

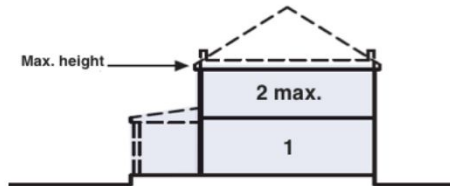
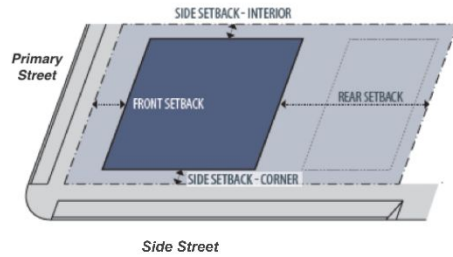
ZONING

151 Attachment 3

Village of Wappingers Falls

Table 5 to Table 11

TABLE 5: RESIDENTIAL (R) STANDARDS



Principal Building Setbacks
Key:
 - - - Property Line ——— Setback Line ■ Building Area

Building Placement ¹	
Principal Building Setbacks	
Front	Consistent with prevailing setback ² 10' min, 20' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 5' min, 15' max if no prevailing setback
Side, interior	8' min
Rear	25' min
Attached garage ³	15' min behind primary facade 5' min behind secondary facade

¹ See § 151-23 for allowed encroachments.
² See § 151-30 for additional standards.
³ With the exception of attached garages on Liss Road, which shall meet the required setback for a principal building.

Accessory Building Setbacks	
Front ⁴	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	5' min from the secondary facade of the principal building
Side, interior	5' min
Rear	5' min

⁴ With the exception of detached garages on Liss Road, which shall meet the required setback for a principal building.

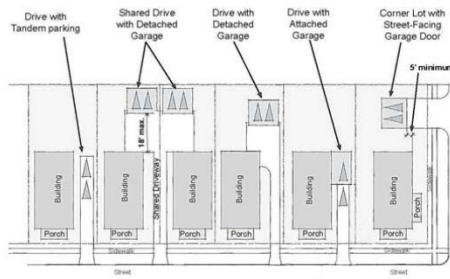
Lot Occupation	
Lot Width	50' min; 75' max
Lot Depth	100' min
Lot Coverage	45% max for lots less than 10,000 sq. ft. 40% max for lots 10,000 sq. ft. and greater
Greenspace	30% min

Building height is measured by counting the number of stories.
 If building height is listed by a dimensional standard, see §151-24A.

Building Form	
Height	
Principal Building	2 stories and 35' max
Accessory Building	1 story and 15' max

Required Frontage Types
 Front porch or stoop
 See § 151-41 for additional standards.

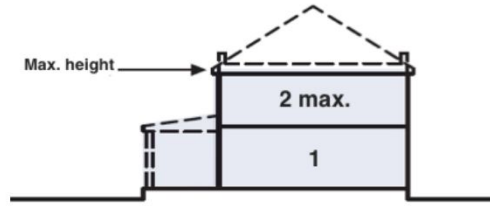
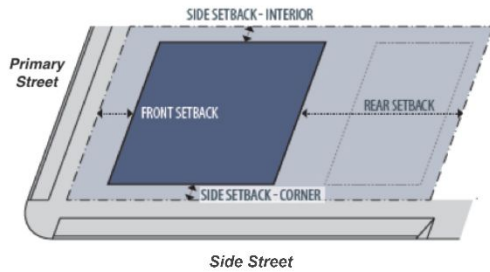
Parking Location
 Parking shall only be permitted to be located as illustrated below.
 See § 151-44 for additional standards.



Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.

WAPPINGERS FALLS CODE

TABLE 6: VILLAGE RESIDENTIAL (VR) STANDARDS



Principal Building Setbacks

Key:
 - - - Property Line ——— Setback Line ■ Building Area

Building height is measured by counting the number of stories.
 If building height is listed by a dimensional standard, see §151-24A.

Building Placement¹

Principal Building Setbacks

Front	Consistent with prevailing setback? 5' min, 15' max if no prevailing setback
Side, corner	Consistent with prevailing setback? 5' min, 15' max if no prevailing setback
Side interior	5' min 0' for attached buildings on adjacent lots
Rear	10' min
Attached garage	15' min behind primary facade 5' min behind secondary facade

¹ See § 151-23 for allowed encroachments.
² See § 151-30 for additional standards.

