

# ZONING

## 151 Attachment 4

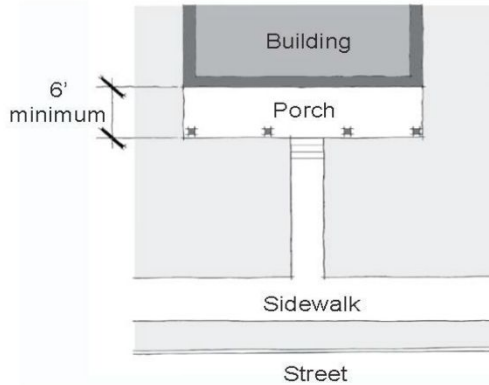
### Village of Wappingers Falls

Table 13 to Table 17

**TABLE 13: PORCH FRONTAGE STANDARDS**

**A. Description**

A frontage type most often used on the primary facade where the main building entrance is emphasized with an attached covered porch. A front porch provides a graceful transition from the public realm of the street to the private realm of the building. It also provide an ideal outdoor room on the front of a building, which creates an opportunity for interaction between neighbors. The porch should have a depth of six feet or more, clear of columns, to allow for the use of tables and chairs.



**B. Size**

- (1) The height of porches should be consistent with the majority (a minimum of 80 percent) of existing porches on the same block face.
- (2) Porches shall be a minimum of 6' deep. However, a porch may be reduced to a minimum of 4' deep to be consistent with a majority of existing porches on the same block face.

**C. Miscellaneous Requirements**

- (1) Porches shall extend across a majority of the front facade.
- (2) Porch openings shall be vertical in proportion.
- (3) Stairs from the porch shall descend forward toward the street, except for wrap-around porches where stairs may descend to the side along the side street frontage.
- (4) Porches may encroach on the front yard setback as outlined in § 151-23, but shall not extend into the right-of-way or any easement.
- (5) Porches are ideally open on three sides, but at a minimum, the side facing the sidewalk shall be open.

**D. Examples of Intended Physical Character**

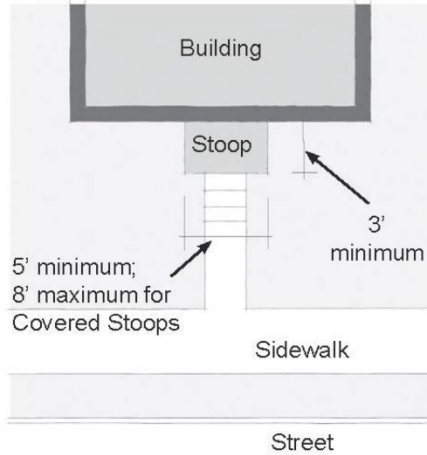


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**TABLE 14: STOOP FRONTAGE STANDARDS**

**A. Description**

A frontage type where the building facade is aligned close to the street and the building entrance is emphasized with a small landing, larger than a step. Stoops are either covered or not covered and are generally much smaller than porches. Because stoops are a formal entry to a building, they are constructed of a permanent-looking, heavy-weight material such as concrete, brick, or stone. Stoops are large enough to accommodate a graceful transition from the exterior to the interior of the building. A covered stoop wider than 8 feet is really a porch and should be detailed as a porch. Stoops may be elevated and accessed by stairs to provide a transition from the street or sidewalk. To promote privacy and a proper transition, stoops located within 10 feet of the sidewalk should include a railing.



**B. Size**

- (1) Stoops shall be of such dimensions to allow for adequate access to the ground floor of the building. Recommended dimensions are shown in the illustration above.
- (2) Stoops shall be a maximum of 1 story in height.

**C. Miscellaneous Requirements**

- (1) Stairs may be perpendicular or parallel to the building facade.
- (2) Stoops may be covered with a roof or awning, or may be uncovered.
- (3) Stoops are ideally open on three sides, but at a minimum, the side facing the sidewalk shall be open.
- (4) Partial walls and railings on stoops shall be no higher than 42 inches.
- (5) Stoops may encroach on the front yard setback as outlined in § 151-23, but shall not extend into the right-of-way or any easement.

**D. Examples of Intended Physical Character**



# ZONING

**TABLE 15: SHOPFRONT FRONTAGE STANDARDS**



**A. Description**

*A frontage type characterized by substantial glazing on the ground-floor facade, and a prominent main building entrance that provides direct access from the adjacent sidewalk to commercial uses on the ground floor. The building facade is aligned at or near the public sidewalk. Building entrances are recessed behind the front facade or may be covered with awnings that overlap the sidewalk to provide overhead weather protection and a pedestrian scale at the street level. Awnings may encroach into the public right-of-way and cover the sidewalk within two feet of the curb.*

**B. Size**

- (1) The ground floor shall have a minimum 60 percent facade transparency, as illustrated in § 151-37.
- (2) Shopfront windowsills shall be located between 1 and 3 feet above the finished grade of the adjacent sidewalk measured at the midpoint of the building.
- (3) The head of shopfront windows shall be a minimum of 8 feet above average grade of the adjacent sidewalk.

