outdoor seating with canopy shall not be counted towards floor area in calculation of maximum floor area ratio.
 - d) No gasoline service station premises shall be permitted to locate within 200 feet of a school, playground, recreation center, public library, or church.
 - e) Shall be consistent with the requirements of Article XXVII for Retail Fuel Service Stations
 - f) No vehicle repair or storage shall be permitted.

§ 68-466.2 (~~Reserved~~) **Uses permitted after review and approval of Planning Board. [1]**

A The following uses are permitted after the review and approval of the Planning Board without complying with the notice requirements of §68-32, subject to compliance with the following criteria:

- (1) A parking relaxation of no greater than 20%.
- (2) A landscaping relaxation of no greater than 20%.
- (3) Approval will not result in any on- or off-site traffic impacts, as determined by the Planning Board.
- (4) The use is consistent with the spirit and intent of the Town Code and Comprehensive Plan.
- (5) The site is not adjacent to any residential use or zone.

B. Uses.

- (1) Showroom
- (2) Warehouse use, provided no overhead doors shall face any street and further provided that any overhead doors are properly screened from view with fencing and/or landscaping pursuant to the satisfaction of the Planning Board.
- (3) Industrial/business service use involving office support services including printing, document reproduction, storage facilities, provision of building/office and business related supplies, and similarly related functions.
- (4) Outside seating as an accessory use to a permitted, restaurant, minor restaurant, or fast food restaurant use, subject to the requirements of §68-466.1 G.

[1]Editor's Note: Former § 68-466.2, Uses permitted by special exception from Board of Appeals after public hearing, added 4-8-1997, was repealed 3-23-1999.

§ 68-466.3 Additional conditions for special permits

A For applications involving a fast food restaurant, pharmacy with drive thru, retail fuel station with convenience market, or when otherwise deemed necessary by the Planning Board, a traffic and roadway analysis prepared by a professional engineer specializing in transportation shall be submitted with the application for review by the Town and shall include analysis of access and provision of appropriate deceleration lane, turning lane as well as analysis for need for modification of signal timing, additional intersection improvements.

B The subject property shall execute a cross access agreement to allow for future cross access between adjoining parcels.

§ 68-467 Accessory uses.

The following uses shall be permitted when located on the same lot as the uses permitted in §§ **68-465** and **68-466**:

A. Signs as permitted and regulated under §68-477 and Article **XXIX**.

B. Other customary accessory uses and structures, provided that such uses are clearly incidental to the principal use, do not include any activity commonly conducted as a business and do not require a separate building.

C. A single accessory retail or showroom use, provided the use is completely contained within the industrial building and sells only goods being manufactured, processed, or warehoused in the principal industrial building. The area devoted to this accessory retail use, including all storage, stocking, and business space, shall not exceed 210% of the gross floor area of the industrial building or exceed a maximum of 2,000 square feet, whichever is less, and separate exterior signage for this use shall be prohibited.

[Added 4-5-2005]

D. Industrial accessory wind energy turbines as defined in § **68-3** of this chapter.

[Added 9-29-2009]

E. Spray booth, provided the booth has received a permit from the New York State Department of Environmental Conservation or evidence is submitted demonstrating exemption for said permit.

[Added 6-19-2012]

F. Parking garage as an accessory use to a permitted principal use unless adjacent to a residential use or zone, in which case is prohibited.

G. Hotel Accessory Uses

The following accessory uses shall be permitted within the hotel building:

- a) One apartment with or without kitchen facilities for the use of the hotel manager or caretaker and his/her family.
- b) Minor restaurant, dining room, and vending area permitted for hotels with less than **60** rooms.
- c) Meeting/conference rooms and banquet facilities.
- d) Laundry facilities for use by hotel guests and staff only.
- e) Business center.
- f) Recreational facilities for the exclusive use of hotel guests.
- g) Dining facility/restaurant within the building for hotels with **60** or more hotel rooms. Note that a separate entrance is permitted for restaurant within the hotel, but that access must also be provided from within the hotel.
- h) Bar, tavern or nightclub within the building for hotels with **60** or more hotel rooms.

