

Code of the Town of Babylon: Chapter 213, Article XLII

Downtown Wyandanch and Straight Path Corridor Form-Based Code

Adopted: August 2014

Town of Babylon Town Code

Chapter 213, Article XLII: Wyandanch and Straight Path Corridor Form-Based Code

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Part 1:
Authority, Purpose, and Administration

213-491 Authority

This article is adopted as a local law pursuant to, inter alia, the New York State Constitution, Article 9, §2(b)(3); Statute of Local Governments, §10, Subdivision 6; and Municipal Home Rule Law § 10, Subdivision 1(ii)a(11), §10, Subdivision 1(ii)a(12), and §10, Subdivision 1(ii)d(3). It shall amend and, to the extent necessary, supersede any provisions of New York Town Law §§261 through 281, as well as any other sections of the Town Law with which it may be inconsistent.

213-492 Intent and Purpose

- A. This article regulates the location, design, construction, alteration, occupancy, and use of structures and the use of land, including both private and publicly owned land, within the area known as the “Downtown Wyandanch and Straight Path Corridor Redevelopment Zone” (Wyandanch SPC Zone) within the Town of Babylon . This article has been enacted in order to institute a legally enforceable Form-Based Code within the Wyandanch SPC Zone based upon the Final Wyandanch Downtown Revitalization Plan adopted on May 22, 2009.
- B. The purpose of this article is to establish a detailed set of development rules and procedures that will result in a compact and walkable transit-oriented development in the vicinity of the Long Island Rail Road Station and along the Straight Path Corridor running north and south of the railroad station.
- C. This article is intended to supersede and replace all conflicting rules in the Babylon Town Code in order to create a more beautiful, harmonious, and pedestrian-oriented public realm.
- D. This article is further intended to implement a streamlined process of development application review and approval based upon compliance with the form-based code in order to expedite development that fulfills the purposes of this article.

213-493 Applicability

This Part applies to all land, buildings, streets, sidewalks, uses, activities, public and private improvements, and landscape alterations of any kind occurring within the Wyandanch SPC Zone as shown on the map entitled “Downtown Wyandanch and Straight Path Corridor Transect Diagram” (two sheets) which is incorporated by reference herein. Notwithstanding the provisions of Section 213-6, this article shall apply to property owned by the Town of Babylon, including but not limited to streets, sidewalks, public buildings, and other public places. The Town of Babylon urges and encourages entities that are not legally required to comply with this article to take this article into consideration in conducting their activities within the Wyandanch SPC Zone.

213-494 Relationship to Other Parts of the Town of Babylon Code

A. General Framework

This Part consists of a regulating plan, development standards, thoroughfare standards, architecture standards, and green building and site planning standards, organized by “transect zones” as described in Section 213-500. These plans, zones, and standards replace the zoning, subdivision, and other provisions in the Town Code regulating land use and development in the Wyandanch SPC Zone. The intent of this framework is to provide clear guidance to landowners, developers, municipal officials, and the community, while providing a streamlined and integrated framework for decision making. Where this article is silent about any matter relating to land use, building, or development, applicable provisions of the Town Code that do not conflict with this article shall apply.

B. Supersession Other Parts of the Town Code

The provisions of this article explicitly supersede in their entirety the following chapters of the Town Code within the Wyandanch SPC Zone:

- (1) Multiple Dwelling and Accessory Apartment regulations (Chapter 153)
- (2) Public Assembly Places (Chapter 173)
- (3) General Site Plan Review procedures and requirements (Chapter 186), except that the requirements in subsections 186-9B(8), (9), (11) and (12) shall be administered by the Building Inspector in consultation with the Form-Based Code Architect (see Section 213-495).

C. Applicability of Other Parts of the Town Code

- (1) In case of a conflict between this article and any other provision of the Town Code not listed in subsection B above this article shall control. Where no such conflict exists, all other chapters of the Town of Babylon Code including applicable portions of Chapter 213 shall have full force and effect within the Wyandanch SPC Zone.
- (2) All applications for building construction are required to conform to applicable building code and life safety ordinances and laws. Applicants shall be responsible for obtaining all necessary permits and approvals from local regulatory agencies with jurisdiction over a project including but not limited to fire, health, water, and sewer departments. In any case where building or life safety regulations are in conflict with this article, the Form-Based Code Architect (see Section 213-495) shall be notified at once and such ordinances shall control, except that the height limitations in Section 89-33 of the Town Code shall not supersede the provisions of this article. Building materials and assemblies shall consist of approved products that conform to the standards of applicable building codes, including the green building and Energy Star provisions of Chapter 89.
- (3) The stormwater management and drainage requirements in Chapter 189 of the Town Code shall have full force and effect in the Wyandanch SPC Zone.

213-495 Administration

A. Form-Based Code Architect

(1) Form-Based Code Architect (FBCA)

The Babylon Department of Planning and Development shall retain an employee or consultant as the Form-Based Code Architect (FBCA). The FBCA shall, at a minimum, be a licensed architect with at least five years experience in the design of new urbanist developments and the drafting and/or administration of form-based codes. The FBCA shall be appointed by the Town Supervisor in consultation with the Commissioner of Planning and Development.

In the event that the position of Form-Based Code Architect is vacant or that the FBCA is unavailable to perform the duties required by this Article, such duties shall be performed by the Design Director, Planning and Development, or such other staff member or consultant as may be designated by the Commissioner of Planning and Development.

(2) Purpose and Function of the Form-Based Code Architect

- a. The purpose of the FBCA is to foster architectural harmony and to ensure that all property owners in the Downtown Wyandanch and Straight Path Corridor Redevelopment Zone (Wyandanch SPC Zone) comply with the form-based code in this Article XLII. The FBCA shall also function as the main point of contact for applicants and shall ensure that all departments of the Town with jurisdiction over a project are consulted in a timely fashion to facilitate review of proposed developments.
- b. The FBCA shall advise and provide recommendations to the Commissioner of Planning and Development and the Building Inspector in administering the

provisions of this Article XLII, including the interpretations of words and terms herein, review of applications submitted under the provisions of this article, and such other duties as may be delegated to the FBCA by the provisions of this article, by any other chapter of the Town Code, or by any authorized town official involved in the review and approval of development applications in the Town of Babylon. The FBCA shall review all plans and shall be responsible for Design Review which must be completed prior to commencing any development in the Wyandanch SPC Zone. Applications for Design Review and construction shall be as set forth in the Design Review Procedure in Section 213-495 B(1)(b).

- c. The FBCA shall review all applications and recommend approval, approval with conditions or modifications, or denial and so notify Commissioner of Planning and Development and the Building Inspector immediately upon completing review of applications. The FBCA may request additional information at any point if the application is incomplete.
- d. The FBCA shall review all improvements, including alterations and modifications to structures for conformance with this chapter.
- e. The FBCA may recommend approval of encroachments expressly permitted by this article. Such encroachments shall not be permitted unless explicitly recommended in writing by the FBCA. All encroachments must be specifically requested in writing, separate from any plans or drawings, and specifically and individually approved in writing by the FBCA

upon a determination that such encroachment is consistent with the regulations and intent of this article. Approval of construction documents does not constitute approval of an encroachment if the encroachment has not been specifically requested and approved pursuant to this subsection (e).

- f. If specifically authorized by the provisions of this article, the FBCA may recommend that the Building Inspector waive one or more of the requirements of this article based on architectural merit, hardship, or other extenuating circumstances and the Building Inspector may approve the waiver. Approved waivers shall not be considered precedents for future waiver requests.
- g. No Building Permit shall be issued by the Building Inspector within the Wyandanch SPC Zone unless the FBCA has determined that the application is consistent with the regulations and intent of this article.
- h. The FBCA shall coordinate with the Building Inspector and all Town agencies with jurisdiction over a project as early as practical in the review process.

B. Pre-Construction Approval Process and Permits for Buildings and Uses

- (1) Uses and Structures Allowed by Right, including Permitted Deviations and Encroachments: Prior to any submissions, a Pre-Application Conference is required. It is strongly recommended that this Pre-Application Conference take place prior to any design work by the applicant. All applications shall be submitted to the FBCA for a three-step preconstruction review. The

first step is Concept Review, the second step is Design Review, and the third step is Construction Documents Review. The Building Inspector, in consultation with the FBCA, shall determine, as part of Concept Review, whether a proposed use or structure is allowed by right, is prohibited, or may be allowable by a special exception use permit. If the application requires a special exception use permit, the FBCA shall conduct an initial concept review and refer the application to the Town Board pursuant to Article XXXII. In such a case, the FBCA shall request the applicant to provide design information in sufficient detail for the Town Board to make an informed decision. If the special exception use permit is approved by the Town Board, the application shall be resubmitted to the FBCA for full Design and Construction Documents Review.

All applicants shall place the Design Review Record (issued by the building inspector) in the bottom right corner of the first page of the application for each Concept Review, Design Review, and Construction Documents Review. Other submission requirements for approvals shall be determined by the FBCA and recommended to the Building Inspector, who shall issue forms and detailed instructions for submission of applications. Such requirements may include dual submission of material in electronic and hard copy.

- a. Concept Review establishes conceptual conformance with the requirements of this Part. More than one scheme may be submitted. The FBCA shall provide recommendations to the applicant on how to refine the concept in the concept review stage to ensure that it complies with this chapter.

- b. Design Review confirms compliance of the design details with this chapter and verifies that previous recommendations made by the FBCA have been incorporated. The FBCA may provide recommendations to the applicant on how to refine the concept in the design review stage to ensure that it complies with this article. An encroachment request letter or request for a dimensional deviation of 5% or less, if needed, shall be submitted at the design review stage. If determined by the FBCA to be consistent with this article, the building inspector shall approve a proposed dimensional deviation or requested encroachment.
 - c. Construction documents review confirms that the project as refined through design review will be constructed as approved. The FBCA shall provide recommendations to the applicant on how to refine the concept in the construction documents review stage to ensure that it complies with this article.
 - d. Applications for a building similar to or the same as one previously constructed in the Wyandanch SPC Zone: If essentially the same building has been previously built on another lot in the district, the reviews described in subsections (a), (b), and (c) reviews above shall occur simultaneously.
 - e. Building Permit: Following construction documents review, if the FBCA determines that the application is consistent with this article, the Building Inspector may issue a Building Permit in compliance with Section 213-495(c).
- (2) Special exception use permit: Those uses which are specifically authorized in this article to be granted by special exception use permit may be allowed by the Town Board pursuant to Article XXXII.
- (3) Variances: Variances from the provisions of this article may be granted by the Zoning Board of Appeals pursuant to the statutory requirements in Sections 267-a and 267-b of the Town Law of New York State. All variance applications shall be referred to the FBCA for an opinion on the effect of a proposed variance on the character of the neighborhood. The FBCA's response to the referral of a variance application shall specifically address whether or not the proposed variance will produce an undesirable change in the character of the neighborhood including the desired walkable and pedestrian-friendly neighborhood character to be created by this Article XLII.
 - (4) Review fees: The Town Board shall by resolution establish and from time to time update a schedule of fees for development applications under this article. Such fees shall be designed to cover the reasonable costs of review of applications under this article. Such fees shall distinguish between applications allowed by right and those allowed by special exception use permit and shall reflect the additional costs associated with review of special exception use permit applications.
 - (5) Compliance with the State Environmental Quality Review Act and Chapter 189 of the Town Code:
 - a. All applications submitted to the FBCA shall be referred to the Department of Environmental Control for review of environmental and stormwater impacts.
 - b. Applications for uses or activities allowed by right by this Part shall be deemed Type II actions under SEQRA and shall not require the submission of additional SEQRA

documentation if the Department of Environmental Control finds that such actions fall within the environmental parameters reviewed in the Generic Environmental Impact Statement (GEIS).

- c. Applications for special exception use permits, appeals, and variances shall be subject to the SEQRA requirements for Type I or Unlisted Actions, as required by the SEQRA Regulations and shall be reviewed accordingly by the Department of Environmental Control.
 - d. All applications for permits for building or development shall comply with Chapter 189 requirements for stormwater management.
- (6) Wastewater Management: The applicant shall apply to the Suffolk County Sewer Agency and Suffolk County Department of Health Services for sanitary wastewater disposal to the Wyandanch Southwest Sewer District. On site wastewater disposal is not permitted. The Town shall be provided with the estimated wastewater flow from the development pursuant to Suffolk County requirements.
 - (7) Groundwater: Because of the high groundwater Table in the area, soil borings, at least one per acre, as well as elevations and topography for all proposed developments, shall be submitted to the Department of Environmental Control as part of the Concept Review process.

C. Issuance of Building Permits and Certificates of Occupancy

Building Permits and Certificates of Building Permits and Certificates of Occupancy shall be issued as provided in Chapter 89 of the Town Code, provided that the applicant has fully complied with the provisions of this Article XLII and all other applicable regulations.

D. Required Town Board Approval

As required by the terms of the Generic Environmental Impact Statement, pursuant to Section 503(h) of the General Municipal Law, the Town of Babylon Department of Planning and Development (the Planning Department) shall notify the Town Board upon receipt of any application for a permit for building construction or alteration, or for a certificate of occupancy for a structure within the Wyandanch Urban Renewal Area for a period of three years from the approval of the Final Wyandanch Downtown Revitalization Plan by the Town Board on May 22, 2009 or of any amendments or modifications thereto. During this period, the Planning Department shall not issue a building construction or alteration permit, or a certificate of occupancy for a structure or use within the Urban Renewal Area, without having first obtained the consent of the Town Board, unless the construction, alteration, or use is necessary for the immediate protection of public health and safety. The Town Board shall consent to the issuance of certificates and permits upon the determination that the proposed construction, alteration, or use is not inconsistent with the Plan or any amendments or modifications thereto. The Town Board shall have the power to reject any proposals which are inconsistent with the Plan in order to preserve the integrity of the Plan.

E. Streets, Sidewalks, and Public Improvements

All construction, improvements, and alterations to streets, sidewalks, utilities, parks, and other public facilities shall be reviewed prior to construction by the FBCA to ensure compliance with this article.

F. Non-Conforming Uses

All regulations governing non-conforming uses contained in the Town of Babylon Code shall apply including the following:

- (1) The term “legal nonconforming use,” as used in this article, shall mean any nonconforming use which, at the time such use was commenced, was maintainable as a master of right under the statutes, ordinances and general rules of law then in effect in the Town of Babylon.
- (2) Any legal nonconforming use may be continued; provided, however, that a legal nonconforming use shall not be abandoned or changed unless changed to a conforming use. A legal nonconforming use, if changed to a conforming use, may not be thereafter changed to any nonconforming use.
- (3) A nonconforming use which shall be discontinued for more than six months shall thereafter be determined to be illegal and in violation of the ordinances. Upon the expiration of the aforesaid six-month period, the said use may not be reinstated, and any structure which shall be in violation of the then controlling ordinances by virtue of this section shall be razed at the expense of the owner.
- (4) No legal nonconforming use may be extended, except as provided in this section. In any building wherein the legal nonconforming use occupies more than 50% of the floor area, then the legal nonconforming use may be extended to the entire floor area.
- (5) A building arranged, designed or devoted to a nonconforming use at the time of the adoption of this section may not be reconstructed or structurally altered to an extent exceeding in aggregate 25% of the ground area of the building, unless the use of said building is changed to a conforming use, notwithstanding the provisions of F.(4) of this section. A nonconforming use of land may not be extended in the aggregate more than 25% of the area occupied at the time of the adoption of this section.

213-496 Subdivision of Land Under This Article

Land may be subdivided into lots and blocks only as permitted by the Regulating Plan or by a waiver granted by the Planning Board if determined by the FBCA to be consistent with the regulations and intent of this article. The Planning Board shall not require a preliminary plat for any subdivision application which complies with this article.

213-497 Amendment of This Article

This article may be amended as provided in Chapter 215 of the Town Code. Prior to adopting an amendment, the Town Board shall refer such proposed amendment to the FBCA for comment. If the FBCA does not comment within 30 days of such referral, the Town Board may enact the amendment without receiving such comment.

213-498 through 213-499 [Reserved]

Part 2: The Transect



Figure 213-1. Downtown Wyandanch and Straight Path Corridor Transect Diagram

213-500 The Transect Diagram and Permitted Uses

A. General

- (1) This section establishes Transect Zones applied to property within Downtown Wyandanch and Straight Path Corridor Redevelopment Zone (Wyandanch SPC Zone).
- (2) The general intent is that the scale of urban form, and intensity of uses, shall be greatest closest to the Wyandanch Transit Stop and shall reduce in scale, and intensity, further away from the Wyandanch Transit Stop.
- (3) The Transect is a planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6. One additional zone is the Special District, which covers land that does not fit into any of the previous categories. Each transect zone has a different set of characteristics. Because Wyandanch is set in a suburban location, not all of the transect zones listed above apply. The transect zones used in this Part are:

T3: Sub-Urban

T4(-): Neighborhood Residential

T4: Neighborhood

T5: Urban

SDC: Special District Civic

B. General Description of Transect Zones Used in Downtown Wyandanch and Straight Path Corridor

- (1) The Transect Zones used in the Wyandanch SPC Zone are generally described below:
 - a. T3: Sub-Urban – This zone consists of lower density residential areas primarily comprised of Single-Family Detached (SFD) and Duplexes homes.
 - b. T4(-): Neighborhood Residential – This zone has greater density than T3 and consists of residential uses located in a range of building types.
 - c. T4: Neighborhood – This zone has greater density than T3 and contains a mix of uses.
 - d. T5: Urban - This zone has the greatest density, intensity, and mix of uses.
 - e. SDC: Civic – This zone consists of Civic uses.

C. Permitted Uses

- (1) This section establishes Permitted Uses (P) and Uses Not Permitted (N) by transect zone, as listed in Table 213-1.
- (2) No buffer shall be required between uses.
- (3) Mixed-Use buildings shall be permitted in T4 and T5 zones.
- (4) Uses not listed in Table 213-1 that are similar in character, scale, and impact to Permitted Uses may be allowed if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- (5) Uses not listed in Table 213-1 as either permitted or prohibited and not found by the FBCA to be similar to listed permitted uses may be allowed by Special Exception Use Permit granted by the Town Board in consultation with the FBCA, provided that such uses:
 - a. Are consistent with the intent and purpose of this article and the transect zone in which they are proposed to be located;
 - b. Will not adversely affect neighboring properties;
 - c. Will make a positive contribution to the economic viability and design quality of the Wyandanch SPC Zone;
 - d. Will enhance the pedestrian-oriented walkable character of the Wyandanch SPC Zone;
 - e. Will not exceed the environmental review parameters analyzed in the Final Wyandanch Downtown Revitalization Plan Final Generic Environmental Impact Statement (FGEIS).
- (6) Parking shall be permitted and shall adhere to the standards in Section 213-507.

TABLE 213-1.

	T3	T4 (-)	T4	T5	SDC
Civic	N	P	P	P	P
Commercial: Other	N	N	P	P	N*
Gas Station	N	N	N	N	N
Office	N	N	P	P	N*
Residential: Other	N	P	P	P	N
Residential: SFD and Duplex	P	P	P	N	N
Retail	N	N	P	P	N*
Industrial	N	N	N	N	N

*Uses permitted only when civic uses are included as the primary use.

D. Density

- (1) This section establishes permitted development density by Transect Zone as listed in Table 213-2.
- (2) Density shall be calculated by Floor Area Ratio (FAR). The Floor Area Ratio is determined by dividing the gross floor area of all buildings on a parcel by the area of that parcel. Structured Parking does not count toward the permitted FAR and is allowed in addition to the permitted FAR.
- (3) When multiple uses are located on a parcel, the permitted total density on a parcel is calculated by adding the use category FAR ratios. For example, a property in a T4 Zone that has both residential and commercial uses on it can have a total FAR of 2.3. The permitted density stated in Table 213-2 is a maximum and may not be attainable due to other regulations contained in this article. Achieving maximum permitted density shall not be a justification for waivers, deviations, or variances from the standards contained in this article.
- (4) For purposes of this article, permitted Floor Area in Table 213-2 does not include basements, cellars, penthouses enclosing only mechanical equipment, attic space, whether or not a floor has been laid, interior balconies, exterior balconies, non-enclosed porches, and enclosed or structural walkways designed and used exclusively for pedestrian access between buildings and/or parking structures which are permitted in addition to the FAR.
- (5) When multiple parcels are submitted for approval at the same time, the permitted density calculation shall be based on the total land area of all the parcels added together.