Accessory Building Setbacks

Front:	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	5' min from the secondary facade of the principal building
Side, interior	5' min
Rear	5' min

Lot Occupation

Lot Width	30' min (18' min for townhouse on separate lot) 75' max
Lot Depth	75' min
Lot Coverage	60% max
Greenspace	15% min

Building Form

Height

Principal Building Height	2 stories and 35' max
Accessory Building Height	1 story and 15' max

Width, Principal Residential Buildings

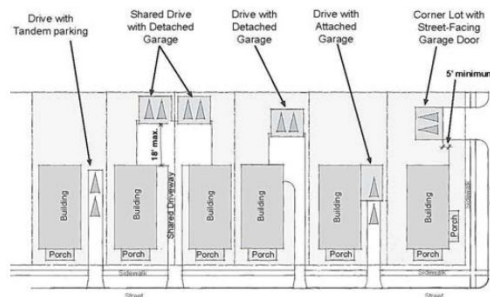
Primary Street	35' max
Side Street	50' max

Required Frontage Types

Front porch or stoop
 See § 151-41 for additional standards.

Parking Location

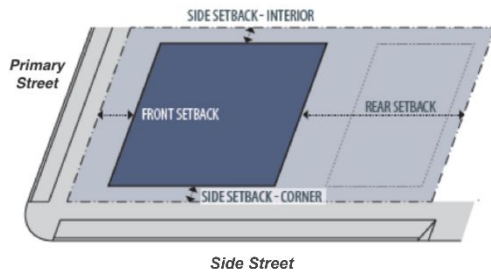
Parking shall only be permitted to be located as illustrated below.
 See § 151-44 for additional standards.



Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.

ZONING

TABLE 7: RESIDENTIAL MIXED USE (RMU) STANDARDS



Principal Building Setbacks

Key:
 --- Property Line ——— Setback Line ■ Building Area

Building Placement¹

Principal Building Setbacks

Front	Consistent with prevailing setback or 15' min if there is no prevailing setback, except for properties with frontage on Channingville Road and Nelson Road, where the setback shall be 75' min ³
Side, corner	Consistent with prevailing setback ² 15' min if no prevailing setback
Side, interior	15' min
Rear	15' min

¹ See § 151-23 for allowed encroachments.
² See § 151-30 for additional standards.
³ The Planning Board may require a greater front yard setback to ensure that buildings are screened from the road by vegetation and/or topography

Accessory Building Setbacks

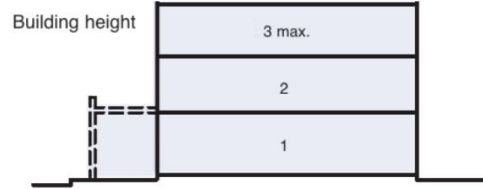
Front:	0' min from the primary facade of the principal building located closest to the road
Side, corner	0' min from the secondary facade of the principal building located closest to the road
Side, interior	10' min
Rear	10' min

Lot Occupation

Lot Width	50' min
Lot Depth	N/A
Lot Coverage	40% max
Greenspace	25% min

Miscellaneous

Dwellings units shall be clustered to preserve open space.



Building height is measured by counting the number of stories. If building height is listed by a dimensional standard, see § 151-24

Building Form

Height

Principal Building	3 stories and 42' max ¹
Accessory Building	2 stories and 25' max

¹ The Planning Board may approve a maximum height of 4 stories and 53' for properties with frontage on Channingville/Nelson Roads, and for properties east of Marshall Road with frontage on Myers Corners Road.

Required Frontage Types

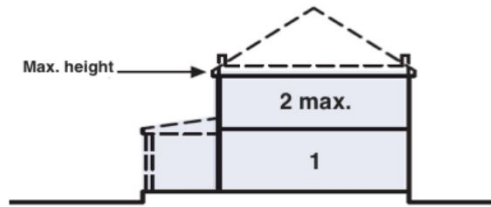
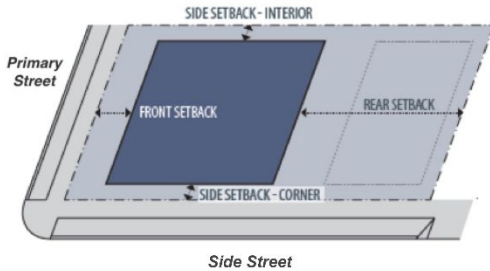
Front porch or stoop (for residential uses only)
 See § 151-41 for additional standards.