§ 68-468 **Height restrictions.**

A. No building or structure shall be erected to a height in excess of 60 feet or four stories, except under the provisions of § **68-468B**, except as otherwise restricted by the Federal Aviation Administration.

B. Any portion of a building may be erected to a height in excess of 60 feet if such portion of such building is set back two additional feet for each one foot of additional height beyond the required setbacks from public streets, planned public streets or the district boundary lines.^[1]

[1]

Editor's Note: Former Subsection C, Exceptions, which immediately followed this subsection, was repealed 11-1-1988.

C. Flagpoles shall not exceed 35 feet in height.

[Added 9-11-2001]

§ 68-469 **Percentage of lot occupancy.**

[Amended 11-1-1988; 5-4-1992]

- A. The total buildable area, including all buildings, shall not exceed a floor area ratio of 0.35.
- B. ~~A food service establishment shall not exceed a floor area ratio of 0.035 nor shall a food service establishment constitute more than 20% of the total floor area at any time. The installation of covered patios that do not exceed 400 SF which provide outdoor seating areas for employees to gather shall not be included in the floor area calculation for the purpose of calculating FAR.~~
- C. The floor area of parking structures/garages and subsurface parking is not to be included in the calculation for maximum floor area ratio.
- D. Indoor amenity space (e.g. lobbies, atria, etc.) that occupies more than 1.5% of the building floor space for offices and industrial buildings may be provided and this area shall not be counted towards allowable FAR.

§ 68-470 **Area density.**

[Amended 2-9-2010]

- A. ~~The minimum lot area for a freestanding retail bank, as a primary use, shall be 35,000 square feet.~~
[Amended 10-25-2011]
- B. ~~The minimum lot area for all other uses in this district shall be 120,000 square feet.~~
 - A. (Reserved)
 - B. A hotel room shall have an area of at least 300 square feet and there shall be a minimum of 1,250 square feet of site area for each hotel room. In no case shall a hotel use have a lot area less than 120,000 square feet.
- C. Density requirements for permitted uses per §68-465 are provided in the table below.

<u>Permitted Uses (per §68-465)</u>	<u>Minimum Lot Area (SF)</u>
<u>Freestanding retail bank, as a primary use,</u>	<u>40,000</u>
<u>Drive thru bank kiosk</u>	<u>20,000</u>
<u>Other permitted uses per §68-465)</u>	<u>120,000</u>

- D. Density Requirements for uses permitted only at existing signalized intersections (per §68-466 or §68-466.1) are provided in the table below.

<u>Use</u>	<u>Minimum lot area dedicated to the use (SF)</u>	<u>Maximum Building Gross Floor Area (SF)</u>	<u>Minimum Frontage on Veteran's Memorial Highway</u>	<u>Minimum Frontage on Secondary Road</u>	<u>Minimum separation from same use on same side of</u>

					<u>Veteran's Highway</u>
a) <u>Restaurant (no-drive thru)</u>	<u>40,000 SF</u>	<u>≈</u>	<u>100'</u>	<u>100'</u>	<u>N/A</u>
b) <u>Fast Food Restaurant (with drive-thru)</u>	<u>60,000 SF</u>	<u>≈</u>	<u>150'</u>	<u>150'</u>	<u>N/A</u>
c) <u>Pharmacy (with drive-thru)</u>	<u>80,000 SF</u>	<u>15,000 SF</u>	<u>200'</u>	<u>200'</u>	<u>N/A</u>
d) <u>Specialty food market</u>	<u>80,000 SF</u>	<u>8,000 SF</u>	<u>200'</u>	<u>100'</u>	<u>N/A</u>
e) <u>Retail Fuel Service Stations with a Convenience Market Component</u>	<u>80,000 SF</u>	<u>≈</u>	<u>150'</u>	<u>150'</u>	<u>¼ mile (see §68-466.1 (L) for details)</u>

§ 68-471 **Width of lot.**

[Amended 2-9-2010]

A. The minimum width of lot for uses permitted in this district shall be 300 feet throughout, except as noted below.

B. The minimum width of lot for freestanding banks as a primary use, and drive thru bank kiosks, in this district shall be ~~150~~ 100 feet throughout ~~as measured parallel to Veterans Memorial Highway at the seventy five foot front yard.~~

C. The minimum frontage requirements in §68-470 D shall supersede the lot width requirement in this section for those listed uses.

