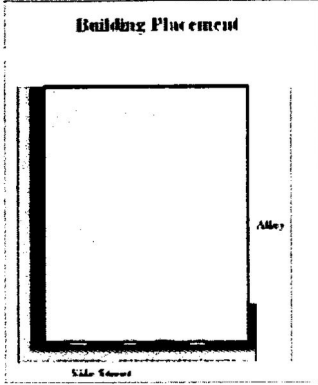
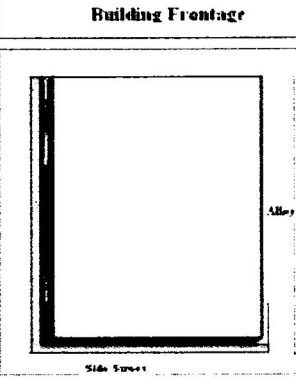
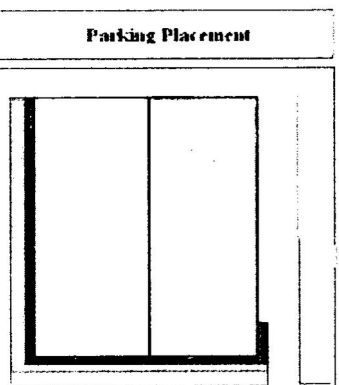
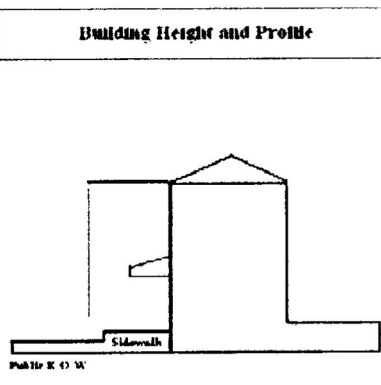


ZONING

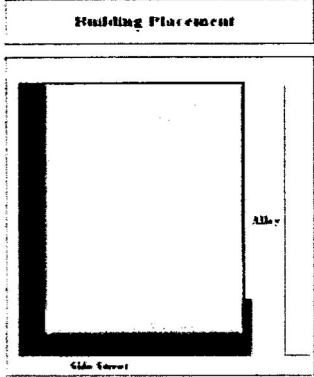
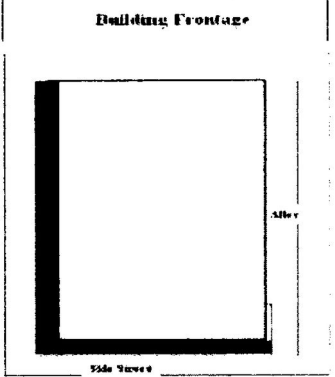
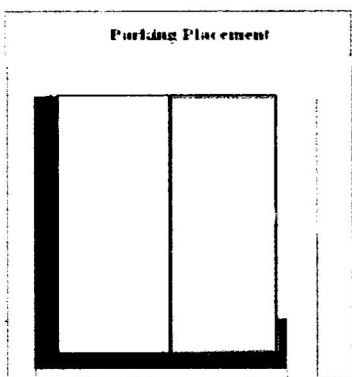
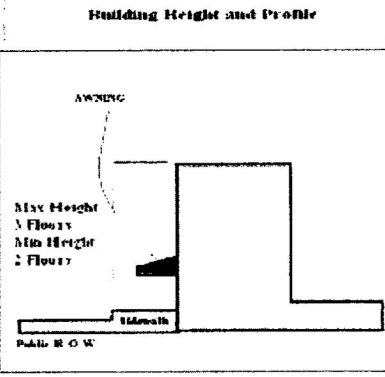
310 Attachment 1

Town of Fallsburg Supplemental Standards for MX Mixed-Use District Placement of Townhouses [Amended 11-14-2022 by L.L. No. 15-2022]

			
A. Townhouse setbacks: (1) Front setback: five feet minimum (2) Side yard: 10 feet minimum (3) Rear setback: 10 feet minimum B. A building may encroach on the minimum setbacks so that the front of the building abuts the sidewalk, or where such setbacks are integral to the building design, or are necessary to maintain the street wall.	Encroachments allowed. A. Awnings and perpendicular signs in accordance with the Town's Sign Regulations may encroach on the public R-O-W as shown in the tan shaded area noted above. B. Such encroachment is permissible provided an eight-foot-high clear walkway is maintained in all instances and public access is unobstructed. C. Encroachments must be clearly shown on proposed building and site plans and are subject to the approval of the Code Enforcement Officer.	Parking requirements. A. Within the Mixed-Use District, off-street parking shall only be permitted in the rear yard. B. Applicants can meet their off-street parking requirements in one or more of the following manners: (1) Spaces located on-site; (2) In a shared parking facility within 300 feet of the building; and (3) An exemption or waiver in accordance with § 130-8.3. C. Alleys. Where feasible, access to off-street loading should be provided from designated alleys that are at least 15 feet in width.	Maximum height and profile. A. Within the MX Mixed-Use District, the maximum building height shall be 35 feet. (1) Minimum: two stories. (2) Maximum: three stories. B. Rooflines. Infill buildings may incorporate sloping or flat rooflines. The type of roofline permitted shall be based upon the primary roofline in the general vicinity of the project site. C. Parapets. Are encouraged to screen HVAC units. The first four feet of a parapet structure does not count to overall building height.

FALLSBURG CODE

Supplemental Standards for MX Mixed-Use District Placement of Mixed-Use Commercial Buildings

			
Setbacks. A. Buildings shall be located within the grey shaded area as shown in the above diagram. The building footprint shall be built to the sidewalk line when facing a public street. B. Within the MX Mixed-Use District, a building can have a zero setback on the front and side yards; however, there is a ten-foot rear yard setback requirement. A setback to provide sufficient sight distance will be required for buildings located on a corner lot. C. Setbacks. (1) Front setback: zero feet minimum. (2) Side yard: zero feet minimum to 12 feet maximum. (3) Corner side: zero feet minimum to 12 feet maximum. (4) Rear setback: 10 feet minimum.	Encroachments allowed. A. Awnings, balconies, and perpendicular signs in accordance with the Town's Sign Regulations may encroach on the public R-O-W as shown in the brown shaded area noted above. Such encroachment is permissible provided an eight-foot-high clear walkway is maintained in all instances and public access is unobstructed. B. Pursuant to § 130-5.18 of the Town Code, outdoor cafes shall also be permitted as an accessory use within the MX Mixed-Use District. See § 130-5.18 for details.	Parking requirements. A. Within the MX Mixed-Use District, off-street parking shall only be permitted in the rear yard. B. Applicants can meet their off-street parking requirements in one or more of the following manners: (1) Spaces located on-site; or (2) An exemption or waiver in accordance with § 130-8.3 of the Town Code. C. Alleys. Where feasible, access to off-street loading should be provided from designated alleys that are at least 15 feet in width.	Maximum height and profile. A. Within the Mixed-Use District, the maximum building height shall be 35 feet. (1) Minimum: two stories. (2) Maximum: three stories. B. Rooflines. Infill building shall incorporate horizontal or sloping rooflines. The use of a parapet to rise above the roofline and an upper cornice shall be permitted. C. Infill buildings. Shall respect adjacent buildings with respect to height, materials, and building placement.