Parking Location

No parking shall be permitted in the front yard or side street yard, except as permitted by § 151-44L(1)(f).
 See § 151-44 for additional standards.

WAPPINGERS FALLS CODE

TABLE 8: VILLAGE MIXED USE (VMU) STANDARDS



Key:

--- Property Line ——— Setback Line ■ Building Area

Principal Building Setbacks

Building Placement ¹	
Principal Building Setbacks	
Front	Consistent with prevailing setback ² 10' min, 25' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 10' min, 20' max if no prevailing setback
Side, interior	5' min 0' for attached buildings on adjacent lots
Rear	10' min
Attached garage	15' min behind primary facade 5' min behind secondary facade

¹ See § 151-23 for allowed encroachments.
² See § 151-30 for additional standards.

Accessory Building Setbacks	
Front	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	5' min from the secondary facade of the principal building
Side, interior	5' min
Rear	5' min

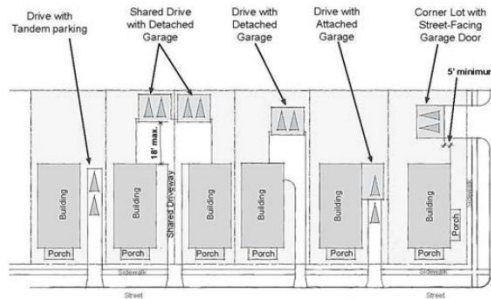
Lot Occupation	
Lot Width	50' min; 100' max
Lot Depth	100' min
Lot Coverage	75% max
Greenspace	10% min

Building height is measured by counting the number of stories. If building height is listed by a dimensional standard, see §151-24.

Building Form	
Height	
Principal Building	2 stories and 35' max
Accessory Building	2 stories and 25' max

Required Frontage Types
Front porch or stoop
See § 151-41 for additional standards.

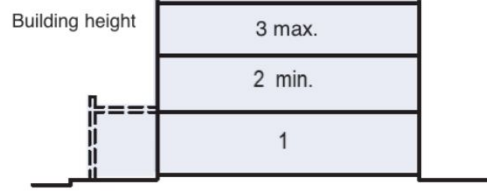
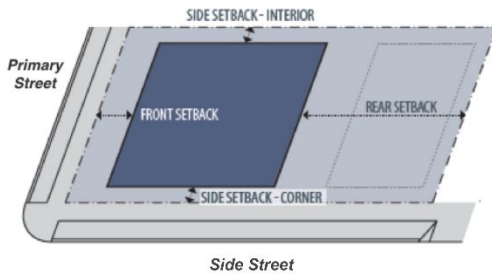
Parking Location
Parking shall only be permitted to be located as illustrated below.
See § 151-44 for additional standards.



Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.

ZONING

TABLE 9: VILLAGE COMMERCIAL (VC) STANDARDS



Principal Building Setbacks

Key:
 - - - Property Line ——— Setback Line ■ Building Area

Building height is measured by counting the number of stories.
 If building height is listed by a dimensional standard, see § 151-24

Building Placement ¹	
Principal Building Setbacks	
Front	Consistent with prevailing setback ² 0' min, 12' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 2' min, 12' max if no prevailing setback
Side, interior	0' min, 24' max
Rear	3' min
Frontage Build-Out:	
• Primary Street	80% min
• Side Street	30% min

¹ See § 151-23 for allowed encroachments
² See § 151-30 for additional standards

Accessory Building Setbacks	
Front	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	0' min from the secondary facade of the principal building
Side, interior	3' min
Rear	3' min

Lot Occupation	
Lot Width	20' min
Lot Depth	N/A
Lot Coverage	100% max
Greenspace	0% min

Building Form	
Height	
Principal Building	2 stories min, 3 stories max; 42' max ³
Ground Floor Ceiling ⁴	11' min, 15' max
Upper Floor(s) Ceiling ⁴	8' min, 11' max
Accessory Building	2 stories and 25' max

³ The Planning may approve a maximum height of 4 stories and 53' for buildings with frontage on West/East Main Street between Spring Street and School Street
⁴ Measured from finished floor to finished ceiling

Required Frontage Types	
Stoop, Shopfront, Officefront, or Gallery See § 151-41 for additional standards	