§ 68-472 **Front yard.**

[Amended 4-21-1998; 2-9-2010]

A. All buildings, except those listed below, shall have a primary front yard setback of 100 feet along Veterans Memorial Highway and a minimum secondary front yard setback of 50 feet along any other roadways. A minimum of 40 feet of that portion of said yard bordering Veterans Memorial Highway shall be landscaped in accordance with Town of Islip Subdivision and Land Development Regulations. A maximum of 10 feet of this requirement can be located in the Veterans Memorial Highway right-of-way. A minimum of 25 feet of that portion of the front yard bordering streets intersecting Veterans Memorial Highway shall be similarly landscaped.

B. No structure shall be permitted within any front yard.

C. ~~Freestanding banks, as a primary use, shall have a front yard setback of 75 feet along Veterans Memorial Highway and a minimum second front yard setback of 50 feet along any other roadways. A minimum of 20 feet of that portion of said yard bordering Veterans Memorial Highway shall be landscaped in accordance with Town of Islip Subdivision and Land Development Regulations. A maximum of 12 feet of this requirement may be located in the Veterans Memorial Highway right-of-way.~~

§ 68-473 **Side yards.**

[Amended 4-22-1986; 9-11-2001; 2-9-2010]

A. All buildings, except those listed below, shall have a minimum side yard of 25 feet. Where the side yard abuts a residential district or use, a minimum side yard of 50 feet shall be required.

~~B. Freestanding banks, as a primary use, shall have a minimum side yard of 15 feet. Where the side yard abuts a residential district or use, a minimum side yard of 50 feet shall be required.~~

§ 68-474 **Rear yard.**

All buildings shall have a minimum rear yard of 25 feet. Where the rear yard abuts a residential district, a minimum rear yard of not less than 50 feet shall be required.

§ 68-475 **Off-street loading.**

No loading areas shall be located within a front yard or within 100 feet of a residential district.

§ 68-476 **Architectural drawings.**

A. High quality architecture proportionate to the property size is required. Applications for development within the ICD shall include rRepresentative architectural elevation drawings for all proposed structures shall be submitted to be reviewed and approved by the Planning Division, Elevations and shall include the following information: height, building design, color, materials, signs and exposed exterior mechanical equipment. All exterior walls shall be completed with finished quality building materials that shall provide for architecturally compatible building design.

- 1) Windows and openings shall be provided in each façade of any new building unless deemed technically or programmatically infeasible. Where infeasible, spandrel glass (faux windows) shall be utilized. Windows shall be appropriately sized to the scale of the building. Utilizing natural light into interior spaces to offset use of artificial lighting, along with photo sensor control is encouraged.
- 2) Incorporation of a minimum number of Architectural features into building facades visible from roadways. This may include porticos over doorways, cornices, decorative ornament appropriate for the architecture, window wall framing, or an atrium. No building façade shall exceed 50 feet in length without interruption of the horizontal plane by one or more of the following architectural features:
 - a. Exterior wall interruption (change in the projection or recess in the plane of at least 2 feet in depth);
 - b. Change in material, texture, or pattern;
 - c. Columns, piers, pilasters or other structural and/or decorative elements; and/or,
 - d. Changes in fenestration pattern.
- 3) Building materials/finishes: All new buildings, of any building type, shall be designed and constructed using quality building materials appropriately applied to create aesthetically pleasing and enduring structures that contribute positively to the overall character of the Corridor. Efface and decorative concrete block shall be limited to accent bands not to exceed 10% of all façade. Aluminum siding shall be prohibited.

- 4) Architectural finishes for rooflines: Exposed coping edge shall be incorporated as a design element proportionate to the façade material, visually reinforced with a proportionate horizontal banding of the façade starting at the coping.
- B. Screening - Rooftop equipment, mechanical equipment, dumpsters, loading areas, parking garages etc. shall be screened consistent with the building style or for ground level features, with fencing and/or landscaping.
- C. Franchise architecture shall be modified to achieve the highest architectural standard for the use.