TABLE 213-2.

Use Category	T3	T4 (-)	T4	T5	SDC
Residential FAR	.6	1.5	1.5	2.2	N/A
Commercial FAR	N/A	N/A	.8	.8	N/A
Civic FAR	N/A	N/A	N/A	N/A	3.0

213-501 [Reserved]

Part 3: The Regulating Plan



Figure 213-2: Overall Regulating Plan
(Note: These are reduced drawings - For the full-sized Regulating Plan, see Appendix X & Section 213)

213-502 Establishment and Amendment of Regulating Plan

- A. All development shall adhere to the standards established in the Regulating Plan.
- B. The Regulating Plan is a precise document that establishes the framework for the neighborhood by:
 - (1) Locating public street alignments
 - (2) Locating required civic and public spaces
 - (3) Identifying street types
 - (4) Locating build-to-lines and setbacks
 - (5) Identifying frontage occupancy
 - (6) Identifying building heights
 - (7) Locating specific elements
 - (8) Identifying streets with permitted alley openings
 - (9) Identifying public frontage types
 - (10) Identifying private frontage types
 - (11) Identifying street trees
- C. The lines and boundaries depicted in the Regulating Plan are based on surveys performed by BBV and shall be used for compliance with the regulations in this article. An electronic CAD file may be obtained from the Town of Babylon Department of Planning and Development.
- D. The full size version of the Regulating Plan is available from the Town of Babylon. The Regulating Plan is also formatted for this 8½ x 11 document and is found in Section 213-503. Figure 213-2 serves as a Key Plan for the Regulating Plan found in Section 213-503.
- E. Section 213-504 of this Part defines each of the eleven Regulating Plan elements and provides regulations associated with each of the eleven elements.
- F. Permitted deviations from the dimensional and/or numeric requirements contained in the Regulating Plan may be approved if determined by the FBCA to be consistent with the regulations and intent of this Article XLII. "Permitted deviations" are defined as deviations of 5% or less.
- G. Deviations of more than 5% in any dimensional or numeric requirement may be allowed by area variance by the Zoning Board of Appeals.
- H. Amendments to the Regulating Plan shall comply with the requirements of Section 213-497.
- I. When technical requirements dictate road alignment differences, all other requirements along that road shall remain the same and shall shift based on the new road alignment.
- J. The build-to-line and standards associated with the western face of the parcel immediately east of the new LIRR Train Station facing the proposed Train Station and the north face of Block 8 east of the Train Station and the south face of Block 6 facing the southwest may be modified based on the final design of the Train Station so long as it is consistent with the intent of the standards contained in this code as interpreted by the Form Based Code Architect.

213-503 Regulating Plan formatted for 8 1/2 x 11 Sheets

For convenience, this section formats the Regulating Plan into 8 1/2 x 11 sheets. In the event of discrepancies, the full size Regulating Plan shall take precedence. The legend for the Regulating Plan is found on this page.

Legend

	Block Number
	Property Line
	Build-to-Line
	Build-to-Line Exception (See Sect. 213-502 J.)

Public Frontage Types

U1	Urban 1
U2	Urban 2
U3	Urban 3
U4	Urban 4 (Not Used)
U5	Urban 5
U6	Urban 6
U7	Urban 7
U8	Urban 8
N1	Neighborhood 1
N2	Neighborhood 2 (Not Used)
N3	Neighborhood 3
N4	Neighborhood 4
N5	Neighborhood 5

Private Frontage Types

S	Shopfront
GW	Gardenwall
SP	Stoop and Paving
SL	Stoop or Porch and Landscape
DF	Dooryard - Fence
DH	Dooryard - Hedge
Y	Yard

	Primary Frontage
	Secondary Frontage

← YY%-YY% → Frontage Occupancy

	Retail Required
	Block Face with Permitted Alley or Parking Entrance

	Minimum and Maximum Building Height: (first number represents minimum, second number represents maximum)
---	--

	Existing Long Island Railroad Tracks
	Special Parking Permitted in First Layer
	Special Pavers
	Public Space
	Corner Tower
	Symmetrical Facade Element on Axis
	Prominent Building Element on Axis
	Special Parking Lot
	Pedestrian Bridge Designed as part of Building
	Liner Building
	Transit Station
	Generic Vista Termination

Thoroughfare Types

AL-24-16	ST-56-46	ST-55-34
ST-37-25	BL-60-40	BL-55-36
ST-38-27	ST-60-40	ST-54-28
ST-39-20	ST-67-28	ST-48-38
ST-43-20	ST-67-40	
ST-48-27	ST-67-57	
ST-57-36	ST-74-39	

Street Tree Types

	Red Oak
	Not Used
	White Oak
	London Plane Tree
	Tulip Tree
	Katsura Tree
	Not Used
	Sweet Gum
	Little-leaf Linden
	Not Used

Median

	Ginkgo 5-min Walk Radius
---	-----------------------------

Tile 1



Figure 213-3.

Tile 2



Figure 213-4.

Tile 4

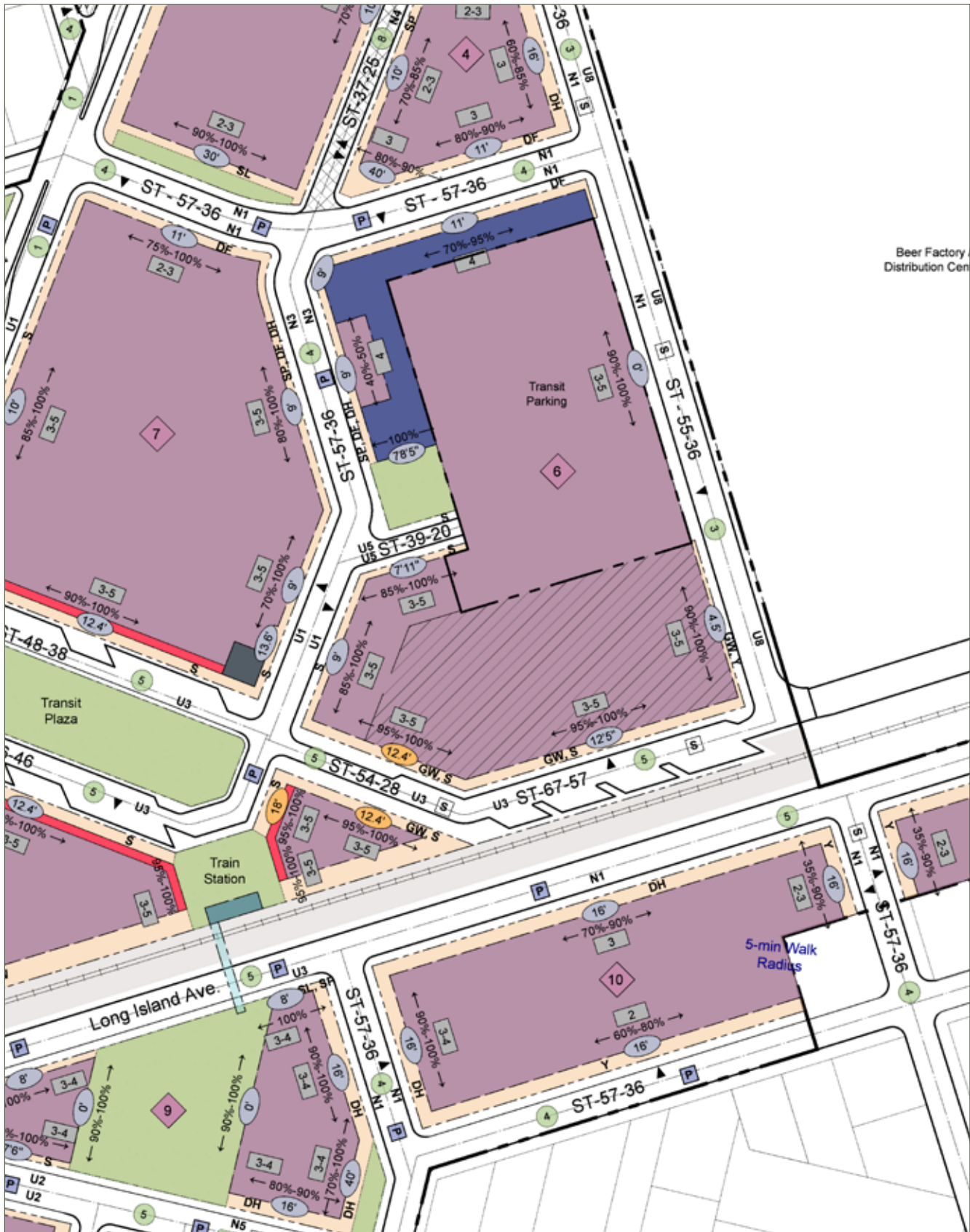


Figure 213-6.

Tile 5



Figure 213-7.

Tile 6



Figure 213-8.

Tile 8

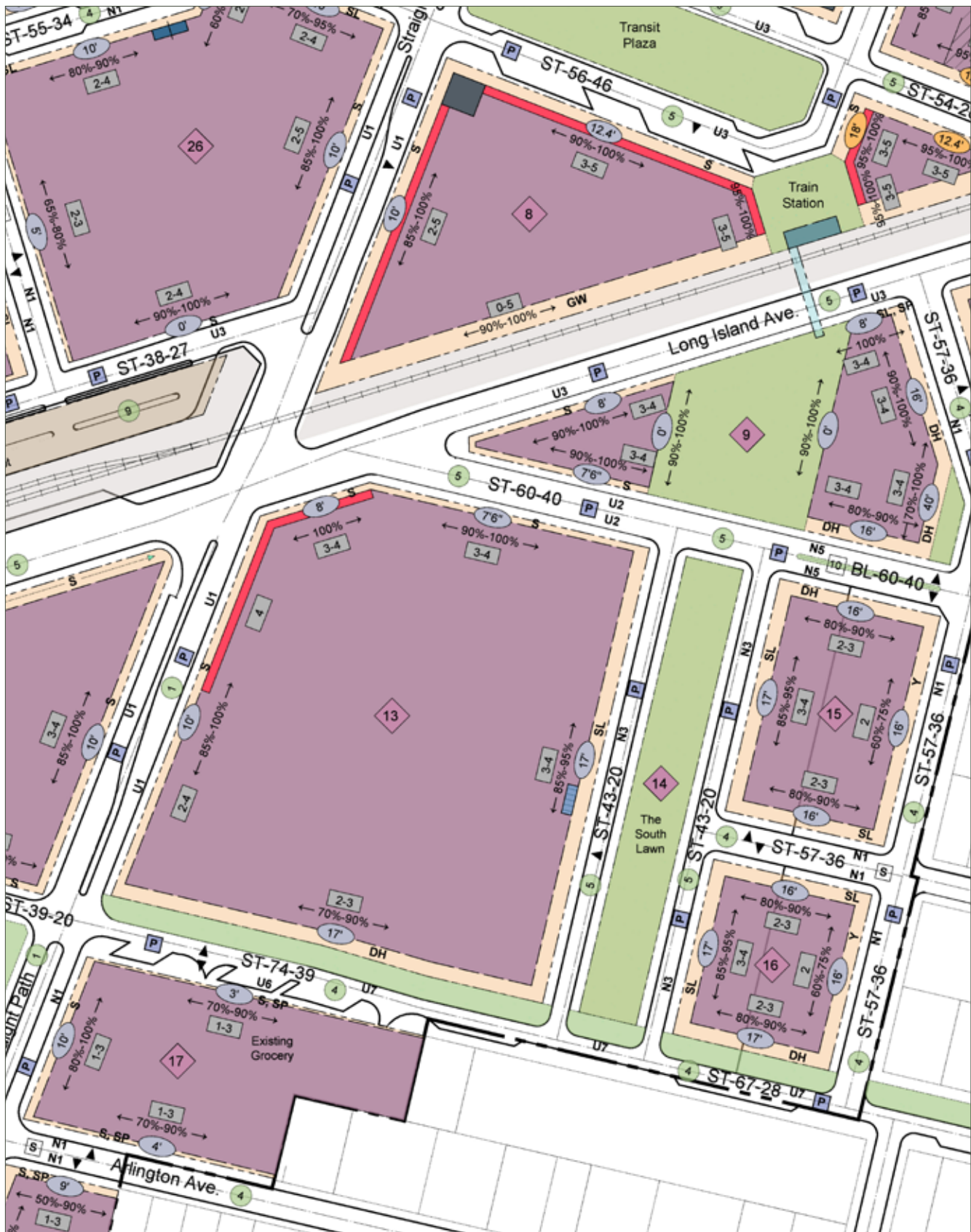


Figure 213-10.



Tile 10



Figure 213-12.

Tile 11



Figure 213-13.

Tile 12



Figure 213-14.

Tile 13



Figure 213-15.

Tile 14

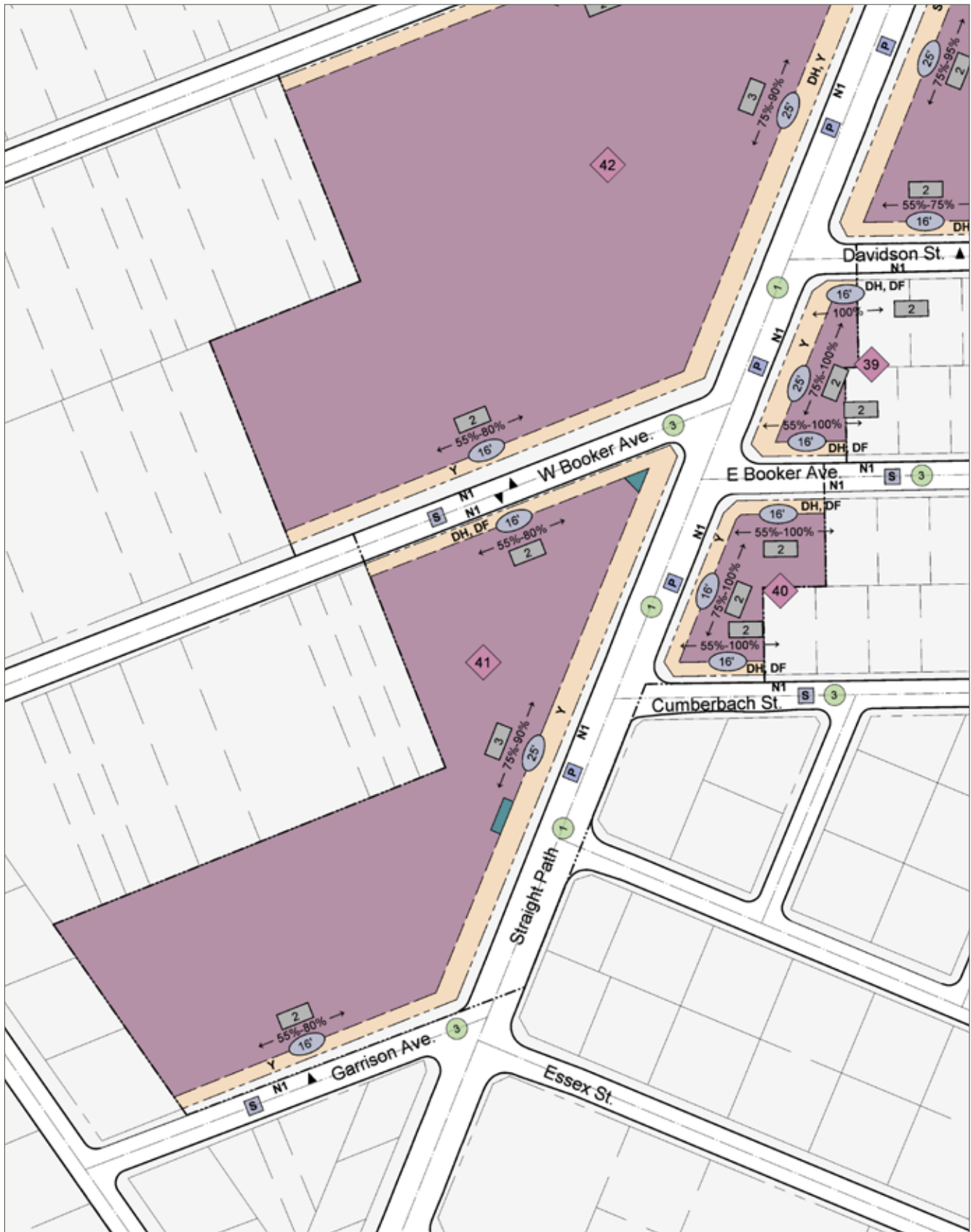


Figure 213-16.

213-504 Regulating Plan Elements

A. Thoroughfare Alignments and Thoroughfare Types

- (1) Thoroughfares shall be located and aligned as shown in the Regulating Plan. A deviation of five feet or less in a centerline location is permitted when determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- (2) Thoroughfare Types shall be implemented as designated in the Regulating Plan. See Part 5, Thoroughfare Standards, for sections and dimensions.

B. Open Space

- (1) Open spaces shall be located where shown on the Regulating Plan.
- (2) The sizes of open spaces shall be as shown in the Regulating Plan.
- (3) The “Station Plaza” (Transit Plaza) and South Lawn design as shown in the document titled “Wyandanch and Straight Path Corridor Area Plan” shall be in conformance with the design principles illustrated and described in that document.
- (4) Additional open space located in the interior of a block and behind buildings fronting on thoroughfares and with no frontage on a thoroughfare, shall be permitted. Additional open space that has frontage on two thoroughfares shall not be permitted except as shown in the Regulating Plan. Additional Open Space that has frontage on only one thoroughfare may be permitted if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.

C. Build-to-Line

- (1) Buildings and their primary facades (See Figure 213-17) shall be located along the Build-to-Line for all stories of a building.
- (2) In order to provide for façade articulation, building facades may step back a maximum of 2' from the build-to-line for a maximum of 49% of the building face along a block face.
- (3) Porches and stoops may encroach beyond the build-to-line within the private frontage for a maximum of 10'.
- (4) Signs, awnings, overhangs, and similar elements, if determined by the FBCA to be consistent with the regulations and intent of this Article XLII, may encroach beyond the build-to-line.
- (5) Individual buildings may be recessed from the build-to-line when required to save an existing tree.
- (6) The build-to-line shall be measured from the front lot line (i.e. the right-of-way line).
- (7) See Section 213-520F for sight triangle requirements.
- (8) Towers may protrude forward of the build-to-line no greater than 4'.
- (9) T4 Zones permit "Civic", "Commercial: Other", "Office", "Residential: Other", "Residential: Single-Family Detached", and "Retail". Within the T4 Zone, when a use other than residential is proposed, or when existing non-residential uses and buildings are to remain and are located closer to the property line than the required stated Build-to-Line, the dimension of the Build-to-Line may be reduced to as small as 10' if found to be consistent with the intent of this Article by the FBCA. In such circumstances, the Build-to-Line shall be determined by the FBCA and shall be based on the predominant setback of the majority of the buildings on the block face that are located forward of the stated Build-to-Line dimension. If all uses on the face of a block are residential, then the stated Build-to-Line shown on the Regulating Plan shall apply.

