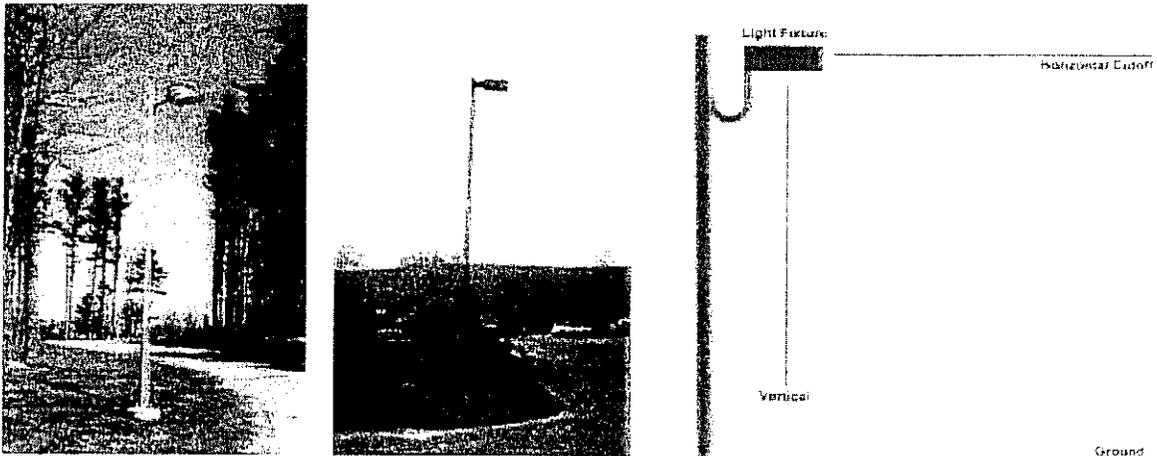


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- B. Timing mechanisms. Timing mechanisms and photo cells to reduce light levels and conserve energy during non-operational hours.
- C. Lighting on building. Light that is mounted on the building shall also be down-lit and integrated as an architectural component of the building.
- D. Height of light poles. Light pole heights shall not exceed building heights and none shall exceed twenty-five (25) feet in height.
- E. Type of bulb. Low pressure or high pressure sodium lights, metal halide, florescent and compact florescent lights are encouraged. All lighting over 2,000 lumens in strength shall meet the full cut-off standard of the Illuminating Engineering Society of North America (IESNA).
- F. Cut-off lens. All pole mounted lighting [as shown below] shall have a full cut-off lens that does not allow light to shine above a 90 degree angle measured from the vertical line from the center of the lamp.
- G. Type of fixture. Examples of appropriate lighting fixtures are illustrated below.



§ 130-5.12 Manufactured Home on Individual Lots

In order to preserve neighborhood character and avoid excessive dissimilarity in existing residential single family areas, the following standards shall apply:

- A. Foundation. All manufactured homes shall be constructed on a monolithic slab, full foundation or crawl space. If constructed on a full foundation, it must be engineered for the structural integrity of the steel girders.
- B. Skirting specifications.
 - (1) Masonry block with mortared joints.
 - (2) Pressure treated plywood, pressure treated studs with stucco surface.
 - (3) Steel studs with pressure treated plywood with a stucco surface.
 - (4) Stone or brick imitation Styrofoam panel system (with plywood backing).
 - (5) An architectural designed skirting approved by the Code Enforcement Officer.

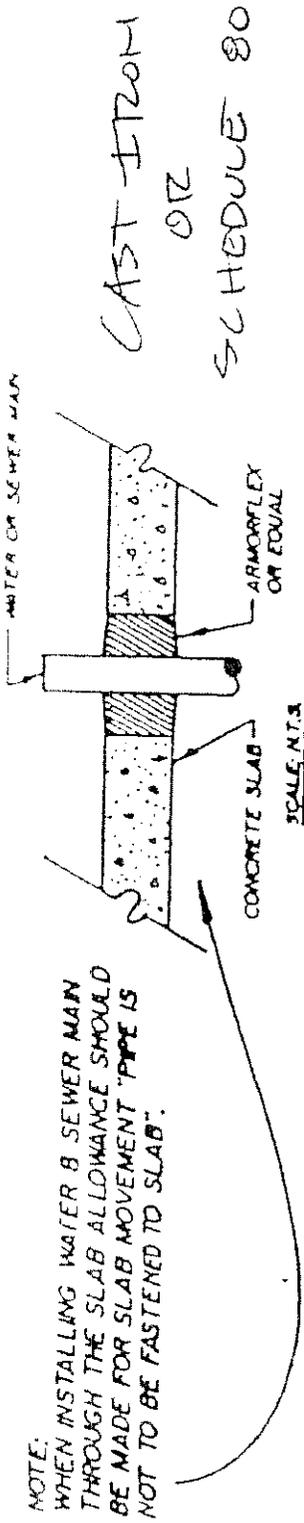
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- C. Prohibited materials used for skirting.
 - (1) Aspenite
 - (2) SPF lumber.
 - (3) Standard vinyl manufactured home skirting shall only be allowed in manufactured home parks.
- D. Manufactured home dimensions.
 - (1) R-1/HR-1 with a minimum habitable floor area of 1,200 square feet.
 - (2) REC-2 Districts – minimum width of 14 feet.
- E. Age of Manufactured Home. No manufactured home older than 12 years shall be placed in the Town of Fallsburg.
- F. Roof. Roofing material shall be shingled or standing seam metal roofing.
- G. Utilities. Upon application for a building permit for the installation or hook-up to utilities of a manufactured home on an individual lot, the Code Enforcement Officer shall review the proposal with respect to the standards contained in this section, to determine whether the manufactured home conforms to the requirements of this Chapter. If the Code Enforcement Officer (CEO) shall find that the proposal does not meet the zoning requirements set forth herein, the CEO shall not issue a permit.