**C. Miscellaneous Regulations**

- (1) Shopfronts shall have an expression line between the first and second story.
- (2) Building entrances shall be at, or as close to, the sidewalk grade as possible.
- (3) The entrances to all shopfronts shall preferably be recessed into the main body of the building, or may be covered with an awning or gallery. Awnings shall comply with § 151-38 and galleries shall comply with § 151-41.

- (1) Shopfront glass shall be clear (a minimum 88 percent light transmission) without frosting or dark tinting. Reflective glass is prohibited.
- (2) Shopfront windows, and the space within a shopfront, should remain mostly unobstructed to provide clear interior views of the commercial space, and shall meet the facade transparency requirements of § 151-37.
- (3) Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited, with the exception of doors that provide access to stories other than the ground floor.
- (4) Siding materials for shopfronts shall consist of stone, brick, concrete, cementitious siding, and/or wood.
- (5) Outdoor sidewalk dining is encouraged on the sidewalk in front of the shopfront. Sidewalk dining shall comply with § 151-68l.

**D. Example of Intended Physical Character**



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**TABLE 16: OFFICEFRONT FRONTAGE STANDARDS**



**A. Description**

*A frontage type where the building facade is aligned at or near the public sidewalk and a prominent individual and/or shared main building entrance provides direct access from the adjacent sidewalk. This frontage type is associated with office uses on the ground floor. Building entrances are recessed behind the front facade or may be covered with awnings that overlap the sidewalk to provide overhead weather protection and a pedestrian scale at the street level. Awnings may encroach into the public right-of-way and cover the sidewalk within two feet of the curb.*

**B. Requirements**

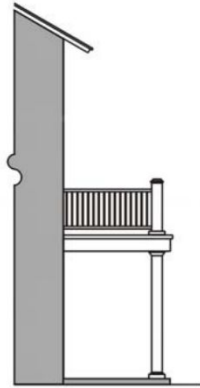
- (1) The ground floor shall have a minimum 30 percent facade transparency, as illustrated in § 151-37.
- (2) Glass shall be clear (a minimum 88 percent light transmission) without frosting or dark tinting. Reflective glass is prohibited.
- (3) Building entrances shall be at or as close to the sidewalk grade as possible.
- (4) Officefronts preferably have an expression line between the first and second story, as illustrated above.
- (5) Building entrances shall preferably be recessed into the main body of the building, or may be covered with an awning. Awnings shall comply with § 151-38.

**C. Example of Intended Physical Character**



# ZONING

**TABLE 17: GALLERY FRONTAGE STANDARDS**



**A. Description**

*A frontage type where the building facade is aligned close to the front lot line and an attached colonnade overlaps the sidewalk, providing pedestrian shelter without the need for an awning. This frontage type is conventional for buildings with ground-floor commercial uses.*

**B. Size**

- (1) Depth, Clear: 8 feet min.
- (2) Height, Underside: 9 feet min.
- (3) Height: 2 stories max.
- (4) Galleries shall align with the height of the first story of the building.

**C. Miscellaneous Requirements**

- (1) Galleries may extend into a required setback, and may encroach over the public right-of-way up to a maximum of 2 feet from the street edge or curb with the approval of the public entity that has control over the right-of-way. In such cases, the property owner may be required to enter into a right-of-way agreement, in a form acceptable to the Village, that establishes the property owner's sole responsibility for repairing any damage that may result from public maintenance or improvements.
- (2) Galleries shall have a consistent depth along a frontage.
- (3) Galleries should extend contiguously along at least 75 percent of the building frontage.
- (4) Open balconies, either covered or uncovered, are permitted on the second story. No enclosed or conditioned space is permitted on either story.
- (5) Galleries shall be supported by columns. Columns should be spaced no farther apart than they are tall, and shall not block building fenestration. Second story balconies shall include railings but not solid walls.
- (6) Galleries shall be designed consistent with the architecture of the building.
- (7) Galleries must also follow all of the requirements for the Shopfront frontage type.

**D. Examples of Intended Physical Character**



**One-story gallery with shopfronts and uncovered balcony**



**One-story gallery with shopfront and uncovered balcony**



**Two-story gallery with covered balcony**