

<b>Chapter 60 Zoning</b>	
<b>Article VIII Form Based Districts</b>	
<b>Section 60-800 to 60-900 Chappaqua Form Based District</b>	
<b>60-800 F-C Contents</b>	<i>The Table of Contents will be comprised of the headings and sub-headings. The index at the end will include the sub-sub headings.</i>
<b>60-810 F-C Authority &amp; Purpose</b>	
<b>60-820 F-C Applicability</b>	
60-821 General 60-822 Additions to District	<i>The method by which additional areas can be incorporated into the district will be established.</i>
<b>60-830 F-C Relationship to Other Parts of the Town Code and Other Policy Documents</b>	
60-831 Other Policy Documents 60-832 General Framework 60-833 Supersession of Other Parts of the Town Code	<i>The sections of the existing Town Code that are to be superseded by this district will be identified - All sections not listed as superseded will continue to apply.</i>
<b>60-840 F-C Administration</b>	
60-841 Rules of Interpretation 60-842 Approval Processes	<i>The steps for review and approval of applications for development will create an integrated application and administrative review process that covers site development, building construction, site and building alterations, subdivision and resubdivision of land, and signs.</i>
60-843 GEIS Fee - Reimbursement	<i>Application fees to cover the cost of the GEIS and continued update will be authorized.</i>
60-844 Architecture Review Fees	<i>Fees for review of the architecture for compliance will be authorized.</i>

60-845 Parkland Fees

*Existing regulations will be reviewed and exemptions determined (ex. for small existing properties proposing additions).*

**60-850 F-C Non-Conforming Uses, Structures and Lots**

*Existing regulations will be superseded.*

**60-860 F-C Transect – Uses and Building Heights**

60-861 Description of Transect Approach

*In the F-C District, Sub-Districts represent the Transect Zones. The Intent, Land Use, and Building Heights are regulated based on the assigned Sub-District.*

60-862 Establishment of Sub-Districts

60-863 Transect Diagram

*This is a map showing the location of the sub-districts. These sub-districts will also be shown on the Zoning Map*

60-864 Sub-Districts Intent and Description

*The general intent/character of each sub-district will be described.*

60-865 Permitted Uses

*Uses permitted, uses not permitted, and special uses will be shown in a table and correlated to the transect sub-districts. Use categories will be simplified compared to those in the existing ordinance.*

60-866 Building Heights

*Maximum building heights will be correlated to the sub-districts, however, more detailed building heights will be shown in the Regulating Plan (ex. building height may be lower adjacent to single-family homes even though a transect zone has a higher maximum height). Minimum building heights may also be established. How building height is measured will supersede existing regulations (intent is to regulate based on number of stories).*

## 60-870 F-C Regulating Plans & Regulating Plan Regulations

60-871 Establishment of Regulating Plans

60-872 Regulating Plans

*This will be a map showing all of the regulating plan elements listed below in this section (either dimensions or labels that are keyed to sections or other).*

60-873 Open Space

*Regulations associated with the open spaces shown in the regulating plan will be listed.*

60-874 Build-to-Line

*Additional regulations associated with the Build-to-Line and permitted deviations for building design/articulation will be described here.*

60-875 Frontage Occupancy

*Additional regulations associated with the Frontage Occupancy range of percentages shown in the Regulating Plan will be described here, such as where they must occur (corners of blocks), how courtyards above the first floor are measured, etc.*

60-876 Vista Terminations and Special Urban Design Features

*Requirements for vista terminations and special urban design features will be listed here. A description of the types of Special Urban Design Features will be listed here.*

60-877 Curb Cuts

*Regulations associated with the permitted location of curb cuts will be listed here*

60-878 Public and Private Frontages

*Sections and plan views of the character and what occurs from curb-to-building-face will be graphically represented and regulations listed.*

60-879 Street Sections

*Street sections for new street types will be included and accompanying regulations listed.*

## 60-880 F-C General Development Regulations

60-881 Block Standards

*Regulations will be established for maximum block lengths and total perimeter of new blocks, as well as exceptions.*

60-882 Lot Standards and Accessory Buildings

*Required side yards, rear yards, and additional regulations will be listed and keyed to typical plan diagrams of lots*

60-883 Parking, Loading, and Service

*Parking and loading requirements (number of spaces), what types of parking (and locations) can fulfill the off-street parking requirements, and any parking district requirements will be listed here.*

60-884 Open Space and Landscape

*General landscaping requirements and street tree requirements will be listed here.*

60-885 Walls, Fences, and Gates

*Regulations will include permitted heights, materials, types, and placement.*

60-886 Signs

*Existing sign standards will be reviewed to determine the necessary extent of this section. Some or all of the sign standards will be superseded and additional standards will be listed here.*

60-887 Gas and Service Stations

*Since there are two gas/service stations in the district, regulations will be included to improve how they contribute to a walkable environment, if there are significant changes to the existing structures.*

60-888 Visibility at Intersections

*Existing regulations will be reviewed and new regulations provided, if necessary.*

60-889 Utility Structures

*Regulations for placement and screening of utility structures.*

## 60-890 F-C Affordable Affirmatively Furthering Fair Housing (AFFH) Units

*Will need to review and determine if the AFFH section is referenced in it's entirety. It will also need to be determined what the requirements for provision of AFFH units will be for the F-C district.*

### 60-900 F-C Green Building and Healthy Building Standards

60-891 Green Buildings

*Will review existing Green Building standards to determine if Chapter 74 should be referenced in its entirety or if changes need to be made for this district*

60-892 Healthy Buildings

*We recommend adopting healthy building standards, such as Fitwell.*

### 60-910 F-C Architecture Standards

60-901 Purpose and Intent

60-902 References for Standards and Interpretation of Principles

*We recommend referencing "A Field Guide to American Houses," "The American Vignola," "Traditional Construction Patterns," and "Get Your House Right, Architectural Elements to Use and Avoid." as guides for architecture review.*

60-903 Building Design Principles

*Regulations include site context analysis, urban design response, design parti, response to transect, building massing, and façade parti*

60-904 Permitted Architectural Styles

*The permitted architectural styles will be listed (both High Style and Vernacular versions of styles will be permitted). Regulations for each style will include General Character, Essential Elements, Massing and Composition, Windows and Doors, and Walls, Gables and Porches. Additionally, the references in 60-902 will be used to define appropriateness and for review.*

60-905 Architectural Elements, Details, and Materials

*Regulations include finished floor elevations, materials, walls, doors & windows, porches, stoops, balconies, galleries, colonnades, arcades, eaves, roofs, dormers, attachments, storefronts, signs, light fixtures, and color*

### 60-920 F-C District Definitions

60-911 Interpretation of Terms or Words

60-912 Terms

*Terms unique to this district will be defined, other terms referenced in the existing ordinance, and some terms in the existing definitions section superseded.*