

## ZONING

### *151 Attachment 8*

#### **Village of Wappingers Falls**

#### **HOW TO USE THIS ZONING LAW**

The following text is advisory only and is intended to give a brief overview of the overall Zoning Law. It is important to understand that the Zoning Law governs uses of properties and design of development. Please refer to the Zoning Law for more detailed information. Village Planning Staff is available for assistance via phone or email — see [www.wappingersfallsny.gov/building-planning-zoning/](http://www.wappingersfallsny.gov/building-planning-zoning/) for contact information.

**A. If you own or lease property and want to know what rules apply in order to build or establish a particular use:**

**Step 1:** Find your zoning district and any overlay districts by looking at the Official Zoning Map.

**Step 2:** Find the purpose of your district.

**Step 3:** Determine which uses are allowed in the district. Some uses have supplementary standards, some require site plan approval, and some require a special permit. If there is an existing use that does not conform to the land use provisions in Article III, see Article XII: Nonconformities.

**Step 4:** Determine the dimensional standards — setbacks, building height limits, etc. — as described in Article IV and in the district standards in Tables 5 to 11. If there is an existing structure that does not conform to the dimensional standards, see Article XII: Nonconformities.

**Step 5.** If the project involves any new construction or building modification, determine which building design and infill standards apply to your property. For example, frontage elements.

**Step 6:** Find the standards for streetscapes, parking, landscaping, and lighting for your property.

**Step 7:** If the project involves any signage, see Article VII.

**Step 8: Meet with the Code Enforcement Officer to understand the next steps in the planning review process.**

**B. If you want to subdivide your property:**

**Step 1:** Find your zoning district and any overlay districts by looking at the Official Zoning Map.

**Step 2:** Determine the dimensional standards—setbacks, lot occupation, etc.—as

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described in Article IV and in the district standards in Tables 5 to 11.

**Step 3:** Determine which uses are allowed in the district. Some uses have supplementary standards, some require site plan approval, and some require a special permit.

**Step 4:** **Meet with the Code Enforcement Officer to understand the next steps in the planning review process.**

**NOTE:** Readers are advised to consult Article XVI for the definitions of terms used in the Zoning Law.