

ARTICLE
XXXIB
**CRI Camp Road Interchange
District [Added 2-27-2023 by L.L.
No. 5-2023]**

§ 280-220.11. Intent.

The intent of the CRI, Camp Road Interchange District, is to provide an area for larger, upscale regional-type commercial operations at this important entranceway into the Town. This area has access to the NYS Thruway and major highways within the Town that provide transportation routes to and from surrounding communities. Important components of this area are automobile access, aesthetics, landscaping, adaptive reuse, residential buffering, and protection of incompatible uses. Enhancing the overall image of the Town shall be part of the design of projects within the CRI district. Design components shall include multi-modal opportunities, trails, protection and creation of natural features, and campus type settings. See the Hamburg Gateway Revitalization Design Project for a sample of development of the lands previously owned by the NYS Thruway Authority.

§ 280-220.12. Permitted uses and structures.

Use and structures permitted in the CRI District are as follows:

A. Principal uses and structures:

- (1) Arts and cultural facilities.
- (2) Retail sales.
- (3) Eating and drinking establishments.
- (4) Tourism and recreational and entertainment facilities (including indoor and outdoor sport and recreational facilities and gaming).
- (5) Custom shops, in accordance with § 280-81A(6), associated with another allowed principal use.
- (6) Breweries and wineries.
- (7) Theaters.
- (8) Healthcare, spas, and wellness centers.
- (9) Private rental storage (mini-storage) is prohibited (see definition¹). This prohibition also includes full-scale buildings in which interior spaces are being rented for individual storage usage.
- (10) Offices.
- (11) Resort complexes (See definition).

- (12) A combination of any of the allowed uses in this district, especially in accomplishing a campus type setting.
- B. Uses and structures allowed by special use permit. The following uses by special use permit authorized by the Planning Board (see Article XLVI):
 - (1) Nursery schools and day-care centers.
 - (2) Multifamily units when associated with other allowed uses in this district (mixed-use buildings are encouraged).
- C. Accessory uses and structures:
 - (1) Shops for the manufacture or processing of articles incidental to the conduct of a retail business lawfully conducted on the premises, provided that:
 - (a) All such articles manufactured or processed are sold at retail on the premises.
 - (b) Such activity shall not produce offensive odors, noise, vibration, heat, glare or dust.
 - (c) Automotive service, repair, or installation activities are specifically prohibited.
 - (2) Accessory uses and structures customarily incidental to permitted principal uses.
 - (3) Warehouses associated with another allowed principal use, but not including the storage of highly flammable or explosive materials. Warehousing is limited to 30% of the size of the space in any building, as measured in square footage, that is utilized for the principal use on the site.

§ 280-220.13. Minimum lot size.

There are no minimum lot size requirements in the CRI District.

§ 280-220.14. Maximum height of buildings.

There is no maximum height limitation of buildings in the CRI District.

§ 280-220.15. Lot coverage.

There is no minimum or maximum lot coverage requirement in the CRI district. The project must be shown to meet setback, landscaping and aesthetic requirements.

§ 280-220.16. Required yards.

Unless otherwise provided, the minimum required yards and other open spaces in the CRI District shall be as specified in this section. These required yards relate to a Government (Town, County or State) owned road.

- A. Lot area. Lot area will be based on the size of the building, parking requirements and landscaping.

- B. Lot width at the building line: none.
- C. Front yard: 40 feet.
- D. Side yards:
 - (1) Principal buildings: none required, except that:
 - (a) Where a side yard is provided, it shall be no less than five feet.
 - (b) Where a side yard abuts any R District boundary, it shall be not less than 50 feet or the height of the principal building, whichever is greater.
 - (c) Where a side yard is used for either vehicular ingress or egress, it shall be at least 12 feet.
 - (d) Where a side yard is used for vehicular ingress and egress, it shall not be less than 25 feet.
- E. Rear yard:
 - (1) Minimum: 10 feet, except where it abuts any residential district boundary, it shall be a minimum of 50 feet or the height of the principal building, whichever is greater.
- F. Note that a minimum buffer/setback has been established for lands abutting the existing residential subdivision (lands retained as zoned RA represent the buffer).

§ 280-220.17. Off-street parking.

- A. For applicable off-street parking regulations, see Article XXXII.
- B. Parking areas should not front Camp Road and any parking lots that can be seen from Camp Road need to be screened.

§ 280-220.18. Signs.

For applicable sign regulations, see Article XXXVI.

§ 280-220.19. Supplemental regulations.

- A. For applicable supplemental regulations pertaining to use, height, area or open space, see Articles XXXVII through XXXIX.
- B. Layouts for multiple buildings should be in a campus-like setting.

§ 280-220.20. Landscaping.

The Planning Board may require and modify landscaping plans for site locations to establish a positive design image.

The following minimum standards shall be met:

- A. Enhanced landscaping for any frontages along Camp Road (focus on trees).

- B. Screening to be provided along any project boundaries abutting residential areas (including enhancing the existing buffer areas that are zoned RA).
- C. Tree-lined entranceways shall be required.

§ 280-220.21. Architectural requirements.

The applicant shall submit building plans and elevations showing how any proposed structure meets the requirements of this article and any requirements of any applicable zoning overlay. Buildings visible from Camp Road shall have a higher design image, including pitched roofs, higher quality materials, and windows facing Camp Road.

§ 280-220.22. Connectivity.

- A. A multimodal trail system should be incorporated into any project proposed in this district.
- B. Internal sidewalks for connection to the trail system and Camp Road.
- C. Overall developments within the CRI district area (including any commercial lands surrounding the properties zoned CRI) shall be connected and presents a campus-type setting.

§ 280-220.23. Authorized Pre-existing Use.

Any properties currently owned and operating as a non-conforming use prior to the date of enactment of the CRI District shall be permitted to operate as such, as long as the non-conforming use is continuous by the current owner or any successor in interest.