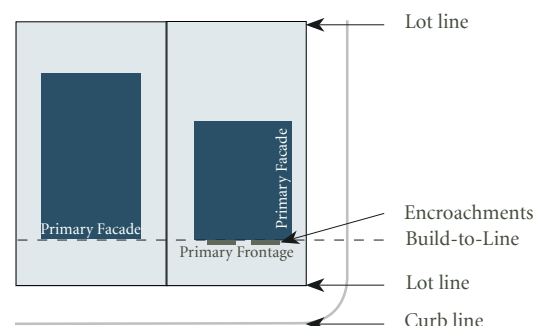


Figure 213-17: Primary Facade Illustrated

D. Frontage Occupancy

- (1) Minimum frontage occupancy is defined as, “The minimum length of primary façade that shall be built along a build-to-line.”
- (2) Frontage occupancy requirements shall apply to all stories of a building (excluding occupied or unoccupied space in roofs).
- (3) Buildings and primary facades shall be located at block corners. The permitted void (what is left after subtracting the minimum frontage occupancy from the length of the block face) shall not be located at a block corner.
- (4) Buildings located at corners shall have two primary facades facing the thoroughfares.
- (5) Buildings that face a thoroughfare with a courtyard above the first floor that is no more than 50’ wide shall be permitted to count the courtyard width along the build-to-line as frontage occupied.
- (6) Buildings that form a courtyard facing a thoroughfare on the first floor are prohibited along retail frontages.
- (7) Single-family detached and duplex buildings shall not be regulated by the frontage occupancy requirements noted in the Regulating Plan. Single-family detached and duplex building frontage occupancy shall instead be regulated by the lot standards contained in Section 213-506.
- (8) Structured parking shall be prohibited from occupying a frontage except along the eastern edge of block 6.
- (9) A garden wall shall be permitted to fulfill frontage occupancy requirements for civic surface parking and in locations shown on the Regulating Plan as having a garden wall private frontage
- (10) Where retail is required in the Regulating Plan, buildings shall be designed to accommodate retail uses on the ground floor and shall comply with all applicable building codes for retail use. In the event that retail tenants cannot be found to occupy the retail space, it shall be permissible for commercial uses, office uses, and residential uses to occupy the retail space provided that the retail space also meets applicable building codes for the commercial, office, or residential uses. Changes made to accommodate such other uses shall in no way prevent a transition back to retail use.
- (11) Frontage occupancy along the LIRR property line may be achieved with a garden wall one-story in height.

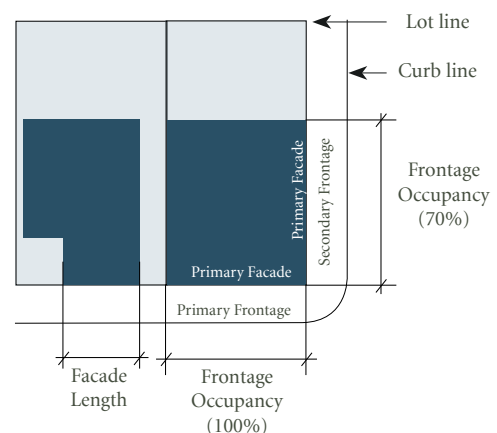


Figure 213-18: Frontage Occupancy Illustrated

E. Building Height

- (1) Building heights shall be as required in the Regulating Plan.
- (2) Building height shall be measured in number of stories.
- (3) A story is defined as, "An interior space measured from one finished floor to the next finished floor above."
- (4) When a mezzanine is present, the mezzanine shall be counted as an additional story.
- (5) Habitable space in roof areas with a sloping roof shall not be counted as a story.
- (6) Basements that are completely buried shall not count as a story.
- (7) Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, or mechanical penthouses.
- (8) Buildings requiring tower elements may have the tower element exceed the maximum building height by one story.
- (9) One story buildings shall not be permitted except when located in areas designated on the Regulating Plan as "public space."
- (10) Raised basements shall not exceed $\frac{1}{2}$ of a story in height above grade along the build-to line.
- (11) Structured parking shall not exceed in height, measured in feet, the shortest building on a block measured to the high point of the roof.
- (12) Retail shall have a minimum floor to floor height of 14'.
- (13) Four story wood frame construction shall be permitted in compliance with the State Building Code.

F. Vista Terminations

- (1) A vista termination is defined as "A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis, i.e. to terminate a view. Vista terminations may include towers, corner towers, symmetrical facades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices."
- (2) Building facades shall be located to terminate a vista created by the centerline of a street or open space. When building facades terminate a vista they shall be designed to have a significant architectural feature located on axis with the vista.

G. Curb Cuts

- (1) Within the 5-minute walk radius, each block face shall be permitted a maximum of two curb cuts along block faces where curb cuts are permitted except where single-family lots are permitted. Each single-family lot shall be permitted a maximum of one curb cut per lot only if an alley is not present.
- (2) Outside of the transit 5-minute walk radius:
 - i. Single family lots shall be permitted a maximum of one curb cut per lot only if an alley is not present
 - ii. When an entire block face is a single lot, a maximum of two curb cuts per block face shall be permitted.

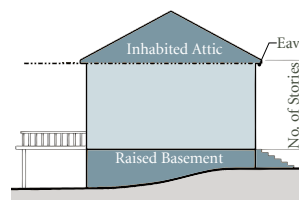


Figure 213-19.

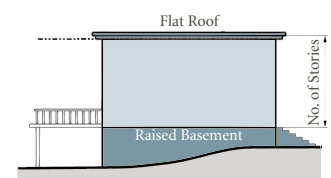


Figure 213-20.

H. Special Urban Design Features

- (1) Building design shall incorporate the special urban design features as shown in the Regulating Plan.
 - a. Corner tower
 - b. Symmetrical Facade Element on Axis
 - c. Prominent Building Element on Axis
 - d. Block Face Design to look like Multiple Buildings
 - e. Pedestrian Passage Under Building
 - f. Special Parking Lot (see Wyandanch and Straight Path Corridor Area Plan)
 - g. Pedestrian Bridge Designed as a Part of Building
 - h. Liner Building
- (2) Illustrative examples are shown in Figure 213-21 to Figure 213-28.
- (3) Buildings shall meet the requirements of a vista termination: A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis, i.e. to terminate a view. Vista terminations may include towers, corner towers, symmetrical facades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices.

Corner Tower



Figure 213-21.

Symmetrical Facade on Axis



Figure 213-22.

Prominent Building Element on Axis



Figure 213-23.

Block Face Design to look like Multiple Buildings



Figure 213-24.

Pedestrian Passage Under Building



Figure 213-25.

Special Parking Lot

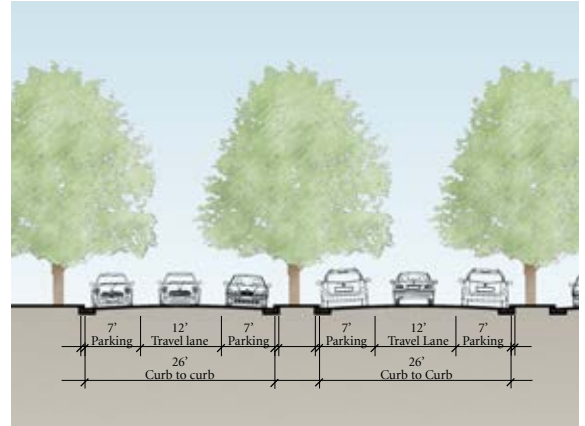


Figure 213-26.

Pedestrian Bridge Designed as a Part of Building



Figure 213-27.

Liner Building



Figure 213-28.

I. Public Frontages

- (1) A public frontage is defined as “The space that occurs between the street curb and the front lot line (right-of-way line).”
- (2) Public frontage types shall be as noted in the Regulating Plan.
- (3) Design and materials of public frontages shall adhere to the streetscape design guidelines contained in the Wyandanch and Straight Path Corridor Area Plan.
- (4) Due to existing site conditions, the location of the right-of-way line separating public from private property can occur in a variety of locations between the curb line and the building face, depending on the street location. Public frontage and private frontage paving for urban conditions U1, U2, U3, U4, and U6 shall be designed integrally to appear as a single urban sidewalk and such that, when built, it is not visibly noticeable where the property/right-of-way lines are located.
- (5) Public frontage type standards are as follows:

U1: Urban 1

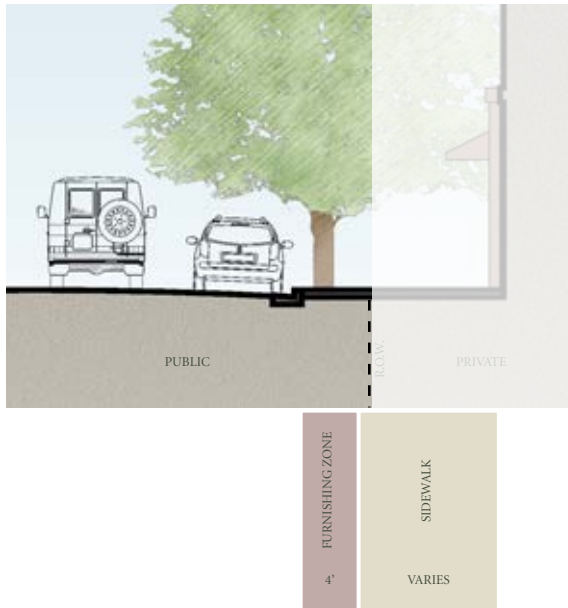


Figure 213-29.

A 4' width tree pit with tree grates shall be provided for street trees.
 A 4' continuous street furnishing zone shall be provided in line with the tree pits.
 A sidewalk shall extend from the curb to the face of the buildings.
 Outdoor tables and chairs shall be permitted on the sidewalk and in the public right-of-way if a 5' clear pedestrian path is maintained.

U2: Urban 2

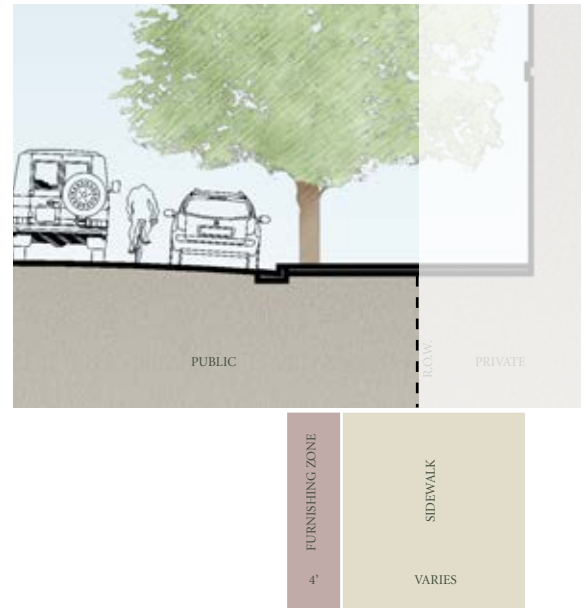


Figure 213-30.

A 4' width tree pit with tree grates shall be provided for street trees.
 A 4' continuous street furnishing zone shall be provided in line with the tree pits
 A sidewalk shall extend from the curb to the face of the buildings.
 Outdoor tables and chairs shall be permitted on the sidewalk and in the public right-of-way if a 5' clear pedestrian path is maintained.

U3: Urban 3

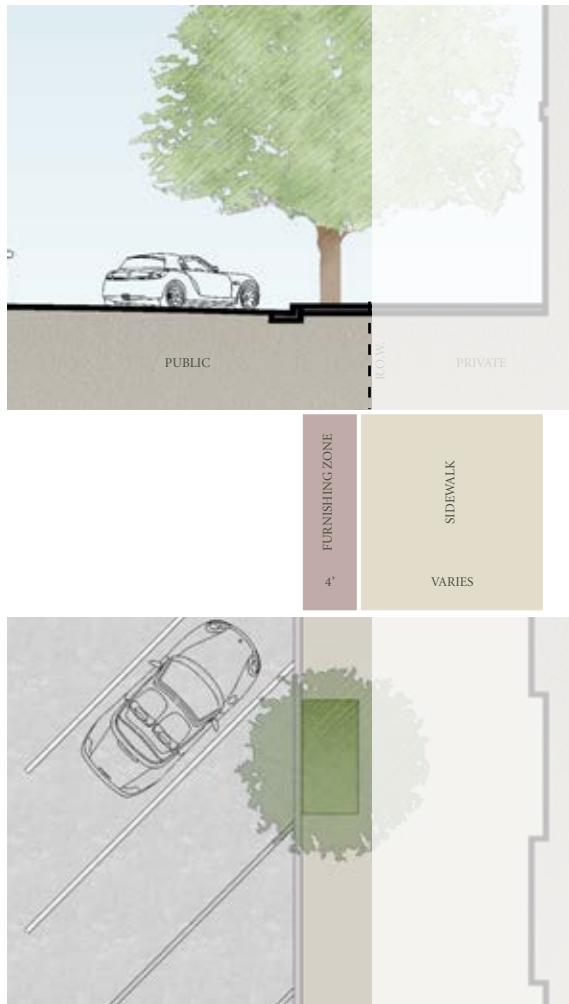


Figure 213-31.

- A 4' width tree pit with tree grates shall be provided for street trees.
- A 4' continuous street furnishing zone shall be provided in line with the tree pits.
- A sidewalk shall extend from the curb to the face of the buildings.
- Outdoor tables and chairs shall be permitted on the sidewalk and in the public right-of-way if a 5' clear pedestrian path is maintained.

U4: Urban 4

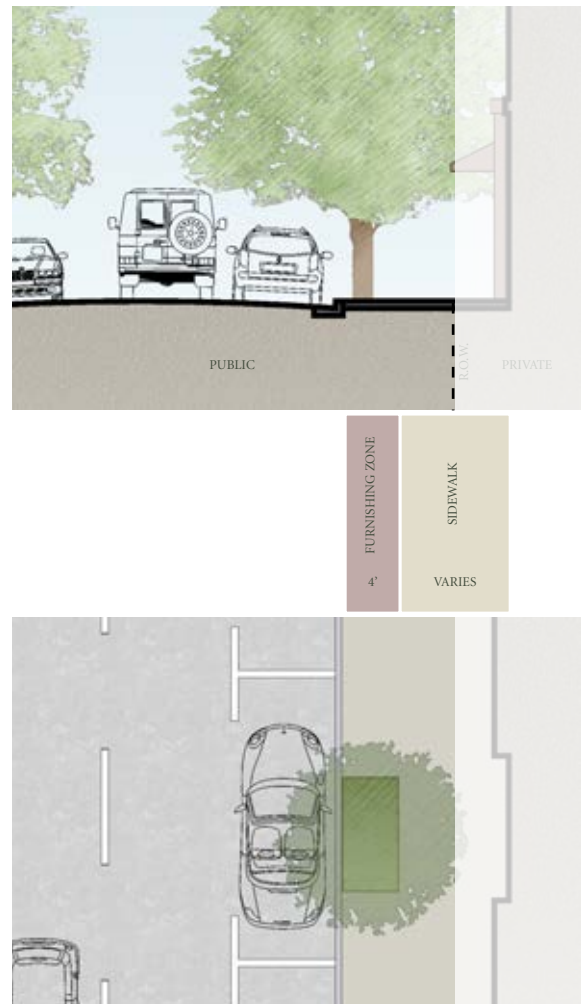


Figure 213-32.

- 4' width tree pit with tree grates shall be provided for street trees.
- A 4' continuous street furnishing zone shall be provided in line with the tree pits.
- A sidewalk shall extend from the curb to the face of the buildings.
- Outdoor tables and chairs shall be permitted on the sidewalk and in the public right-of-way if a 5' clear pedestrian path is maintained.

U5: Urban 5

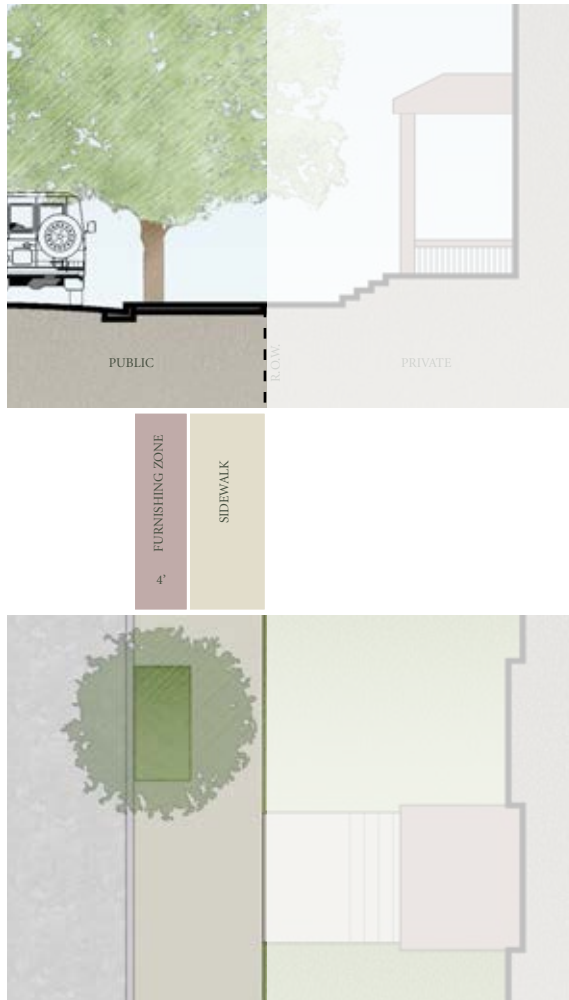


Figure 213-33.

A 4' width tree pit with tree grates shall be provided for street trees.
 A 4' continuous street furnishing zone shall be provided in line with the tree pits.
 A 9' width sidewalk shall extend from the curb.
 Outdoor tables and chairs shall be permitted on the sidewalk and in the public right-of-way if a 5' clear pedestrian path is maintained.

U6: Urban 6

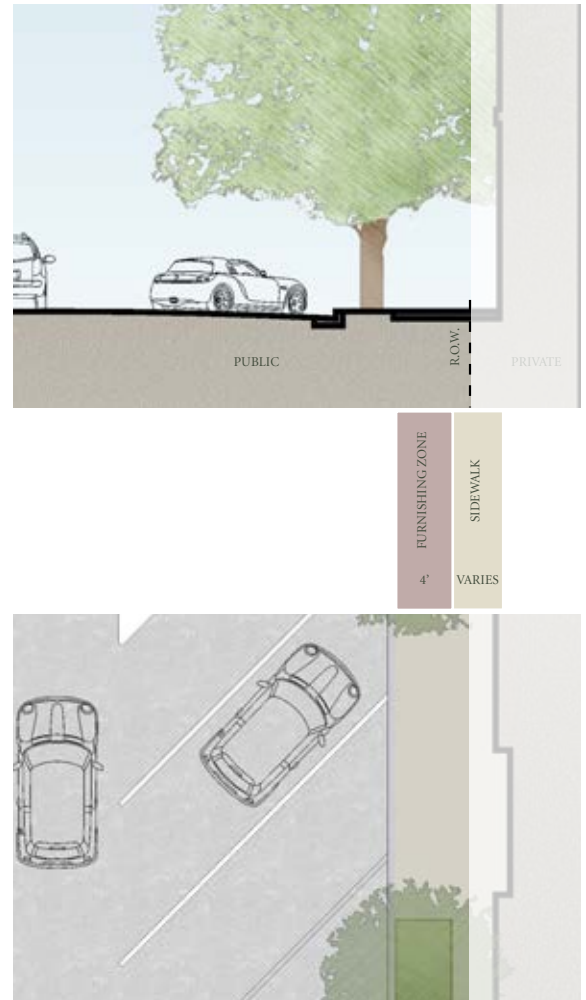


Figure 213-34.

A 4' width tree pit with tree grates shall be provided for street trees.
 A 4' continuous street furnishing zone shall be provided in line with the tree pits.
 A sidewalk shall extend from the curb to the face of the buildings.