§ 68-477 Signs

With the exception of the following, all provisions of the Sign Ordinance shall be complied with.^[1] In addition, in the case of multitenant structures, a plan shall be submitted for Planning Division approval showing all signs. They shall be uniformly compatible in terms of design, color and materials and shall not be distracting to motorists.

- A. For multitenant properties with a minimum frontage on Veterans Highway of 300 linear feet or greater, the maximum ground sign area may be increased to 64 square feet.
- B. Additional facial signs permitted for multiple use buildings where multiple establishments are permitted. Maximum of one per establishment.
- C. A second facial sign, installed on the secondary façade, may be permitted for any buildings with dual street frontage (corner lots) within the ICD.

[1] *Editor's Note: See Article XXIX, Signs, of this chapter.*

§ 68-478 (Reserved) [1]

[1] *Editor's Note: Former § 68-47, Definitions, was repealed 10-13-2010.*

§ 68-479 (Reserved) [1]

[1] *Editor's Note: Former § 68-479, Development bonus provisions, added 11-1-1988, was repealed 1-14-2003.*

§ 68-480 Relief from requirements.

A permitted use may occupy any lot which was separately owned prior to March 5, 1985, and which has not come into common ownership with adjoining property, and which conforms to the area, density or width of lot requirement of the Zoning Ordinance prior to this enactment and conforms to all other minimum requirements of this ordinance.

§ 68-481 **Variance procedure for nonconforming lots.**

[Amended 10-13-2010]

Lots in this district which have legal nonconforming status pursuant to § **68-480** shall be subject to all other provisions of this ordinance.

§ ~~68-482~~ **Description.**

~~A. The following areas are designated as an Industrial Corridor District on the Official Map of the Town of Islip:~~

~~(1) All properties which have frontage on Veterans Memorial Highway, in addition to all other properties located within 300 feet of Veterans Memorial Highway between the Long Island Expressway and Sunrise Highway. All properties within these boundaries presently zoned for residential or general service district use are excluded from this district. For the purposes of this ordinance, the eastern terminus of Veterans Memorial Highway shall be the eastern boundary of Tax Map No. 218-01-001.5, a point approximately 125 feet west of the center line of Waverly Avenue.~~

§ 68-482.1 **Exterior site improvements.**

[Added 4-8-1997; amended 8-12-2003]

A. Parking, curbing, sidewalks, drainage, screen planting, buffers, street trees, dumpster enclosures, lighting, public improvements and all other applicable requirements of the Town Code and the Subdivision and Land Development Regulations shall be maintained unless otherwise modified or waived by the Planning Board or Town Board.

B. The exterior site improvements and improvement of property shall be regulated under Article **XXXI** of this ordinance.

[Amended 8-12-2003]

C. A minimum buffer area of ~~25~~ 50 feet in width in accordance with Town standards shall be provided and maintained adjacent to any residential zone or use. As an alternative, a minimum 30-foot vegetated buffer may be provided with a sound attenuation wall and new evergreen plantings on both sides of the wall.

D. Landscaping shall be required around the perimeter of buildings to the greatest extent practicable pursuant to the direction of the Planning Board.

E. Pedestrian connections shall be made between adjacent sites when feasible and appropriate. Pedestrian connections are to be placed away from vehicular drives/aisles and be attractive, adequately lit, constructed of high quality materials to connect plazas where appropriate to encourage walking between properties.

- F. Vehicular cross access easements shall be reviewed/approved and recorded between adjacent sites when feasible and appropriate.
- G. At signalized intersections where restaurant or fast food is proposed as part of an existing development, a pedestrian connection shall be provided that is separate from vehicular access between the existing office/industrial use and the restaurant use.
- H. At signalized intersections where restaurant, fast food or pharmacy is proposed as a single use, a pedestrian connection to neighboring sites shall be incorporated into the site design.
- I. For multiple use properties at mid-block locations that include a new restaurant developed apart from the existing office/industrial use, a solely pedestrian plaza connection shall be provided (with no vehicular access) to the restaurant building.

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