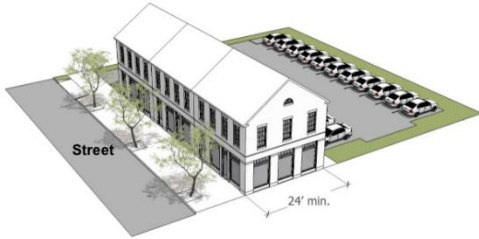
Allowed Use Types ⁵	
Ground Floor	Non-Residential
All other Floor(s):	Residential and Non-Residential

⁵ See Table 4 for specific uses

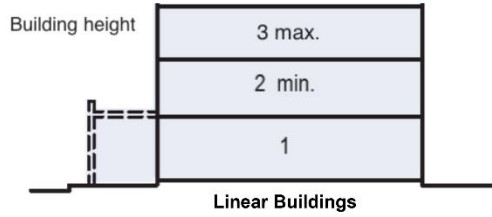
Parking Location	
No parking shall be permitted in the front yard or side street yard. See § 151-44 for additional standards	

WAPPINGERS FALLS CODE

TABLE 10: COMMERCIAL MIXED USE (CMU) STANDARDS



Placement of Linear Buildings



Linear Buildings



Back Buildings

Building height is measured by counting the number of stories. If building height is listed by a dimensional standard, see § 151-24

Building Placement¹		
Setbacks:	Linear Building	Back Building
Front	10' min; 15' max	65' min
Side, corner	5' min	5' min
Side, interior	5' min	5' min
Rear setback	N/A	5' min

¹ See § 151-23 for allowed encroachments

² See § 151-30 for additional standards

Accessory Building Setbacks	
Front	25' min from the primary facade of the principal building to which it is accessory
Side, corner	5' min from the secondary facade of the principal building
Side, interior	10' min
Rear	10' min

Lot Occupation	
Lot Width	100' min
Lot Depth	N/A
Lot Coverage	85% max
Greenspace	15% min

Building Form	
Height	
Principal Linear Building	2 stories min, 3 stories max; 42' max
Principal Back Building	1 story max; 3 stories max if the parcel includes a linear building
Accessory Building	2 stories and 25' max

Linear Building, Additional Standards	
Building Depth	24' min
Required Frontage Types	Shopfront or Gallery ³
Allowed Use Types: ⁴	
Ground Floor	Non-Residential
Upper Floors	Residential and Non-Residential

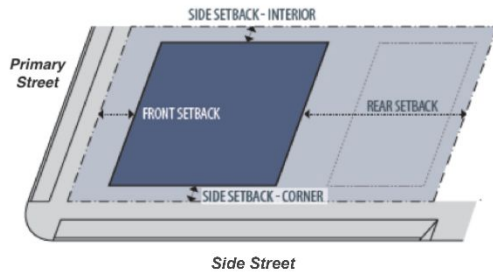
³ See § 151-41 for additional standards

⁴ See Table 4 for specific uses

Parking Location	
No parking shall be permitted in the front yard or in the side yard of linear buildings.	
See § 151-44 for additional standards	

ZONING

TABLE 11: BLEACHERY (B) STANDARDS



Principal and Accessory Building Setbacks

Key:
 - - - Property Line ——— Setback Line ■ Building Area

Building Placement¹

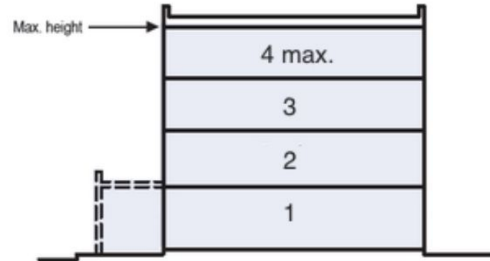
Principal And Accessory Building Setbacks

Front	15' min
Side, corner	5' min
Side, interior	5' min
Rear	5' min

¹ See § 151-23 for allowed encroachments.

Lot Occupation

Lot Width	75' min
Lot Depth	N/A
Lot Coverage	85% max
Greenspace	15% min



Building height is measured by counting the number of stories. If building height is listed by a dimensional standard, see § 151-24

Building Form

Height

Principal Building	4 stories, 55' max
Ground Floor Ceiling ³	11' min
Accessory Building	2 stories and 25' max

³ Measured from finished floor to finished ceiling

Required Frontage Types

N/A

Allowed Use Types⁵

Ground Floor	Non-Residential
All other Floor(s)	Residential and Non-Residential

⁵ See Table 4 for specific uses

Parking Location

No parking shall be permitted in the front yard or side street yard. See § 151-44 for additional standards