U7: Urban 7

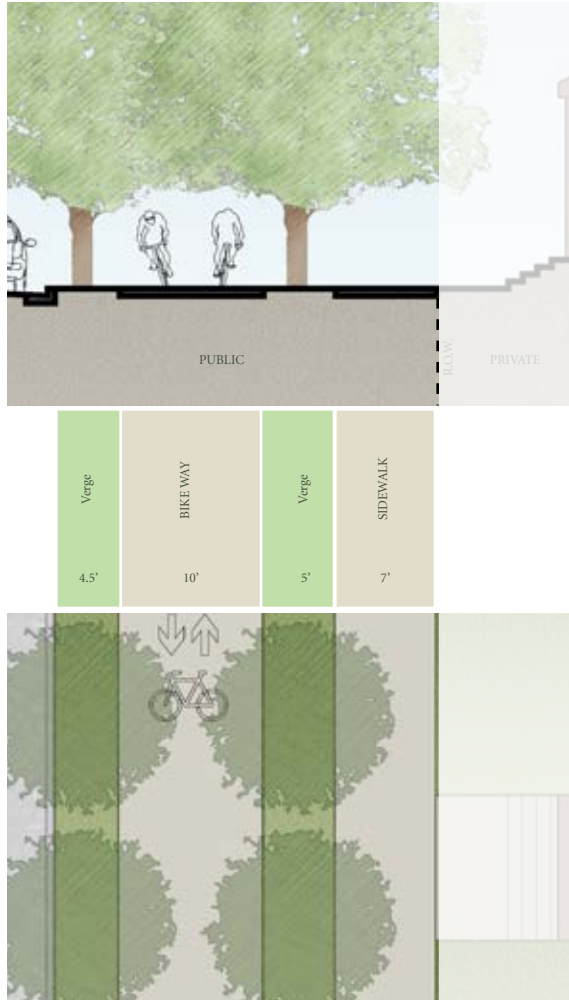


Figure 213-35.

An asphalt 10' 2-Way bike lane shall be provided as shown.
A 7' sidewalk shall be provided.

U8: Urban 8

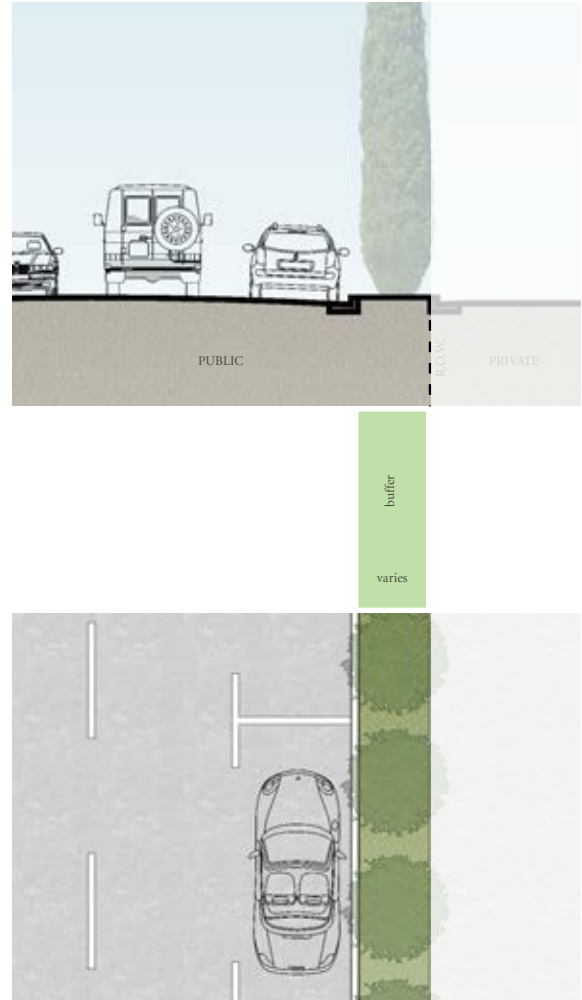


Figure 213-36.

A minimum 4' verge shall be provided for street trees along the property east of Block 6.

N1: Neighborhood 1

[Reserved]



Figure 213-37.

A 5' verge shall be provided for street tree planting.
A 5' sidewalk shall be provided.

N3: Neighborhood 3

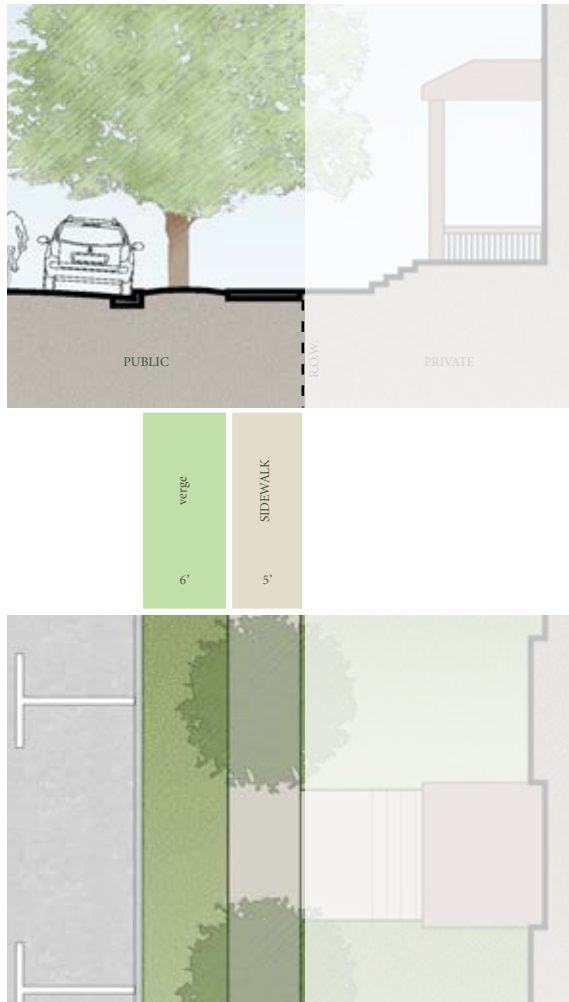


Figure 213-38.

A 6' verge shall be provided for street tree planting.
A 5' sidewalk shall be provided.

N4: Neighborhood 4

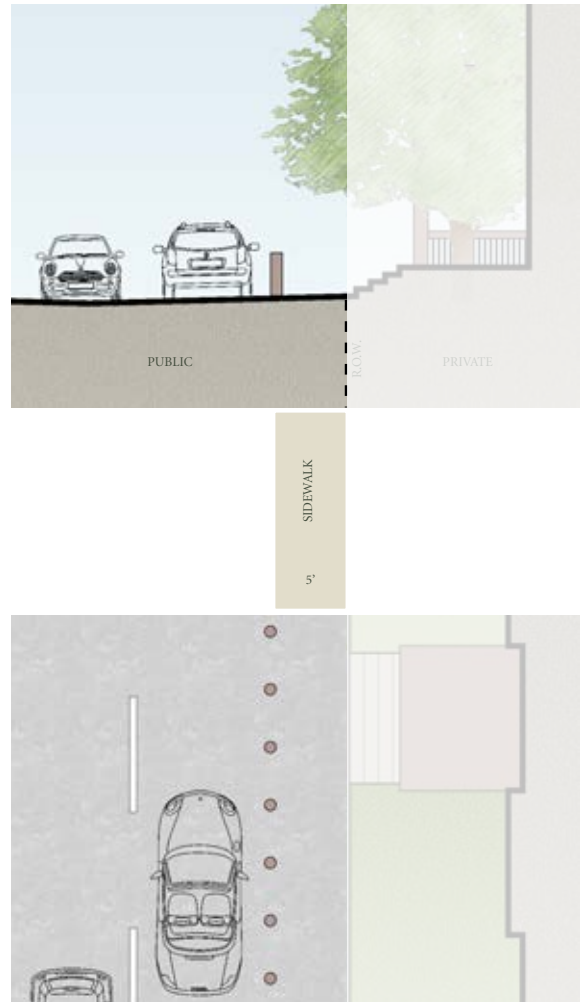


Figure 213-39.

A 5' sidewalk shall be provided that is flush with the street paving.
The street and sidewalk material shall be the same material and shall be special pavers.
Bollards shall be provided along the edges of the street to separate pedestrian and vehicular traffic.
Bollards shall provide lighting for the sidewalk and street.

N5: Neighborhood 5

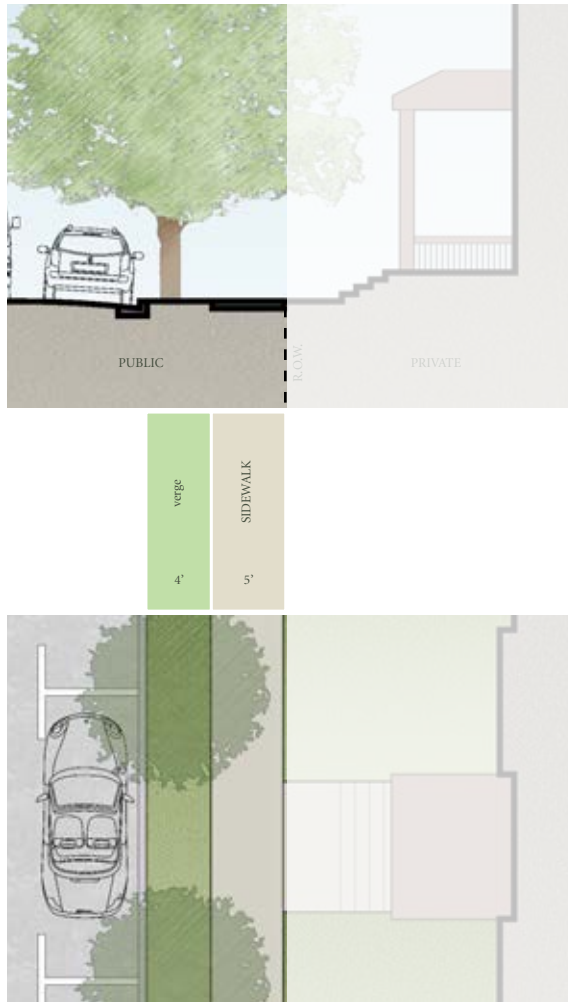


Figure 213-40.

A 4' verge shall be provided for street tree planting.
A 5' sidewalk shall be provided.

J. Private Frontages

- (1) A private frontage is defined as “The space that occurs between the public right-of-way (i.e. the front lot line) and the primary building façade.”
- (2) Private frontage types shall be as noted in the Regulating Plan.
- (3) Private frontage types are:
 - a. S – Shopfront
 - b. GW – Garden Wall
 - c. SP – Stoop and Paving
 - d. SL – Stoop or Porch and Landscape
 - e. DF – Dooryard - Fence
 - f. DH – Dooryard - Hedge
 - g. Y – Yard
- (4) If commercial uses are present on the ground floor, a Shopfront frontage shall be required.
- (5) Private frontage types may vary from those shown on the Regulating Plan if determined by the FBCA to be consistent with the regulations and intent of this Article XLII, but only if such variations are in compliance with Table 213-3: Permitted Private Frontage Types When Determined by the FBCA to be Consistent with the Regulations and Intent of this Article XLII. Private frontage types shall be consistent along the face of a block. However, where Shopfronts are required by the Regulating Plan in the T4 and T5 zones, no other private frontage shall be permitted.
- (6) Frontage types along a block face shall

be consistent.

- (7) Due to existing site conditions, the location of the right-of-way line separating public from private property can occur in a variety of locations between the curb line and the building face, depending on the street location. Public frontage and private frontage pavement for shopfront frontages when located along public frontage conditions U1, U2, U3, U4, and U6 shall be designed integrally to appear as a single urban sidewalk and such that, when built, it is not visibly noticeable where the property/right-of-way lines are located.

TABLE 213-3: Permitted Private Frontage Types When Determined by the FBCA to be Consistent with the Regulations and Intent of this Article XLII.

		T3	T4 (-)	T4	T5	SDC
S	Shopfront	N	N	P	P	N/A
GW	Garden Wall	N	N	P	P	P
SP	Stoop & Paving *	N	P	P	P	N/A
DF	Dooryard - Fence	P	P	P	N	N/A
DH	Dooryard - Hedge	P	P	P	N	N/A
SL	Stoop & Landscape	P	P	N	N	N/A
Y	Yard -Porch or Covered Stoop	P	N	N	N	N/A

*Required along Church Street

R = Required, P = Permitted, N = Not Permitted

S: Shopfront



Figure 213-41.

Ground plane shall be paved only.
 Building entries shall be flush with sidewalk.
 tables and chairs are permitted.
 Temporary product displays are permitted if
 removed at the close of each business day.

GW: Garden Wall

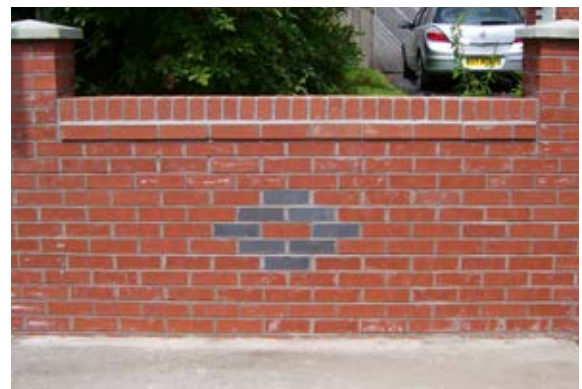


Figure 213-42.

Ground plane shall be paved only.
 Garden wall shall be 48" maximum in height.

SP: Stoop and Paving



Figure 213-43.

A covered stoop or porch shall be located at each unit ground level building entry. The private frontage shall consist of paving to match the sidewalk material.

DF: Dooryard - Fence

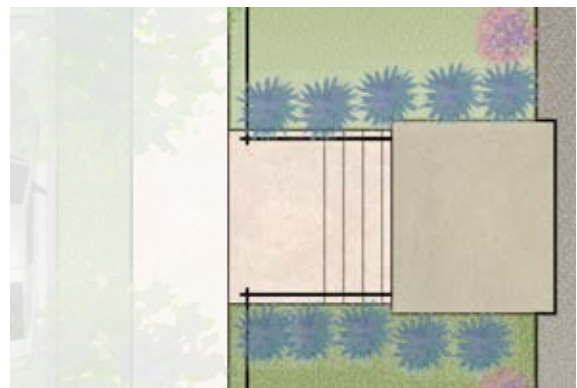


Figure 213-44.

A wood picket fence shall be located along the entire front property line. Ground plane shall consist of primarily grass or groundcover. Porches or stoops are required.

DH: Dooryard - Hedge

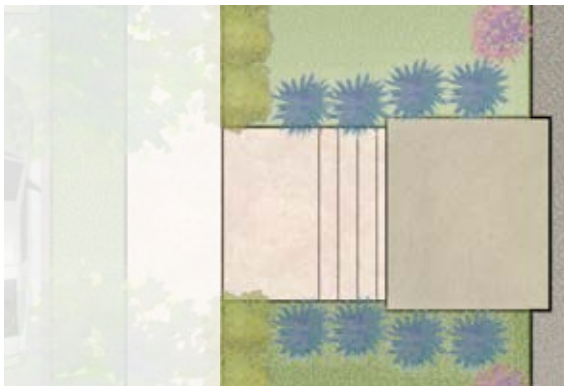


Figure 213-46.

A hedge or wood fence shall be located along the entire front property line.
Ground plane shall consist of primarily grass or groundcover.
Porches or stoops are required.

SL: Stoop or Porch and Landscape



Figure 213-45.

A covered stoop or porch shall be located at each unit ground level building entry.
The private frontage shall consist of primarily grass or groundcover.

Y: Yard

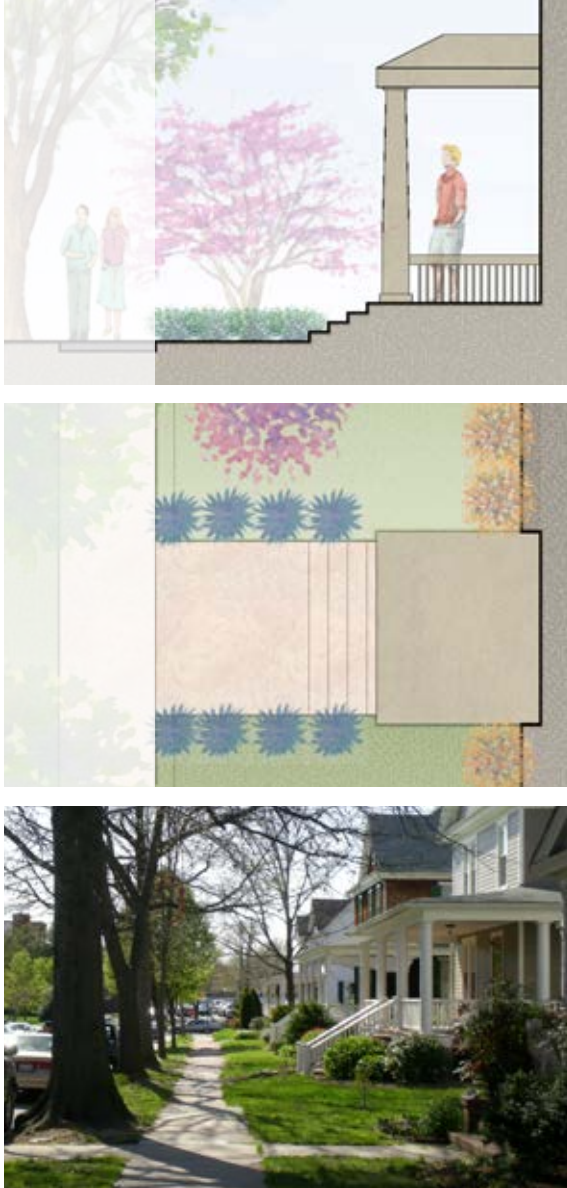


Figure 213-47.

Ground plane shall consist of primarily grass or groundcover.

Porches or stoops are permitted.

K. Alley Entrances

- (1) Alley Entrances shall only be permitted along streets so designated in the Regulating Plan.
- (2) Alley entrances shall not occur within 45' of an intersection measured from the cross street right-of-way.
- (3) Alley entrances on opposite sides of streets shall align.

Part 4: Development Standards

213-505 Block Configuration

A. Block Structure and Dimensions

- (1) Blocks shall be configured as shown in the Regulating Plan.
- (2) A modification of the block dimension in the Regulating Plan may be approved by the Planning Board if determined by the FBCA to be consistent with the intent of this article XLII, provided that:
 - a. The maximum length of a mixed-use or commercial block shall be 950'.
 - b. The maximum perimeter of a mixed-use or commercial block shall be 2700'.
 - c. The maximum length of a residential block shall be 640'.
 - d. The maximum perimeter of a residential block shall be 1,850'.
 - e. The maximum length of a civic block shall be 1,000'.
 - f. The maximum perimeter of a civic block shall be 3,000'.
 - g. When a block backs up to an adjacent existing parcel where no street interrupts its length, there shall be no maximum block length parallel to the adjacent existing parcel and there shall be no maximum perimeter length.
- (3) Buildings shall occupy the perimeter of a block and primary facades shall face the street.

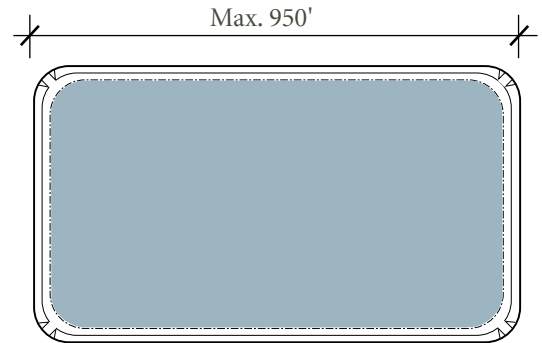
B. Service Functions

- (1) Parking and service functions shall be located behind the buildings defining the perimeter of the block. See Section 213-507 and 213-510.

C. Alley

- (1) Alley Entrances shall only be permitted along streets so designated in the Regulating Plan. A building shall be located within 2' of each side of an alley right-of-way opening onto a street - A one story wing wall may be substituted for a building if the building is a tuck-under building type with a tandem parking space.

