

Town of Amherst, NY
Wednesday, July 9, 2014

Chapter 203. ZONING

PART 5.. SPECIAL PURPOSE AND OVERLAY DISTRICTS

§ 5-9. Recreation Conservation District (RC)

[Added 2-24-2014 by L.L. No. 5-2014]

5-9-1. **Purpose** To provide a special zoning classification primarily for public, private and civic uses related to recreation and conservation.

5-9-2. **Principal and Special Uses**

A. **Permitted Uses and Structures**

RC	Permitted	Special Use	Standards
OPEN USES			
<i>No open uses allowed</i>			
RESIDENTIAL USES			
<i>No residential uses allowed</i>			
PUBLIC AND CIVIC USES			
Indoor recreation facilities			

RC	Permitted	Special Use	Standards
Outdoor recreation facilities	✓		
Outdoor ice-skating facility	✓		
Outdoor tennis, racquetball or handball facility	✓		
Park or open space	✓		
Place of worship	✓		6-3-3
Public or private golf course and country club		✓	
Public utility service structure or facility		✓	6-3-4
Swimming facility	✓		
Telecommunication facility		✓	§ 6-7
Wildlife reservation or conservation area	✓		
COMMERCIAL			
<i>No commercial uses allowed</i>			
INDUSTRIAL			
<i>No industrial uses allowed</i>			

B. Dimensional Standards

RC Principal Use Dimensional Standards	Vehicle Use Area	
Min. lot width	None	
Min. front yard	50 ft.	15 ft*
Min. rear yard (abutting residential/nonresidential)	50 ft/15 ft	25 ft*/5 ft*
Min. side yard (abutting residential/nonresidential)	50 ft/15 ft	25 ft*/5 ft*
Max. height	65 ft	
Max. building coverage	10%	

* The entire area must be landscaped

5-9-3. **Accessory Uses and Structures**

A. **Permitted Accessory Uses and Structures**

RC Permitted Accessory Uses and Structures	Standards
Landscaping	§ 7-2
Off-street parking, loading, and stacking	§ 7-1
Private schools and day-care centers, accredited when required by NYS, when accessory to a place of worship	
Residence for staff	
Signs	§ 7-8

RC Permitted Accessory Uses and Structures Standards

Other uses and structures customarily incidental to the principal use

- B. **Dimensional Standards** The dimensional standards for an accessory use or structure shall be the same as those for the principal use in § 5-9-2B.

5-9-4. **General Development Standards**

- A. Fences, walls or plantings or other screening materials may be required to provide visual screening between adjacent structures and uses and parking or other areas or uses on the parcel.
- B. Exterior wall surfaces of buildings shall be of masonry, wood, glass, stone or metal or a combination of these materials. Exterior wall facings and mansard roofs shall not include asbestos or corrugated metal products. Any side or rear wall facing a street, residential district or public or semi-public area shall consist of the same facing materials as the building front.
- C. Interior side or rear yards separating parking, loading and stacking area from lot lines are not required for unified developments.
- D. Development in the RC district shall also comply with the requirements referenced in the table below.

RC	General Development Standards
Off-Street Parking	§ 7-1
Landscaping and Buffering	§ 7-2
Site Lighting	§ 7-3
Outdoor Storage and Display	§ 7-4
Fences and Walls	§ 7-5
Access and Circulation	§ 7-6

RC	General Development Standards
Flood Damage Prevention	§ 7-7
Sign Regulations	§ 7-8
Performance Standards	§ 7-9