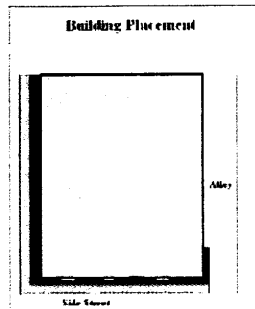


ZONING

310 Attachment 1

Town of Fallsburg

Supplemental Standards for MX Mixed-Use District Placement of Townhouses and Row Houses

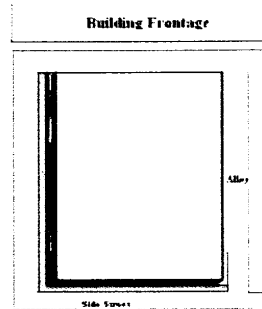


Row house Setbacks:

Buildings shall be located within the grey shaded area as shown in the above diagram. A building may encroach on the five foot setback shown in green so that the building abuts the sidewalk. Applicants may maintain a five foot front yard where such setbacks are integral to the building design, help to break up the mass of larger buildings [by providing recesses], or are necessary to provide sight distance at corners. Such yards must be landscaped and well-maintained.

Front Setback: 0' Min. to 5' Max.
Side Yard: 0' Min. to 10' Max.
Corner Side: 0' Min. to 10' Max.
Rear Setback: 5' Min.

Townhouse Setbacks: See Schedule I

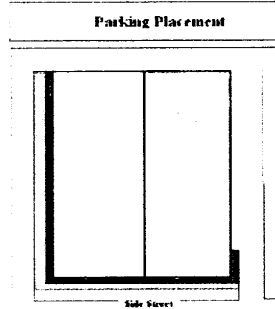


Encroachments Allowed:

Awnings and perpendicular signs in accordance with the Town's Sign Regulations, may encroach on the Public R-O-W and shown in the tan shaded area noted above.

Such encroachment is permissible provided an 8 foot high clear walkway is maintained in all instances and public access is unobstructed.

Encroachments must be clearly shown on proposed building and site plans and are subject to the approval of the Code Enforcement Officer.

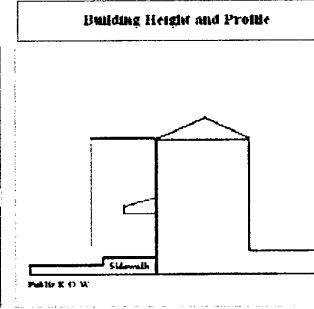


Parking Requirements:

Within the Mixed Use District, off-street parking shall only be permitted in the rear yard.

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 Section 130-8.3.

Alleys: Where feasible, access to off-street loading should be provided from designated alleys that are at least 15 feet in width.



Maximum Height & Profile:

Within the MX-Mixed Use District, the maximum building height shall be 35 feet.

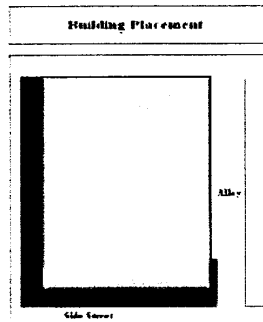
Minimum: 2 stories
Maximum: 3 stories

Rooflines: Infill buildings may incorporate sloping or flat rooflines. The type of roof line permitted shall be based upon the primary roofline in the general vicinity of the project site.

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

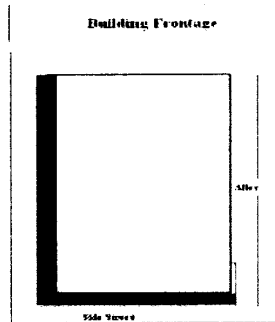


Setbacks:

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.

Within the MX-Mixed Use District, a building can have a zero setback on the front and side yards; however, there is a 10 foot rear yard setback requirement. A setback to provide sufficient sight distance will be required for buildings located on a corner lot.

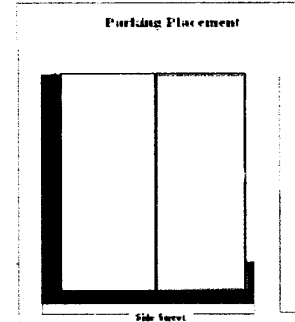
Front Setback: 0' Min.
Side Yard: 0' Min. to 12' Max.
Corner Side: 0' Min. to 12' Max.
Rear Setback: 10' Min.



Encroachments Allowed:

Awnings, balconies, and perpendicular signs in accordance with the Town's Sign Regulations, may encroach on the Public R-O-W and shown in the brown shaded area noted above. Such encroachment is permissible provided an 8 foot high clear walkway is maintained in all instances and public access is unobstructed.

Pursuant to Section 130-5.18 of the Town Code, outdoor cafes shall also be permitted as an accessory use within the MX-Mixed Use District. See Section Section 130-5.18 for details.

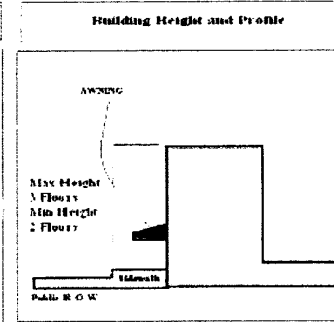


Parking Requirements:

Within the MX-Mixed Use District, off-street parking shall only be permitted in the rear yard.

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 Section 130-8.3 of the Town Code.

Alleys: Where feasible, access to off-street loading should be provided from designated alleys that are at least 15 feet in width.



Maximum Height & Profile:

Within the Mixed Use District, the maximum building height shall be 35 feet.

Minimum: 2 stories
Maximum: 3 stories

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.

Infill Buildings: Shall respect adjacent buildings with respect to height, materials, and building placement.