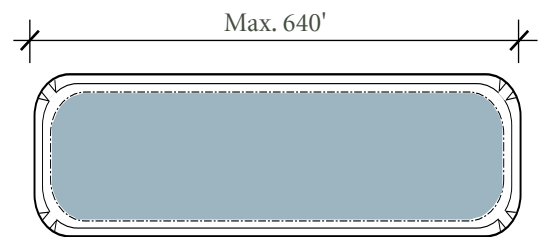
Commercial and Mixed-Use Blocks



The maximum length of any one side of a commercial or mixed-use block is 950 FT.

Figure 213-48.

Residential Blocks



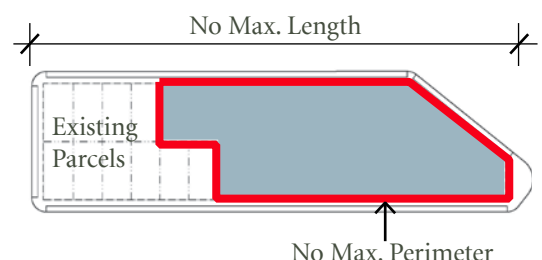
The maximum length of any one side of a Residential block is 640 FT.

Figure 213-49.



The maximum perimeter length (as measured at the face of curb)

Figure 213-50.



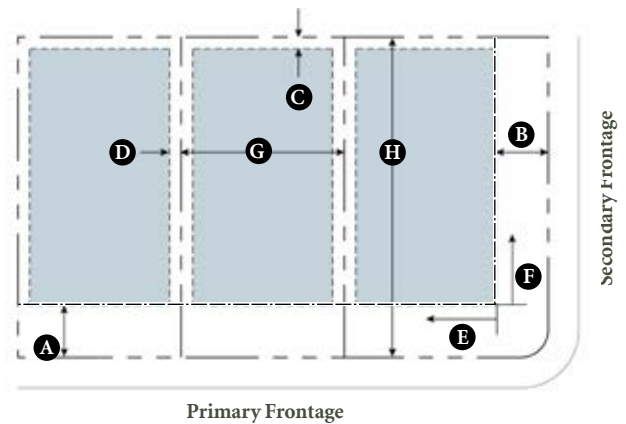
Special condition while developing adjacent to existing parcels.

Figure 213-51.

213-506 Lot Standards

- A. Lot standards shall be governed by this section and the Regulating Plan. If any standards conflict with applicable building codes, the building codes shall take precedence.
- B. Single-family, duplex, townhouse, and stacked townhouse lots shall access parking from an alley.
- C. Under unique circumstances, if determined by the FBCA to be consistent with the regulations and intent of this Article XLII, the Building Inspector may approve a maximum of two garages facing a secondary street per block face when that garage is an accessory structure.
- D. Single-family detached and duplex building frontage occupancy shall be regulated by the lot standards contained in this Section 213-506 and not by the standards in the Regulating Plan.
- E. The maximum individual retail or office establishment shall be 10,000 sf unless otherwise determined by the FBCA to be consistent with the regulations and intent of this Article XLII and approved by the Town of Babylon Department of Environmental Control.

F. Single Family



Legend

-----	Property Line	Buildable Area
-----	Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	2' min.	C
Side Yard**	4' min.	D

Frontage Occupancy

Primary Facade built to BTL	48% min.	E
Side Street Facade built to BTL	30% min.	F

Lot Dimensions

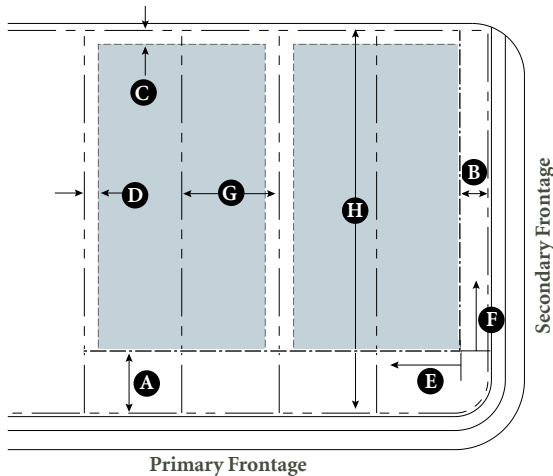
Lot Width	24' min.	G
Lot Depth	100' min.	H

Accessory Buildings

Distance between Primary and Accessory Building	18' min.	
---	----------	--

Figure 213-52.

G. Duplex - Side by Side

*Legend*

-----	Property Line	Buildable Area
-----	Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	2' min.	C
Side Yard**	4' min.	D

**No side yard setback in the case of the attached side of a Duplex Lot

Frontage Occupancy

Primary Facade built to BTL	75-85% min.	E
Side Street Facade built to BTL	See Reg. Plan	F

Lot Dimensions

Lot Width	20' min.	G
Lot Depth	100' min.	H

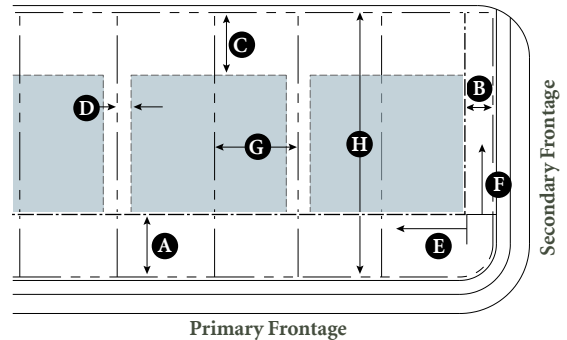
Accessory Buildings

Distance between Primary and Accessory Building	18' min.	
---	----------	--

(1) Note: Front-loaded duplexes are not permitted.

Figure 213-53.

H. Duplex - Side by Side Alley Accessed Tuck Under

*Legend*

-----	Property Line	Buildable Area
-----	Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	18' min.	C
Side Yard**	4' min.	D

**No side yard setback in the case of the attached side of a Duplex Lot

Frontage Occupancy

Primary Facade built to BTL	See Reg. Plan	E
Side Street Facade built to BTL	See Reg. Plan	F

Lot Dimensions

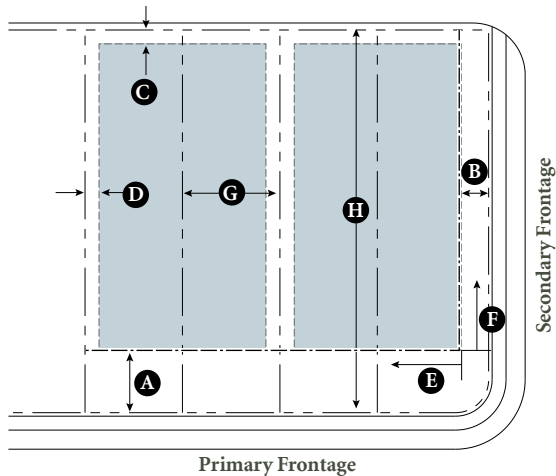
Lot Width	20' min.	G
Lot Depth	66' min.	H

Accessory Buildings

Distance between Primary and Accessory Building	N/A	
---	-----	--

Figure 213-54.

I. Townhouse - Alley Loaded



Legend

--- Property Line	Buildable Area
--- Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	2' min.	C
Side Yard**	4' min.	D

**No side yard setback in the case of the attached side of a Townhouse Lot

Frontage Occupancy

Primary Facade built to BTL	See Reg. Plan	E
Side Street Facade built to BTL	See Reg. Plan	F

Lot Dimensions

Lot Width	23'-6" min. (End Lot) 16' min. (Interior Lot)	G
Lot Depth	100' min.	H

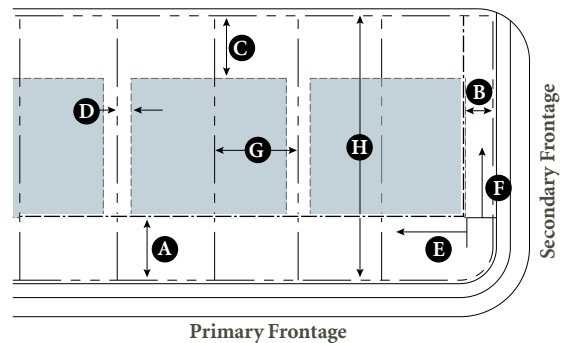
Accessory Buildings

Distance between Primary and Accessory Building	18' min.
---	----------

(1) Note: Front-loaded townhouses are not permitted.

Figure 213-55.

J. Tuck Under Townhouse - Alley Loaded



Legend

--- Property Line	Buildable Area
--- Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	18' min.	C
Side Yard**	4' min.	D

**No side yard setback in the case of the attached side of a Townhouse Lot

Frontage Occupancy

Primary Facade built to BTL	See Reg. Plan	E
Side Street Facade built to BTL	See Reg. Plan	F

Lot Dimensions

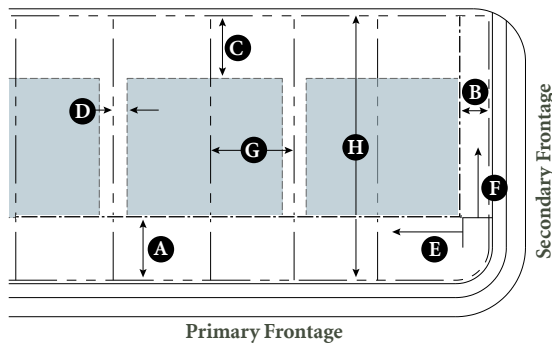
Lot Width	23'-6" min. (End Lot) 16' min. (Interior Lot)	G
Lot Depth	66' min.	H

Accessory Buildings

Distance between Primary and Accessory Building	N/A
---	-----

Figure 213-56.

K. Stacked Townhouse

*Legend*

-----	Property Line	Buildable Area
-----	Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	18' min.	C
Side Yard**	4' min.	D

**No side yard setback in the case of the attached side of a Townhouse Lot

Frontage Occupancy

Primary Facade built to BTL	See Reg. Plan	E
Side Street Facade built to BTL	See Reg. Plan	F

Lot Dimensions

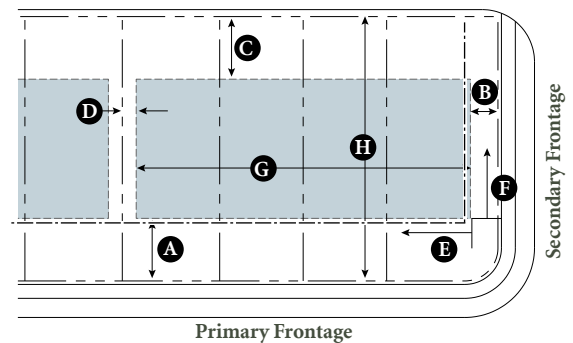
Lot Width	28' min. (End Lot) 24' min. (Interior Lot)	G
Lot Depth	66' min.	H

Accessory Buildings

Distance between Primary and Accessory Building	N/A	
---	-----	--

Figure 213-57.

L. Multi-Family, Commercial, and Mixed-Use

*Legend*

-----	Property Line	Buildable Area
-----	Setback Line	Build-to-line

Build-to-Line (Distance from Property Line)

Front	See Reg. Plan	A
Side Street	See Reg. Plan	B

Setback (Distance from Property Line)

Rear Yard*	No req.	C
Side Yard**	No req.	D

Frontage Occupancy

Primary Facade built to BTL	See Reg. Plan	E
Side Street Facade built to BTL	See Reg. Plan	F

Lot Dimensions

Lot Width	No min. No min.	G
Lot Depth	66' min.	H

Accessory Buildings

Distance between Primary and Accessory Building	N/A	
---	-----	--

Figure 213-58.

213-507 Parking and Loading

This section and the Regulating Plan establish regulations for the placement, design, quantity, and additional standards for parking within Downtown Wyandanch and the Straight Path Corridor.

A. Parking Placement

- (1) Permitted parking placement shall be as shown in the Regulating Plan.
- (2) For parking locations not shown in the Regulating Plan, permitted locations shall be governed by parking layers. Figure 213-59 illustrates the three parking layers. The first layer is located between the lot line along the primary frontage and the build-to-line. The second layer is located between the build-to-line and a 20 foot setback from the build-to-line. The third layer is located behind the second layer.
- (3) Along primary streets all off-street parking areas shall be located within the third layer.
- (4) Along secondary streets all off-street parking areas shall be located within the third layer.
- (5) Structured parking shall be prohibited from occupying a build-to-line except along the eastern edge of Block 6.
- (6) Garages shall only be accessed from an alley or parking area internal to a block, except for single family lots which may access garages by a 10' wide driveway when garages are located a minimum of 35' behind the build-to-line. If an alley is present, homes shall not be accessed from a drive.

B. Parking Access & Screening

- (1) Parking areas shall be accessed from streets as shown in the Regulating Plan.
- (2) Curb cuts shall be kept to a minimum along all streets.
- (3) Vehicular entrances to parking areas shall be no wider than 24'.
- (4) Pedestrian entries and exits to and from all public parking lots and structured parking shall be directly to a street or public frontage (i.e., not directly into a Building) except for underground parking levels where pedestrians may exit the parking area directly into a building.
- (5) All private parking structures shall be designed with liner buildings along all streets.
- (6) Surface parking areas exposed to view from public streets, sidewalks, and other public spaces shall be screened from the street and sidewalk with a 36" min. and 48" max. height wall or screened with a hedge maintained at 36" min. and 48" max. height and with a shrub spacing of no greater than 24" at time of planting located along the build-to-line.

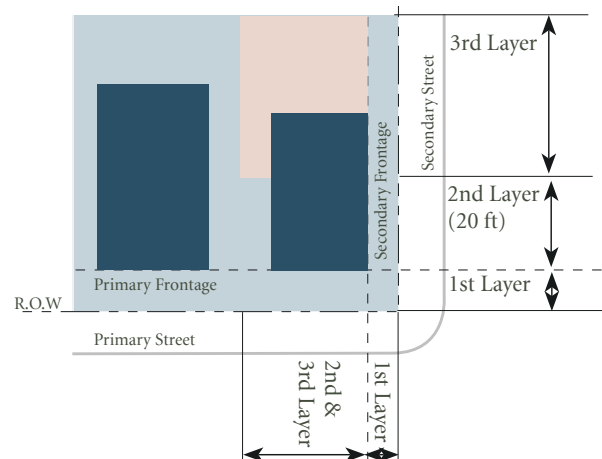


Figure 213-59.

C. Parking Requirements

- (1) Minimum parking requirements shall be as shown in Table 213-4.
- (2) On-street parking shall be counted towards required parking. On-street parking shall only be counted once toward one application.
- (3) Provision of off-street parking for uses within the transit 5-minute walk radius shall be on the same parcel as the proposed use and/or any other parcel and/or any other street within the 5-minute walk radius.
- (4) Outside of the transit 5-minute walk radius, provision of parking shall be a combination of on-site parking, and on-street parking within 500 feet of the use. Off-site parking shall be permitted to meet requirements when located within 500 feet of the use.
- (5) The minimum required quantity of parking may be reduced when shared parking is used. The share factors found in Table 213-5 shall be used to determine reductions due to shared parking strategies. To determine the Shared Parking Factor, divide the sum of the parking requirements for two functions by the applicable ratio in Table 213-5 to arrive at the required total number of spaces. Additional uses may use shared parking when ratios are determined by the FBCA to be consistent with the regulations and intent of this Article XLII. Shared parking shall be located within 500' of each use.
- (6) Parking lots and structured parking shall provide one outlet for electric cars per each 50 parking spaces.
- (7) If legally binding agreements can be made between property owners and the LIRR, parking spaces in LIRR lots shall be permitted to contribute to the parking requirements of property owners if the property owner demonstrates that the parking spaces on LIRR property will be available for use when needed by the property uses and if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.

TABLE 213-4: Minimum Parking Standards by Building Function

Building Function	T3	T4(-)	T4	T5	T4 and T5 (w/in Transit 5-min walk radius)	SDC
Civic	Determined by FBCA*.	Determined by FBCA*.	Determined by FBCA*.	Determined by FBCA*.	Determined by FBCA*.	Determined by FBCA*.
Office	N/A	N/A	3.0/ 1,000 sf	2.0/ 1,000 sf	2.0/ 1,000 sf	N/A
Residential: SFD/Duplex	2.0/du	2.0/du	2.0/du	2.0/du	2.0/du	N/A
Residential: Other	2.0/du	1.5/du	1.5/du	1.0/du	1.0/du	N/A
Retail	N/A	N/A	4.0/ 1,000 sf	3.0/ 1,000 sf	3.0/ 1,000 sf	N/A
Uses Not Listed	Determined by the FBCA*	Determined by FBCA*	Determined by FBCA*.	Determined by FBCA*.	Determined by FBCA*.	Determined by FBCA*.

*Determined by the FBCA to be consistent with the regulations and intent of this Article XLII.

TABLE 213-5: Shared Parking Factor

Building Function	Shared Factor	Building Function
Residential		Residential
Lodging		Lodging
Office		Office
Retail		Retail

1.4	1.1	1.1	1.4
1.2	1.7	1.7	1.2
1.3	1	1.3	
1.2	1.2		
1			

D. Parking Space Standards

- (1) Parking space and aisle standards shall be as found in Table 213-6.
- (2) Tandem Parking and Hydraulic Lifts shall be permitted in unattended parking facilities used for Residential purposes when both spaces are utilized by a single dwelling.
- (3) Tandem Parking and Hydraulic Lifts shall be permitted in any attended parking facility.
- (4) Storage shall be permitted above all parking spaces constructed in parking garages or parking structures.
- (5) Robotic parking shall be permitted.

TABLE 213-6: Parking Space Standards

Type	Stall Length	Stall Width	Aisle Width
90 Degree	18'	9'	24'
90 Degree Compact	16'	8'	24'
45 Degree One-Way	26'-4"	9'	16'
45 Degree Two-Way	26'-4"	9'	20'
0 Degree One-Way	22'	7'	12'
0 Degree Two-Way	22'	7'	24'
Handicap	per ADA	per ADA	per ADA

E. Parking Lot Landscaping & Materials Standards

- (1) Surface Parking lots shall be landscaped with a minimum of one tree per 24 spaces and a minimum of one landscaped island for every 12 spaces.
- (2) Every other row of parking shall include a landscaped median for the entire length of a parking bay. The median shall be planted with large shade trees approximately every 30 feet. Where a tree planting island occurs the entire length of a bay, there shall be a minimum of one planting island every 20 spaces and a large shade tree in each island.
- (3) Pervious surfaces shall be permitted. Pervious surfaces include pervious concrete, pervious pavers, and pervious asphalt. Other pervious surfaces may be used if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.

F. Loading

- (1) Commercial uses shall provide a minimum of one loading space per building.

213-508 Streetscapes

- A. Streetscape is defined as, “All of the elements that are located between the street curb and the primary facade when the sidewalk extends from the street curb to the primary facade and all of the elements that are located between the street curb and right-of-way when the sidewalk does not extend to the primary façade.”
- B. Streetscapes shall be regulated by Section 213-504 G, 213-504 I, 213-504 J, and the “Wyandanch and Straight Path Corridor Area Plan,” and this Section 213-508.
- C. Streetscapes on thoroughfares with first floor commercial uses shall include a furnishing zone contiguous with the curb and centered longitudinally with the tree pits, where all street furnishings shall be located. Street furnishings include street lights, benches, and trash receptacles. (See Section 213-504 I)
- D. Street Trees
 - (1) Street tree species shall be planted in accordance with the Regulating Plan.
 - (2) Street trees shall be planted along all streets.
 - (3) Street trees shall be planted at approximately 40’ or less spacing on both sides of the street and shall be paired across the street, not staggered.
 - (4) Street trees shall be 2 ½” caliper minimum at time of planting.
 - (5) Street trees shall be planted centered in the furnishing zone or centered in the verge.
 - (6) Street tree planting details shall be consistent with the details contained in the Downtown Wyandanch Straight Path Corridor Area Plan.
- E. Street Lights
 - (1) Street lights shall be approved by the Commissioner of Public Works if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
 - (2) Street lights shall be located centered in the furnishing zone or centered in the verge.
 - (3) Residential streetlight poles shall be 12’ maximum in height.
 - (4) High pressure sodium lamps shall not be permitted.

