

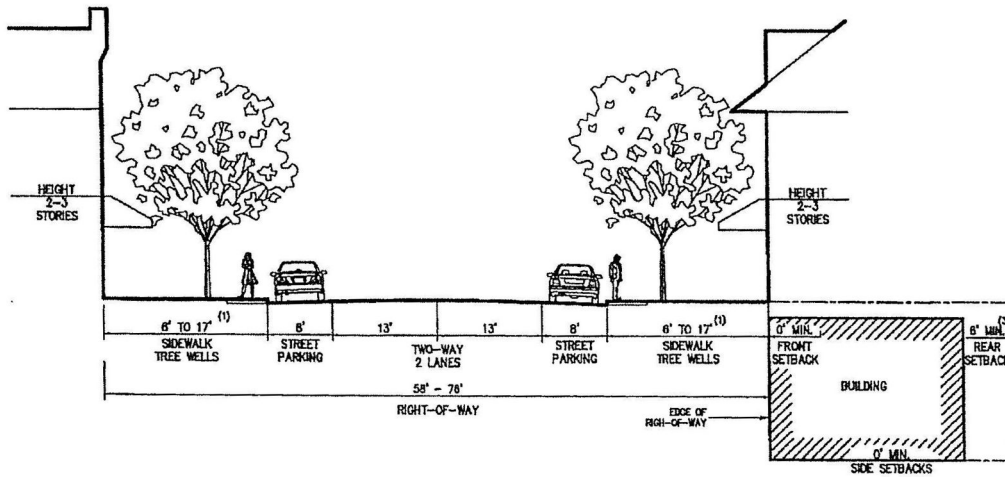
# ZONING

## 240 Attachment C1

### Figure 1 TCB

[Amended 8-27-2008 by L.L. No. 7-2008; 7-2-2025 by L.L. No. 4-2025]

#### COMMERCIAL TOWN STREET



- **DESIGN SPEED 20-25 MPH**
- **EXTENDED CURBS AT CROSSWALKS**
- **RIGHT-OF-WAY 58'-76'**
- **STREET TREES 25'-30' ON CENTER <sup>(2)</sup>**
- **STREET LIGHTS 15' MAX HEIGHT, 40'-60' ON CENTER**

#### **FOOTNOTES:**

- (1) DISTANCE FROM CURB TO BUILDING DOES NOT APPLY TO TOWNHOUSES, 4 UNIT BUILDINGS, AND COMMUNITY RECREATION CENTER.**
- (2) STREET TREE QUANTITIES TO BE ESTABLISHED DURING SITE PLAN APPROVAL AND FINAL LOCATIONS TO BE DETERMINED DURING CONSTRUCTION AS LAYOUT ALLOWS AND AS APPROVED BY TOWN ENGINEER, ADMINISTRATOR OF PUBLIC WORKS, HIGHWAY SUPERINTENDENT AND BUILDING INSPECTOR.**
- (3) PLANNING BOARD MAY APPROVE 0 FOOT REAR YARD SETBACK.**

**FIG.1 TCB TYPICAL STREET STANDARDS  
HEIGHT AND SETBACK REQUIREMENTS**

