

ARTICLE
Retail Corridor 3 (RC3) Zoning Use District
[Added XX-XX-20XX by Local Law No. XXXX]

Purpose & Intent.

The intent of the Retail Corridor 3 Zoning Use District is as a low-level zoning profile supporting local, regional, and national product and service retailers, as outlined in the Village of Herkimer Master Plan 2020. Parking lots are supported with road traffic controls of speed and pedestrian crossing. There is no residential profile allowed.

Uses.

In the RC3 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. Automobile Maintenance/Major Repair
2. Automobile Maintenance/Minor Repair
3. Automobile Parts & Accessories
4. Automotive Sales
5. Banks
6. Business Support Services
7. Fitness Studio
8. Florist
9. Furniture, Fixtures, and Appliance Sales
10. Market, Grocery or Supermarket
11. Movie Theater (Indoor)
12. Music Shop
13. New Merchandise Sales - Greater than 80,000 square feet
14. New Merchandise Sales - Less than 80,000 square feet
15. Offices, Administrative, Business & Professional
16. Offices, Medical & Dental
17. Pet Stores & Pet Supplies
18. Photo/Video/Electronics
19. Recreational Vehicle, Boats, Trailer Sales
20. Restaurants, Counter Service
21. Restaurants, Table Service
22. Retail Stores

B. Special permit uses:

Specific design and operational conditions may be imposed with approval of a special permit use to reduce potential impacts on surrounding properties, such as regulating the hours of operation, requiring security lighting, and being required to provide sufficient outdoor trash receptacles and implement regular cleanup procedures to reduce potential litter.

1. Automobile Rental
2. Bar
3. Building and Landscape Materials
4. Commercial Recreation
5. Community Center/Banquet Hall
6. Consignment Shop
7. Government Facilities
8. Hotel/Motel
9. Hotel/Motel - Extended Stay
10. Market, Convenience
11. Offices, Government
12. Parking Facility, Non-Residential
13. Public Safety Facilities
14. Service Station
15. Tobacco Sales (Specialty) & Smoke Shops
16. Used Merchandise Sales

C. Accessory uses

1. 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.

D. Prohibited uses:

1. Adult Entertainment Establishments
2. Industrial & Manufacturing
3. Residential (including any combination of residential and nonresidential uses in any building or structure or on any lot)

Lot, yard, bulk and height requirements.

- A. No buildings shall be erected nor any lot or land area utilized unless in conformity with the requirements 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.

Supplementary guidelines.

The Design and Parking Standards listed in the provisions below (Subsections A and B of this section) are intended as a guide or measure for improvements in parcels in this zoning district, and the word "shall" recited in the provisions below is intended to obtain compliance with the provisions to the extent practical as determined by the Board responsible for review.

A. Design Standards.

1. To the extent possible, freestanding buildings within shopping centers shall include common design elements, including but not limited to landscaping, lighting features, etc., with the principal structures in the center.

B. Parking Standards.

1. The number of off-street parking spaces in the RC3 Zoning Use District shall be provided in accordance with the approved Parking Standards.
2. 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.

C. Additional Requirements

1. N/A