TABLE 213-7: Street Tree Species

	Common Name	Latin Name
①	Red Oak	<i>Quercus rubra</i>
②	Not Used	<i>Not Used</i>
③	White Oak	<i>Quercus alba</i>
④	London Plane Tree	<i>Platanus acerifolia</i>
⑤	Tulip Tree	<i>Liriodendron tulipifera</i>
⑥	Katsura Tree	<i>Cercidiphyllum japonica</i>
⑦	Not Used	<i>Not Used</i>
⑧	Sweet Gum*	<i>Liquidambar styraciflua</i>
⑨	Little-leaf Linden	<i>Tilia cordata</i>
⑩	Gingko	<i>Gingko biloba</i>

*Note: Fruitless variety only shall be permitted.

213-509 Open Space and Landscape

- A. Open space shall be provided as shown in the regulating plan and as regulated in Section 213-504 B.
- B. Open space designs for the Transit Plaza and the South Lawn shall be consistent with the design developed by the Town of Babylon.
- C. In order to promote sustainable landscape practices all plants in public spaces shall be native species. Native species are strongly encouraged for private properties. Non-native plant species may be used if determined by the FBCA to be consistent with the regulations and intent of this Article XLII, on a case by case basis, and shall comprise less than 20% of the total plants in a space.
- D. Street tree regulations are found in Section 213-508, Streetscapes.
- E. Open Space designs for each of the required open spaces specified in the regulating plan shall be reviewed for consistency with this article by the FBCA.
- F. Block 1 shall be designed to accommodate parking on the surface of the space and parking shall be available for use by Block 2. A sub-surface structural support system, such as grass rings, shall be used to permit grass to grow. Plant material shall not obstruct the viability of parking.
- G. Block 20 shall be designed to replace the existing memorial plaza and shall be designed as a commemorative space.

213-510 Service Functions

- A. Service functions such as trash and recycling shall be located to the interior of a block in the 3rd Parking Layer (see Figure 213-59).
- B. If service functions face a street they shall be enclosed within a building and shall have doors that close.
- C. Service functions shall be screened.
- D. Refuse enclosures shall be provided for all multiple residence, commercial, and mixed-use developments in compliance with Part 133 of the Town Code, Solid Waste Management. All developments shall make suitable accommodation for refuse disposal and recycling and shall provide adequate access for vehicles that pick up refuse and recycling.

213-511 Walls, Fences, and Gates

- A. Above grade walls are prohibited within a private frontage, except where required by this Part.
- B. Walls, fences, and gates are prohibited in private frontages where operating commercial or civic uses are present.
- C. Walls, fences, and gates are prohibited in the T5 zone, except where noted in regulating plan.
- D. Fences and gates within a private frontage shall not exceed a height of 40", and shall only occur where permitted in 213-504 J.
- E. Privacy fences and garden walls shall not occur forward of the rear of a primary building.
- F. Chain link fencing shall not be permitted.
- G. Vinyl fencing shall not be permitted.
- H. Barbed wire, razor, chicken wire, stockade fencing, and split rail fencing shall be prohibited.
- I. Fence type shall be consistent along a block face.
- J. Proposed fences, walls and gates shall be submitted to the FBCA for approval prior to construction.
- K. See 213-525 R for additional standards.

213-512 Affordable Housing

As provided in the Town of Babylon Intermunicipal contract with the County of Suffolk for Sewers, the Town acknowledges that Suffolk County Code Section 424-45(C) requires that where ten or more residential units will be connected to facilities of the Sewer District, 20% of such units shall be set aside as affordable units. Any development comprised of ten or more residential units within the Core Development Zone (CDZ), as described in the Intermunicipal contract, shall comply with this affordable housing requirement. The Town shall require the 20% affordable housing set-aside as a condition of approval for any zoning action, Form-Based Code Architect plan approval, building permit, special exception, variance, or the issuance of permit for any developments within the CDZ. The Town will be responsible for tracking all housing developments within the CDZ and will provide reports, as may be required by the Suffolk County Sewer Agency or Suffolk County, to assure compliance with this section.

213-513 Basements

Basements are prohibited in the Wyandanch SPC Zone, except in locations where an applicant can prove their feasibility to the satisfaction of the Department of Environmental Control, based upon soil borings and long term groundwater data/trends.

213-514 Stormwater Management

All development shall comply with the stormwater and erosion and sediment control provisions in Chapter 189 of the Town Code. The New York State Department of Environmental Conservation discourages conveying stormwater off site from a development. Except as provided below, any development regulated by this article must contain all stormwater runoff on site based on a 2" to 3" rainfall and drainage calculations for a 2" to 3" rainfall should be used for the review of concept plans for developments. The Department of Environmental Control shall make a determination of the required subsurface storage capacity for the Town open spaces that are to be utilized for off-site drainage. When an applicant proposes a project, stormwater runoff must be contained on site to the greatest extent possible. Off site discharge of stormwater may be permitted only after on-site remedies have been determined to be infeasible or in conflict with the urban design objectives of this article. In cases where off-site drainage is permitted, the applicant shall bear the cost for installation of the off-site drainage and shall record Covenants and Restrictions, approved by the Department of Environmental Control, for the post-construction management and maintenance of off-site drainage structures in accordance with Chapter 189 of the Code of the Town of Babylon.

213-515 through 213-519 [Reserved]

Part 5: Thoroughfare Standards



* For new traffic circle: 18' Pavement width with mountable curb and 12' of drivable cobbles. Design to be finalized at time of engineering.

Figure 213-60.

213-520 Thoroughfare Standards

A. Thoroughfares

- (1) Public thoroughfares shall adhere to the dimensional standards established in this section. Figure 213-60 identifies the location of each thoroughfare type.
- (2) The standards in this section apply to both Public Streets and Private Streets.
- (3) Thoroughfares not labeled in Figure 213-60 are not regulated in this Part.
- (4) On-street Parking shall be permitted on all streets that are subject to Thoroughfare Standards.
- (5) Angled Parking shall be permitted on street types ST-48-38, ST-56-46, ST-67-40, ST-67-57, and ST-74-39.
- (6) Cul-de-sacs shall be prohibited.
- (7) Parking on alleys shall be prohibited.

B. Curb Return Radius

- (1) A 25' minimum Curb Return Radius (CRR) is required at all intersections along Straight Path. All other intersections shall have 15' minimum Curb Return Radii.

C. Handicap Ramps

- (1) Handicap ramps shall be provided at all crosswalks and intersections

D. Bike Lanes

- (1) Bike lanes shall be striped. Bike lanes and sharrows shall be painted with approved markings.

E. Special Requirements

- (1) ST-37-25 shall be paved with pavers.

F. Sight Triangle Requirements

- (1) No obstructions, including construction or Planting shall be permitted within the sight triangle between a height of 36" and 8'.
- (2) The sides of the sight triangle shall be measured along the face of the Curb from the projected intersection of the two curbs for a distance of 25'.

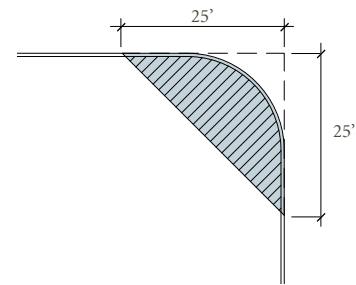
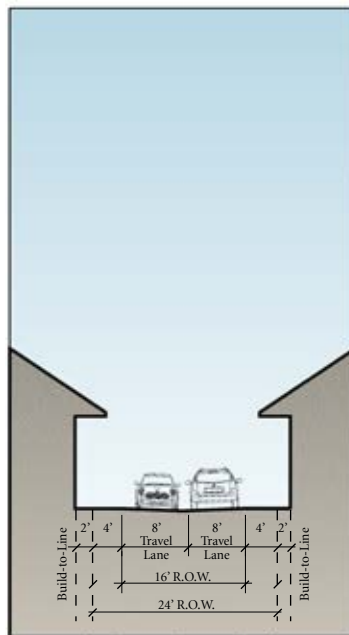


Figure 213-61.

- (3) For streets that intersect Straight Path: In the event that New York State requires different sight triangles than those required in this section, the Build-to-Line along Straight Path shall be maintained as required and the Build-to-Line of the intersecting streets shall move further back from the R.O.W. only sufficient to meet requirements.
- (4) Sight triangle requirements are in addition to any New York State minimum sight distance requirements.

213-521 Thoroughfare Types

AL-24-16*



*This is an alley section
- locations determined at
time of site plan submission.

Figure 213-62.

ST-37-25

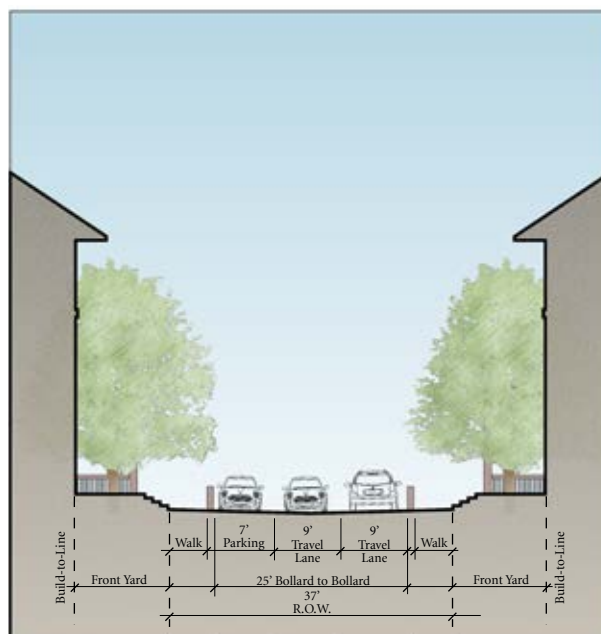


Figure 213-63.

ST-38-27

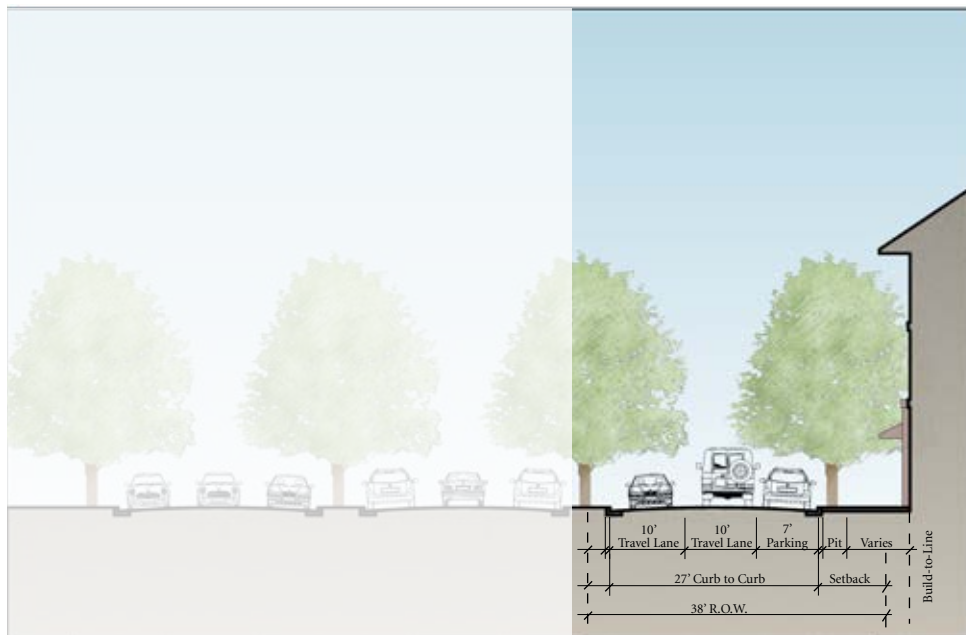


Figure 213-64.

ST-39-20

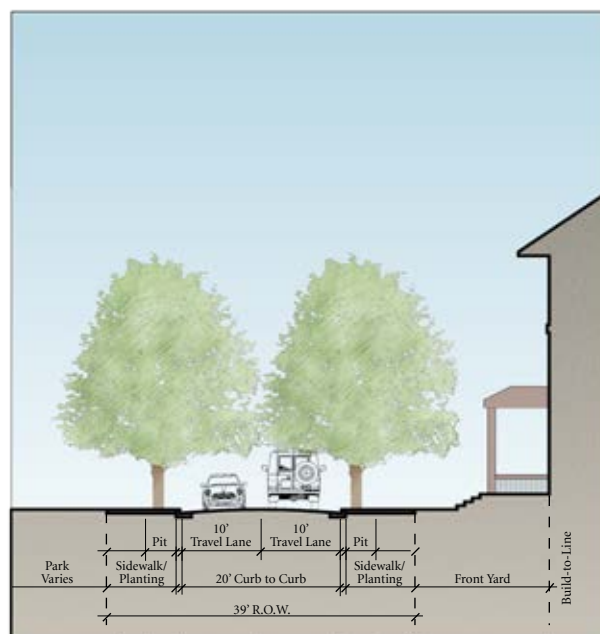


Figure 213-65.

ST-43-20

ST-43-20

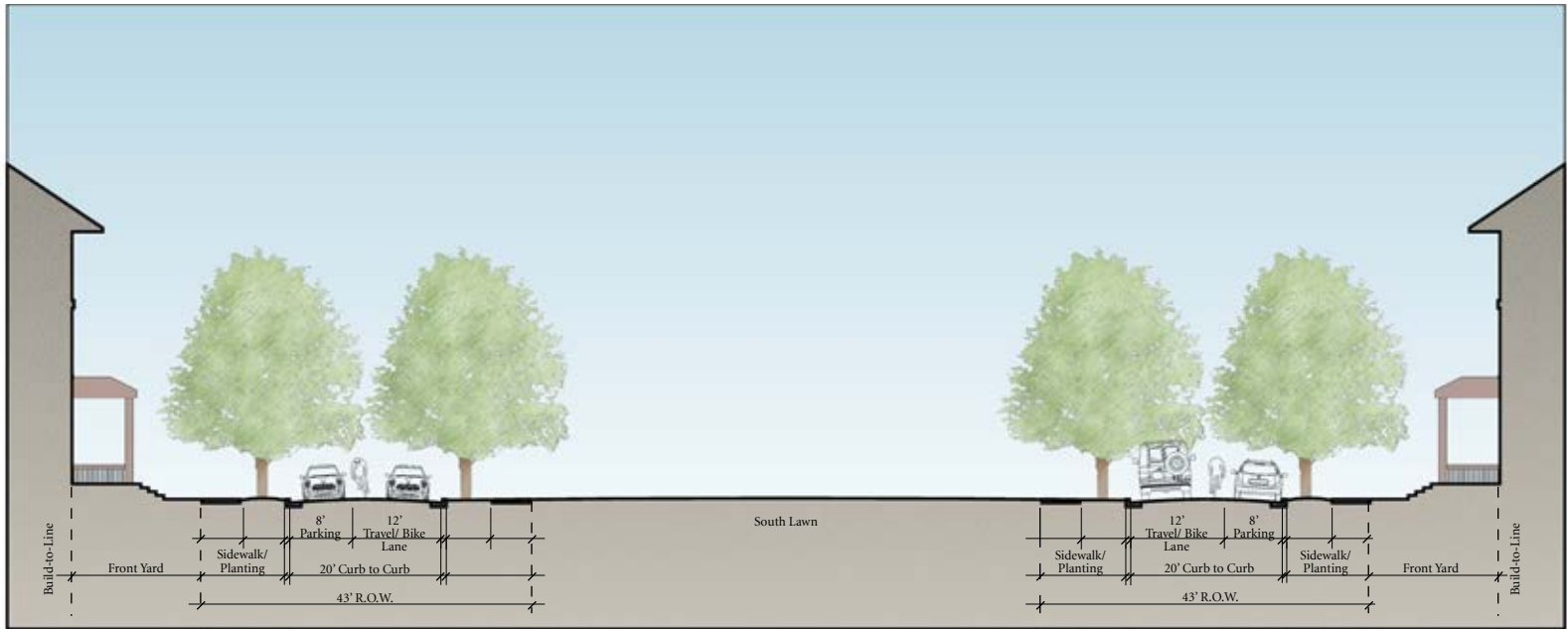


Figure 213-66.

ST-48-27

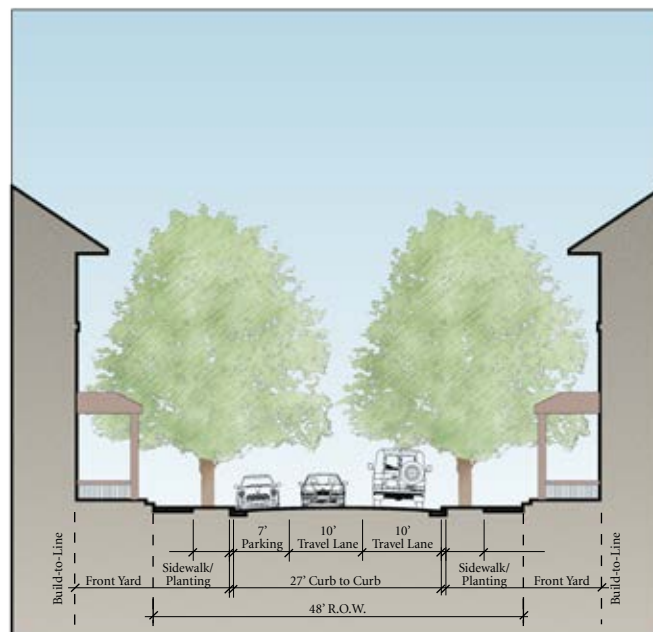


Figure 213-67.

ST-48-38

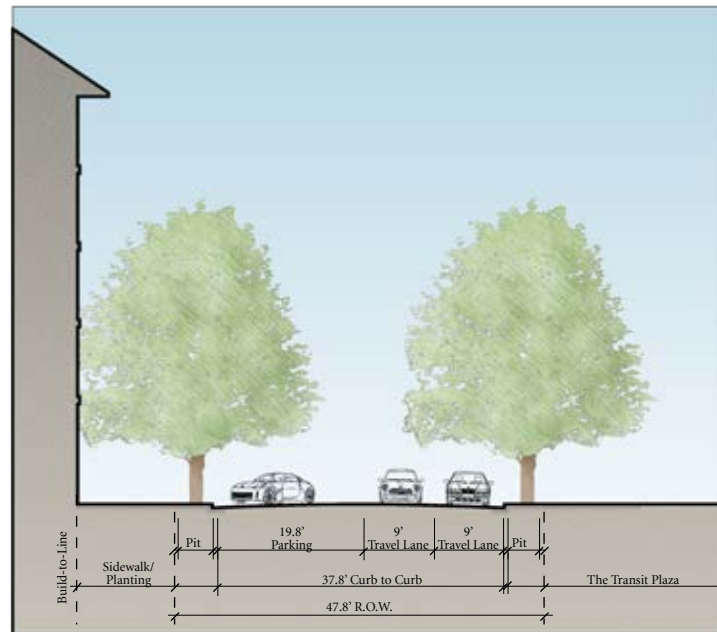


Figure 213-68.

ST-54-28

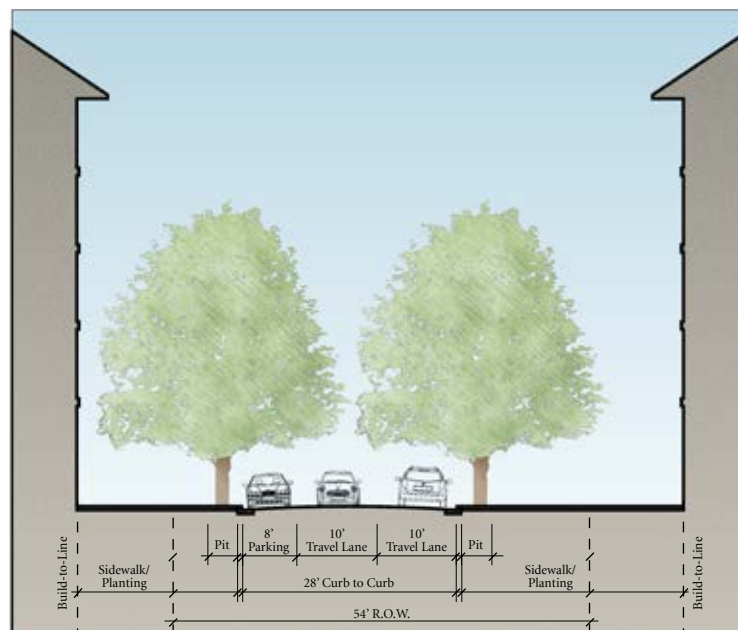


Figure 213-69.