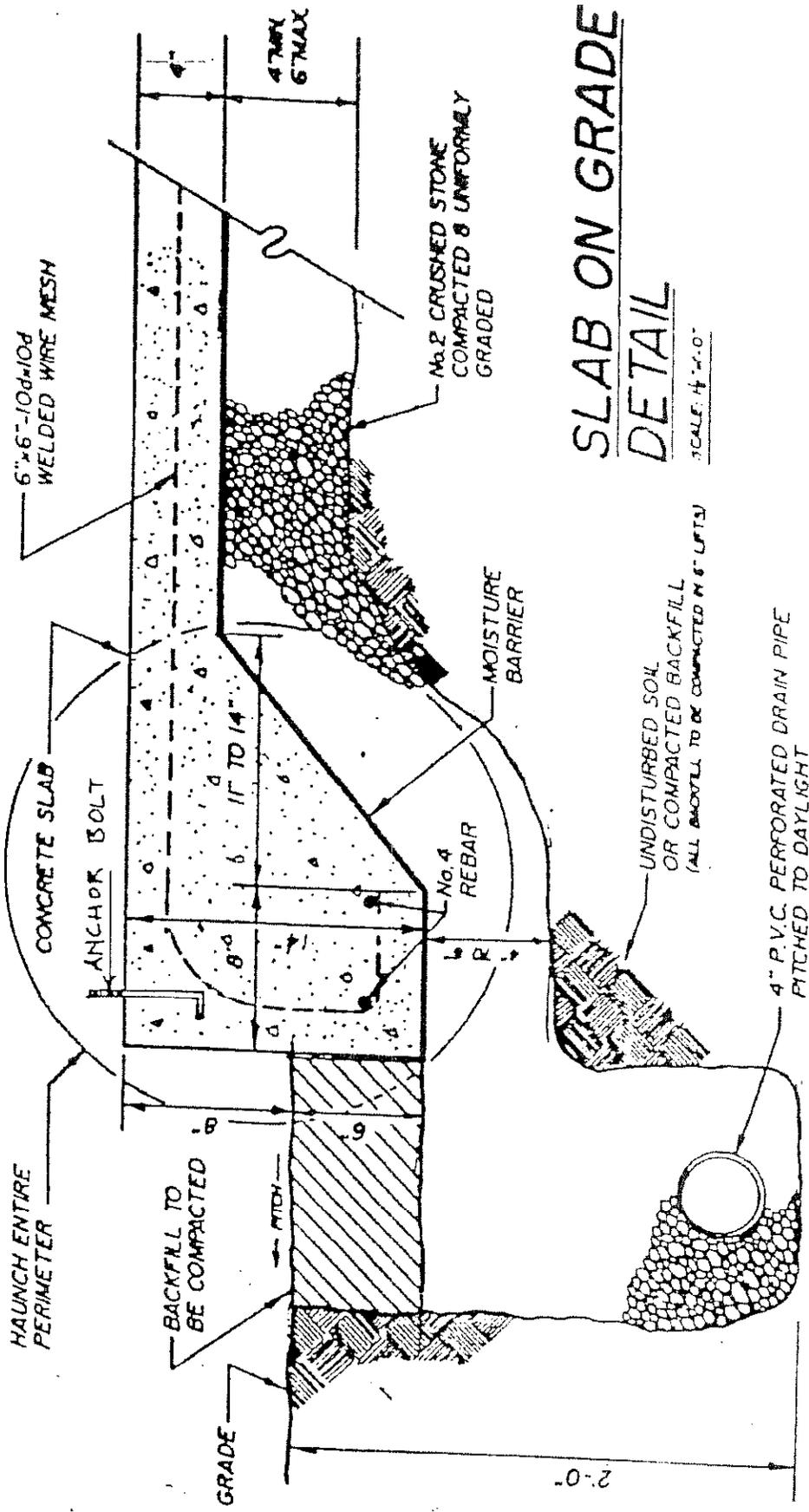
§ 130-5.13 Manufactured Home Developments

Manufactured home developments may be permitted at a maximum density of two (2) units per acre by the Planning Board provided the site is served by central water and sewer and subject to the following specific requirements.

- A. Permit. In granting any permit hereunder, the Planning Board shall insure that any manufactured home development is adequately buffered or designed into the existing character of the neighborhood. A minimum fifty (50) foot front, side, and rear yard requirement shall be provided along the boundary of all manufactured home developments. Where no development currently exists adjacent to the proposed manufactured home development, the design of such manufactured home development will be consistent with the potential uses of adjacent property in accordance with the zoning.
- B. Code requirements. Manufactured home units shall meet the requirements of the New York State Uniform Fire Prevention and Building Code and U.S. Department of Housing and Urban Development Standards.
- C. Manufactured home stands. The manufactured home shall be affixed to a permanent foundation or placed on a concrete slab with anchored tie downs. Each Manufactured home stand shall have attachments for waste disposal and water supply and the waste disposal and water supply facilities shall be properly connected to the public sewer and water system (or other equivalent method of sewage disposal and water supply properly installed and approved by the proper health authority).



CAST IRON
OR
SCHEDULE 80



SLAB ON GRADE DETAIL