ST-55-34

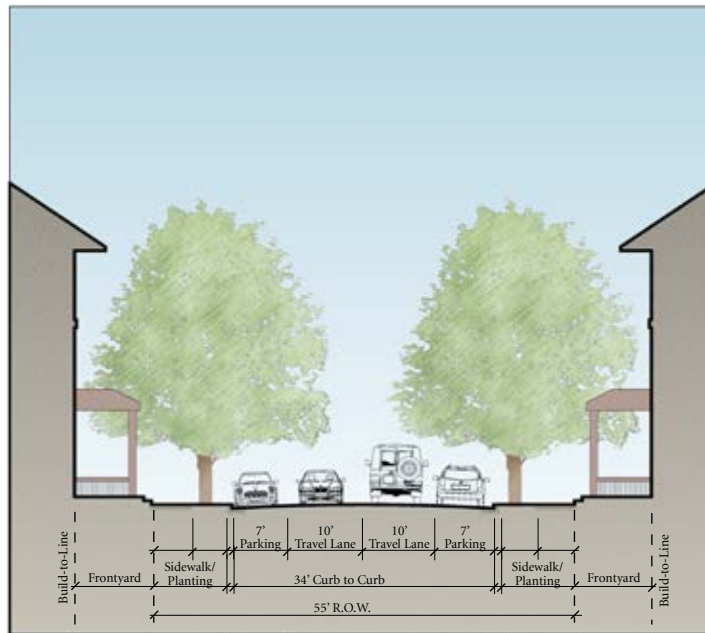


Figure 213-70.

ST-55-36

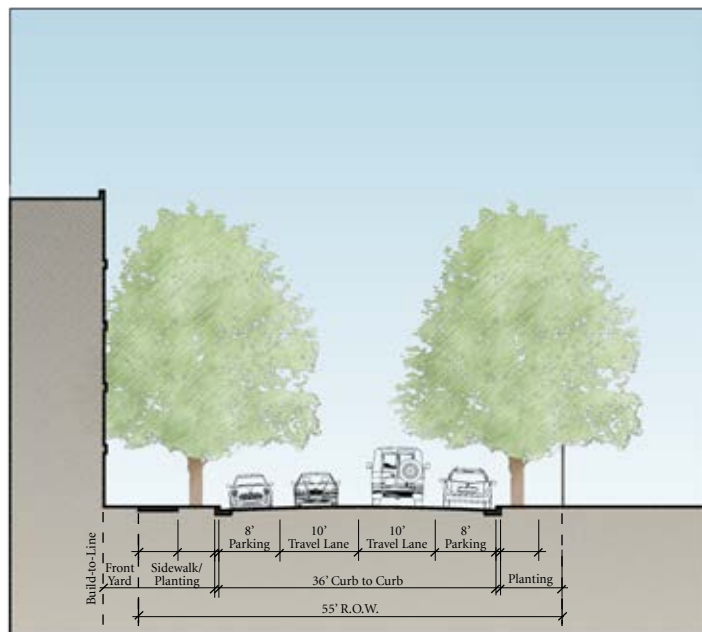


Figure 213-71.

ST-56-46

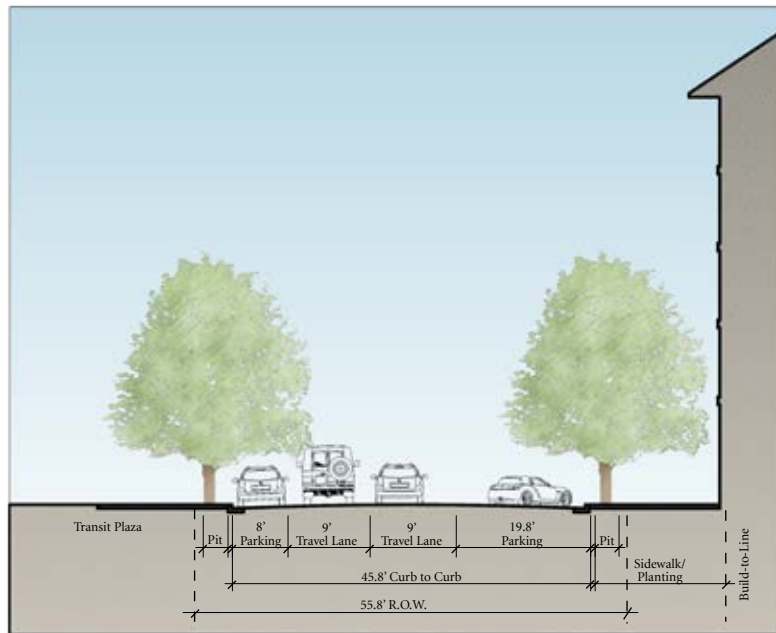


Figure 213-72.

ST-57-36

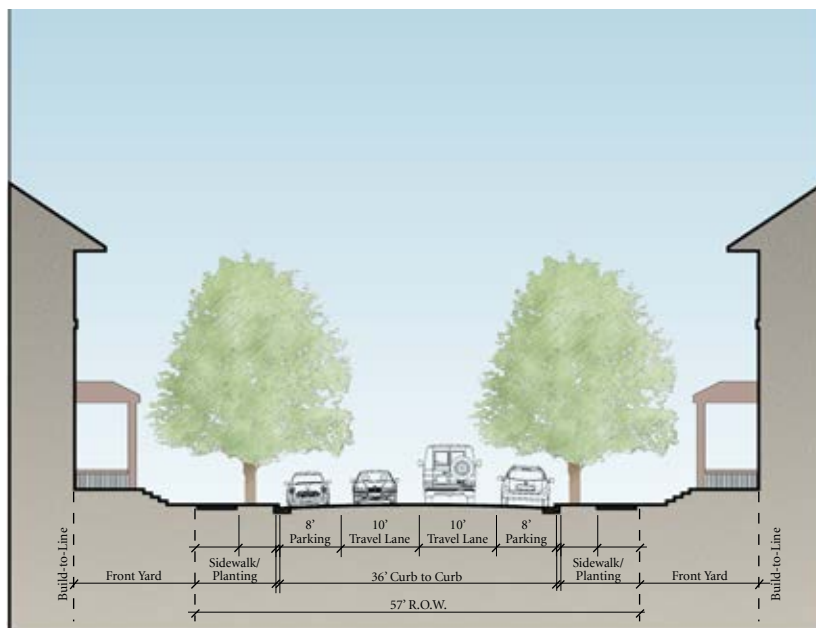


Figure 213-73.

* Note: Streets designated as truck routes (indicated as ST-57-36* in Figure 213-60) shall have 11' wide travel lanes and 7' wide parking lanes.

BL-60-40

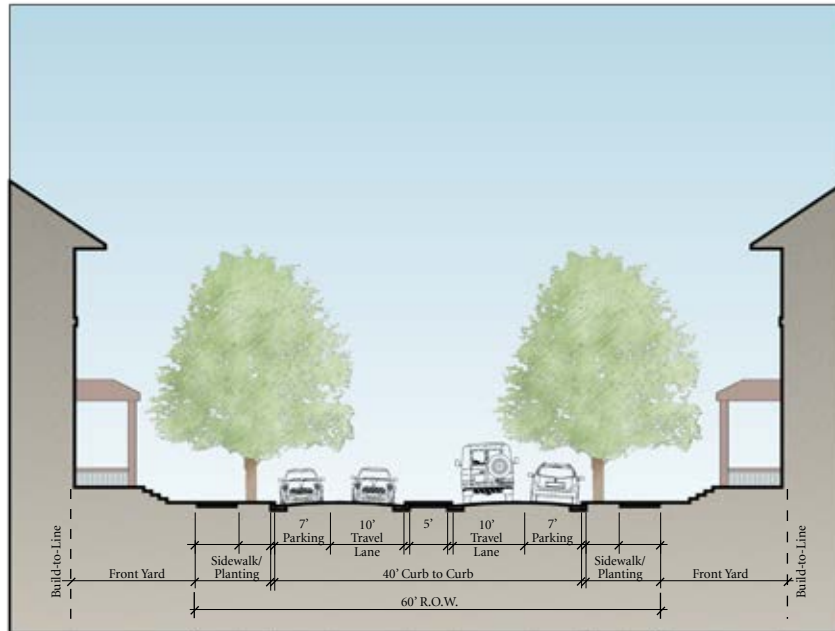


Figure 213-74.

ST-60-40

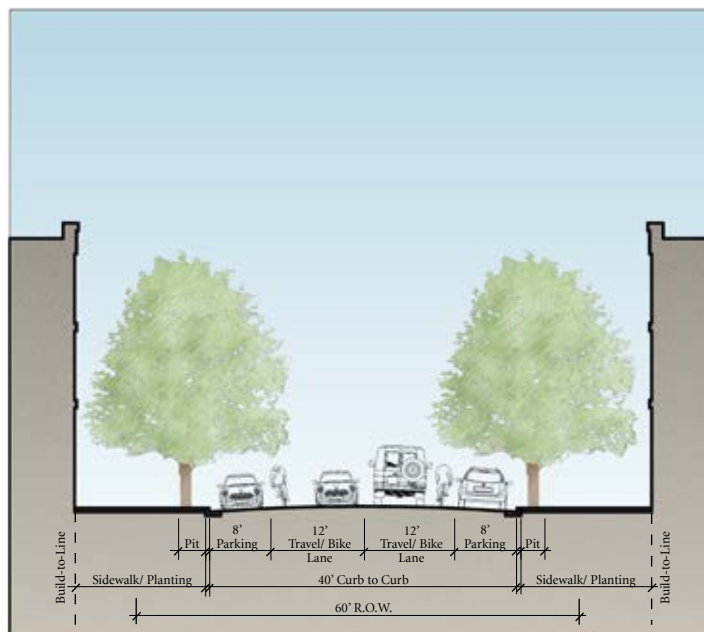


Figure 213-75.

ST-67-28

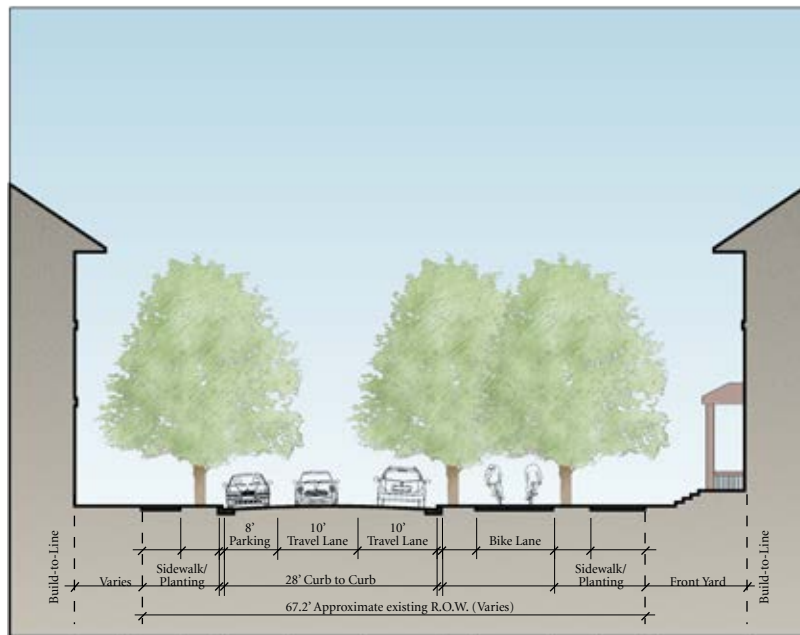


Figure 213-76.

ST-67-40

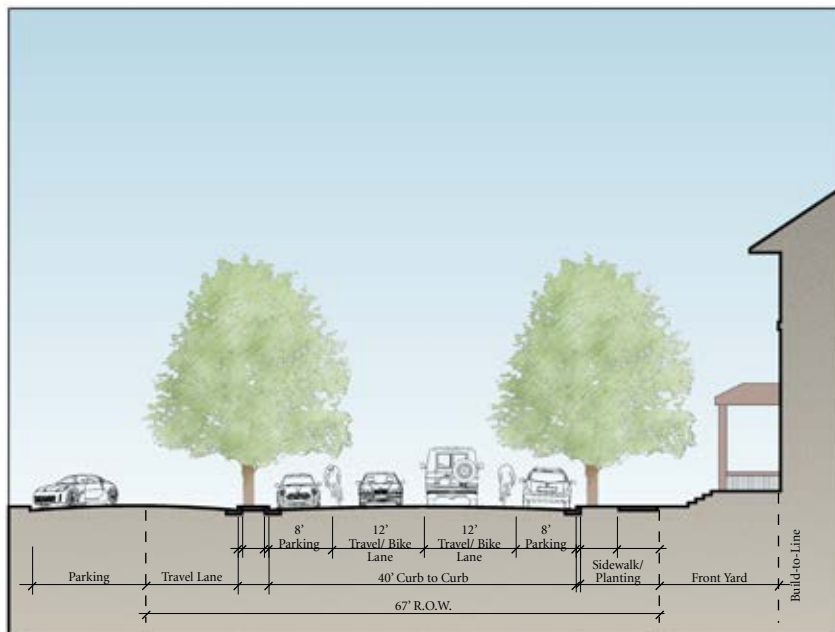


Figure 213-77.

ST-67-57

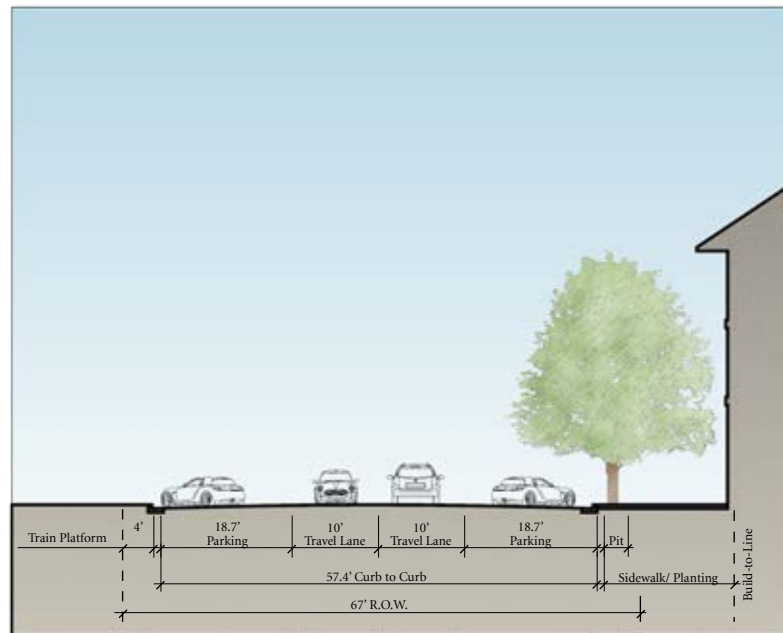


Figure 213-78.

ST-74-39

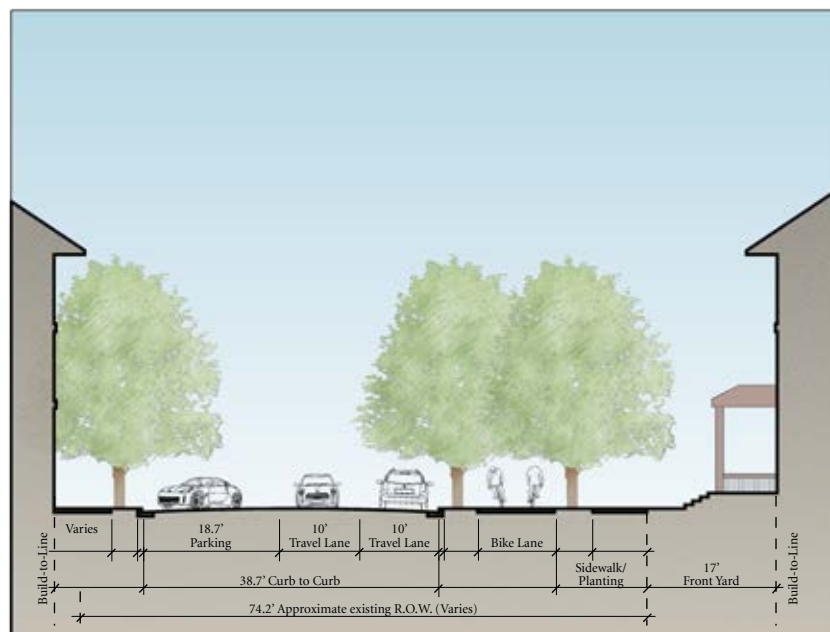


Figure 213-79.

Part 6: Architecture Standards

213-522 General

In order to create buildings that foster walkable neighborhoods, are compatible with the cultural history of the region, contribute to the redevelopment of Downtown Wyandanch and the Straight Path Corridor, and contribute to the long-term sustainability of Wyandanch, building design shall be regulated by the standards contained in this section, as well as the other sections of this Article XLII. This section shall not replace or take precedence over applicable building life-safety codes. No requirement in this Part is meant to supersede any construction detail or practice, including those that would prevent water from penetrating a building.

The architecture standards contained in this section regulate:

- (1) Building Design Principles
- (2) Permitted Architectural Styles
- (3) Building Details

A. Finished Floor Elevation

Buildings other than commercial, mixed-use, and multi-family buildings shall be set with a finished floor a minimum of 18" above exterior grade along the front facade.

B. Steps at Stoop or Porch

Buildings other than commercial, mixed-use, and multi-family buildings shall have a minimum of 2 risers at the stoop or porch at the lead-walk.

213-523 Building Design Principles

A. Site Context Analysis

Every building design shall begin with an analysis of the context. This analysis shall include urban design, architecture and the landscape, at the scale of the site and the neighborhood. The analysis shall include an evaluation of the strengths and weaknesses of the context. The architecture of the context shall be studied in terms of its housing types, existing historic styles and their associated tectonics, and traditional local responses to macro- and micro-climates.

B. Urban Design Idea

The design of a building shall start with an urban design idea. The primary component of the urban design idea, as articulated in the massing of the building, is the contribution the building makes in defining the public realm. The urban design idea shall address the compositional, proportional and scale relationships between the building and the larger context. Particular attention shall be paid to buildings located in transitional places; in that case a significant component of the urban design idea shall be devoted to dealing with those transitions. A building shall respond appropriately to all lot frontages. Buildings shall be arranged to define street walls and internal courtyards and usable street spaces. Buildings located at the end of a projected street centerline or a projected open space centerline shall be designed with a vista termination.

C. Design Parti and Sustainability Strategy

A building shall have both an articulated design parti and a sustainability strategy from its inception. The building parti shall recognize the urban design idea, the building type, and the sustainable strategy.

D. Response to Transect

A building design shall respond to its location in the transect.

E. Building Massing

- (1) Massing shall be simple. Buildings shall be composed of one or a few simple boxes. Buildings shall be configured as a single or multiple simple volumes composed of relatively shallow rooms to allow penetration of light into interior volumes and cross-ventilation.
- (2) A building's roof form shall be appropriate to the architectural style. The Eaves, Roofs, and Bays sections of this Code provide more detailed information in this regard.
- (3) Towers, where required by the Regulating Plan, play a civic role. Their positions on lots when located at a vista termination shall intersect the centre-line axis of the view to which they respond, and may encroach into the front setback if necessary. A tower consists of a structure that protrudes one-half to one storey above the eave of the principal building, and shall be enclosed below the eave of the principle building but may be enclosed or open to the elements above the eave of the principle building.
- (4) Hierarchy of Massing: When buildings are composed of more than a single volume, they shall embody a clear hierarchy of massing. The location of the main body of the building and the location of the entry for people shall be discernible at a glance.

F. Façade Parti

- (1) Building facades shall have a parti that includes:
 - a. A rational pattern of elements based on rhythm and hierarchy including a clear strategy for the use of an odd or an even number of bays;
 - b. A hierarchy of similarly proportioned windows; and,
 - c. A response to the environmental conditions and local climate of the site. While the distribution of elements on the building façade should respond to internal conditions, the façade parti and its subsequent articulation should primarily relate to the urban design idea, the local climate and the character of the adjacent public realm.
- (2) Every building façade shall have a base, middle and top appropriate for the scale of the building. The top shall visually terminate the building and help protect it from the elements and the base should visually support assumed vertical building loads. The cornice transition line usually occurs at the sill of the top floor windows or above these windows. In many cases this row of windows is shorter than the floors below. Transitions may consist of a continuous, shallow balcony; a short setback; or a slightly articulated trim course.
- (3) Building Base in T5: Drawings of the building's base shall be submitted for review at a larger scale and in greater detail than the remainder of the building. The middle of the building shall be differentiated from the base by a transition line between the top of the first and the second floor. The location of the transition line shall consider the overall height of the building and that of the adjacent buildings, if any. If adjacent buildings are lower than the proposed building then the transition line shall relate to the lower buildings.
- (4) Building Façade Proportions: A building façade should be composed of vertical proportions, whether in part or whole of the composition. While these vertical proportions are the dominant façade reading, an appropriate balance should be established between both vertical and horizontal readings. Façade elements, including visual structural elements, openings, and details should utilize a coherent system of proportion.
- (5) Tectonics: Every building façade should be tectonically correct. Building facades shall be designed so that assumed vertical loads are carried to the ground by a reasonable and convincing visible structure. That visible structure should be either a trabeated system or a real or implied gravity-based wall system. Tectonics should be developed in concert with the building's materials and its language.
- (6) Facade Length: Building Facades longer than 165' measured along the build-to-line shall be designed to look like more than one building, except civic buildings (See Figure 213-24). No section of each building designed to appear as more than one building shall exceed 165'. Each section of façade shall have a different cornice height and a different base height.

G. Vista Terminations

Building facades shall be located to terminate a vista created by the centerline of a street or open space. When building facades terminate a vista, they shall be designed to have a significant architectural feature located on axis with the vista.

H. Civic Standards

- (1) Civic buildings shall be sited as Integrated buildings, Full Block (individual buildings or complexes), or Object (or freestanding) buildings and complexes as described below:
 - a. An integrated use comprises only a small portion of a block and is incorporated into the overall architecture of a streetscape. See Figure 213-80.
 - i. Integrated buildings shall respond to the adjacent architectural character.
 - ii. Integrated buildings shall be identifiable from the surrounding buildings.
 - iii. Integrated buildings shall be built along the build-to-line.

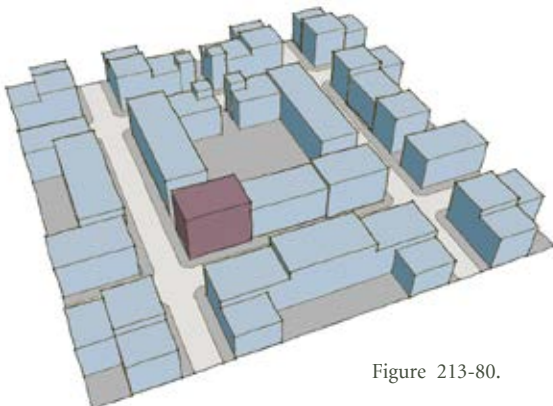


Figure 213-80.

- - b. Full Block Siting buildings (or complexes) occupy an entire block. See Figure 213-81.
 - i. Buildings or complexes shall define the four sides of the block by occupying the “build-to-line” on each of those sides.
 - ii. These buildings, or complexes, shall be designed to present itself as a unified whole.
 - iii. The building or complex shall have a clear hierarchy with dominant and subordinate elements.
 - iv. A central courtyard is encouraged.
 - v. Each block face shall have an architecturally celebrated entry.
 - vi. Buildings shall use a layering strategy.

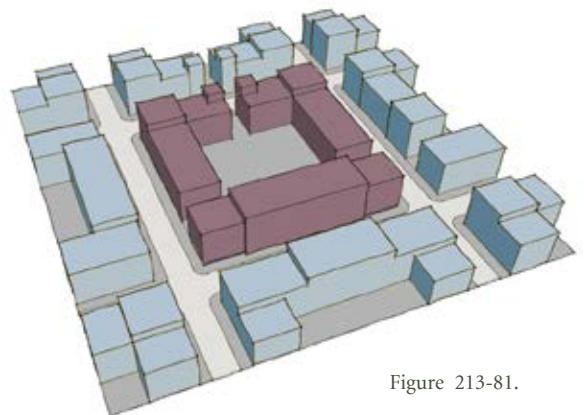


Figure 213-81.

- c. Object siting occurs when buildings (or complexes) are located in an open space and are viewed from the public realm on all four sides. Two to four of the sides shall be permitted to be set back from the “build-to-line.” See Figure 213-82.
 - i. Each of the sides of the buildings or complex shall be a primary façade.
 - ii. There shall be an architecturally celebrated entry on all sides of the building or complex.
 - iii. Only government buildings and civic buildings shall be permitted to have object siting.
 - iv. There shall be a clear hierarchy of entries to the building or complex with dominant and subordinate entries.
- (2) Buildings shall have masonry facades unless determined by the FBCA to be consistent with the selected style and consistent with the regulations and intent of this Article XLII.
- (3) Buildings shall be high style.
- (4) Massing shall be simple versus complex
- (5) Massing shall show a clear hierarchy in organization.
- (6) Massing shall highlight the principal/ ceremonial entry to the building and the entry shall be celebrated with architectural detailing.
- (7) Elements of the building may have a grand scale, but shall be sized in proportion to the façade parti.
- (8) Massing shall be articulated to have one or two layers. One of the layers shall be clearly dominant. In full block or integrated siting the dominant façade layer shall occupy a minimum of 60% of the building façade surface area. The subordinate façade layer may occupy a maximum of 40% of the building façade surface area. Openings in an arcade shall count toward the required surface area percentage of the plane in which they occur. Projecting bay windows and projecting balconies are not considered layers. The area occupied by a projecting bay window shall not be subtracted from the layer to which it belongs.

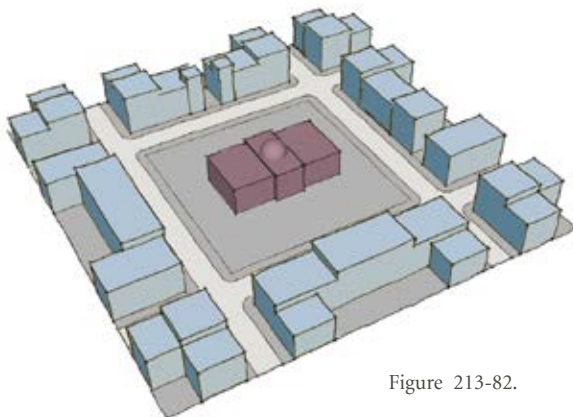


Figure 213-82.

- (9) Civic buildings may create and define civic spaces such as forecourts both along the perimeter of a block and internal to a block. A maximum of 35% of the block perimeter may be open as public civic space. See Figure 213-84 and Figure 213-85. Arcades may be used as forecourt definition.
- (10) Civic buildings are encouraged to have a tall first floor and shall be a minimum of 16' in height.
- (11) Roof annexes and mechanical screen enclosures, as rooftop additive elements, shall be set back a minimum of 6' from the nearest parapet. Equipment shall be screened from view.

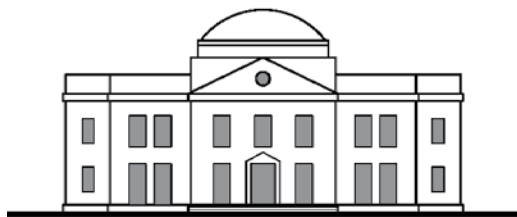


Figure 213-83.

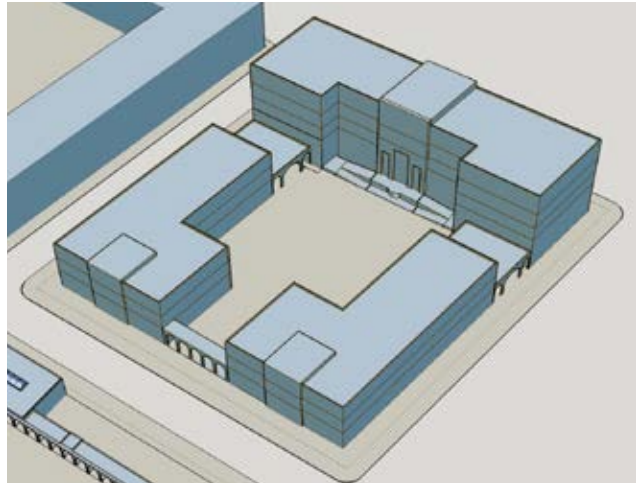


Figure 213-84.

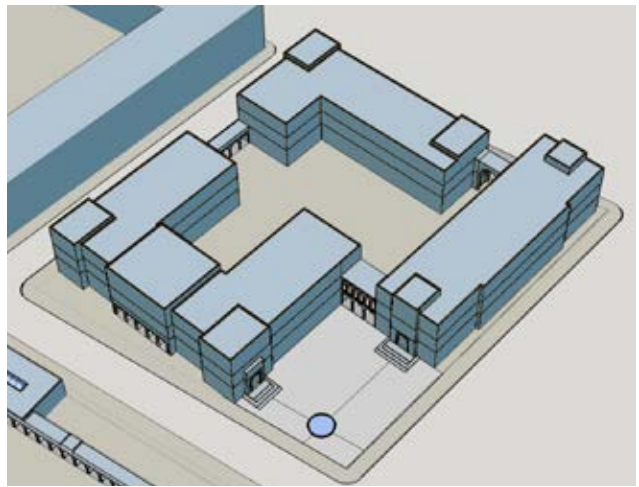


Figure 213-85.

213-524 Permitted Architectural Styles

- A. Styles appropriate to the regional history and culture are Georgian, Federal, Greek Revival, Italianate, Victorian, and English Tudor. Permitted styles shall be as shown in Table 213-8. All applications for the construction, renovation, or alteration of buildings shall designate which architectural style has been selected, and the building shall follow the requirements for that style as presented in this Part 6. Both vernacular and high-styles shall be permitted.
- B. In transect zones T4, T4(-), and T5 Principle-Based design, rather than historic styles, shall be permitted. Principle-Based design shall adhere to the requirements of Sections 213-522, 213-523, and 213-525 A, B, C, D, E, F, G, H, I (except for (1)a), N, O, P, Q, R, S, T, and U. Principle-Based design shall be reviewed in greater detail by the FBCA. The FBCA may require additional drawings (at the FBCA's discretion) such as three-dimensional models/renderings and details at the Design Review stage in order to review the proposed design. As used in this Part 6, subsections designated "history" are intended to be descriptive and explanatory and not regulatory. In all other subsections of Part 6, architectural elements prefaced by the words "shall," "must," and "essential" are mandatory, and architectural

elements prefaced by the words "usually," "typically," "commonly," "should," "may," "illustrate," or similar permissive words are advisory or recommended but not required.

- C. In addition to the standards established in this section for each style, building design shall also adhere to the principles contained in *A Field Guide to American Houses* (McAlester, Virginia and Lee, Consumers Union of United States, 1984), *The American Vignola* (Ware, William R., Dover Publications, Inc., 1994) and *Traditional Construction Patterns* (Mouzon, McGraw-Hill, 2004), and *Get Your House Right, Architectural Elements to Use and Avoid* (Cusato, Marianne, et al. 2007) except for Principle-Based designs. Technical architectural terms used in this Part 6 shall carry the meanings generally understood within the architecture profession and described in architectural manuals and textbooks in common usage, such as those listed above. Interpretation of such architectural terms shall be made by the Form-Based Code Architect.
- D. When the phrase, "...shall be appropriate to the architectural style" is used in this code, it shall mean that the item shall be consistent with the selected style as described in *A Field Guide to American Houses* (McAlester, Virginia and Lee, Consumers Union of United States, 1984) except for Principle-Based designs.

TABLE 213-8.

	T3	T4 (-)	T4	T5	SDC
Georgian / Federal	P	P	P	P	P
Greek Revival	P	P	P	P	P
Italianate	P	P	P	P	P
Victorian	P	P	P	P	N
English Tudor	N	P	P	P	N
Principle-Based	N	N	P	P	P

E. Georgian/Federal

(1) History

Georgian is a distinct style of Colonial architecture that has roots in the early 1700's and dominated our country for almost a century. Federal has many overlapping characteristics with Georgian, but is simpler, has smoother surfaces, and has more attenuated decoration. Federal also made use of curving or multi-sided bays. The Georgian/Federal style has a pronounced presence in the cities and towns of early America, particularly in the Northeast and Mid-Atlantic regions. In the north, siding was the more common material. In the south, brick was the more common material. Georgian/Federal is a common historic style found on Long Island.



Figure 213-86.



Figure 213-87.



Figure 213-88.

(2) Essential Elements of Georgian/Federal

- a. Georgian and Federal buildings shall incorporate the identifying characteristics of Georgian/Federal architecture which include a paneled front door, usually centered in single-family detached homes and civic buildings, and capped by an elaborate decorative entablature, and pilasters and usually with a row of small rectangular panes of glass beneath the entablature, either within the door or in a transom above the door. Additionally, a cornice shall be present that may be emphasized by decorative moldings, most commonly with tooth-like dentils. Windows shall be hung sashes having small panes (most commonly 6-9 panes per sash) separated by thick muntins. Windows shall be aligned horizontally and vertically in symmetrical rows and shall never occur in adjacent pairs.
- b. Buildings shall be faced in siding, brick, or stone.
- c. A flat or low-pitched roof with a pronounced cornice shall be used. Dentils are strongly encouraged.
- d. Facades shall be smooth with simple details.
- e. Double hung windows with divided lights, typically 6/6, shall be used.
- f. An articulated entry shall be used that has a two columned porch or pilasters with transoms above or beside the entry door.
- g. Window pattern shall be regular or symmetrical.



Figure 213-89.



Figure 213-90.



Figure 213-91.

- (3) Massing and Composition: Facades shall be composed of bays as noted in a, b, and c below and as illustrated in Figure 213-92, Figure 213-93, and Figure 213-94. Narrow bays are typically up to 22' wide and medium bays are typically greater than 22' wide.

- a. Narrow Bay
 - i. Residential and commercial buildings
 - ii. Two or three story with gable roof parallel to street or three story with flat roof.
 - iii. Regular spacing of windows above first floor
 - iv. Storefronts shall have variation at the ground floor

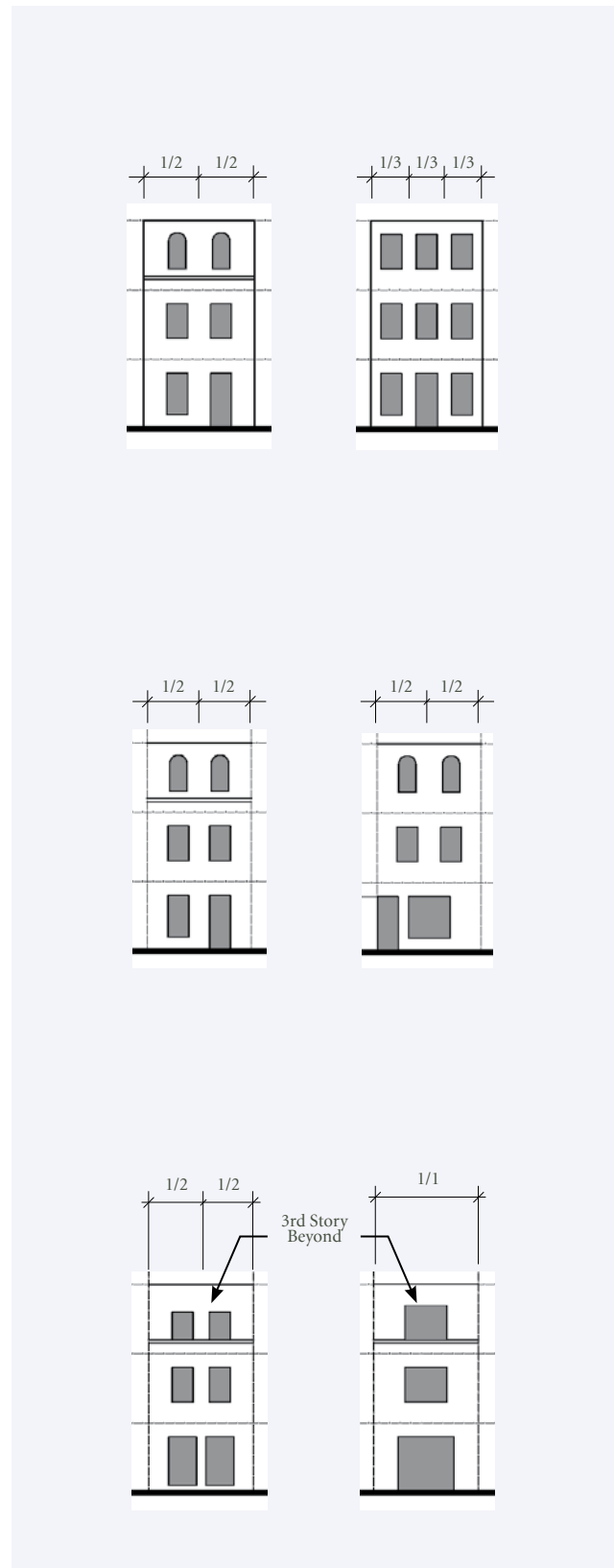


Figure 213-92: Narrow Bay

b. Medium Bay

- i. Two story buildings shall have a gable roof parallel to the street. Three or four story buildings shall have a gable roof parallel to the street or a flat roof. Gables facing the street should only occur occasionally and must be determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- ii. Windows shall have regular spacing above the first floor.
- iii. Storefronts shall have variation at the ground floor.

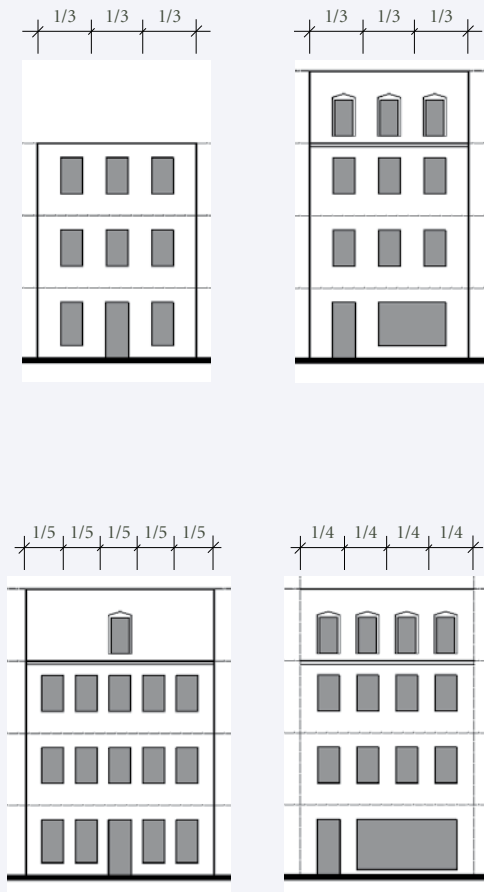


Figure 213-93: Medium Bay

c. Longer Facades and Unique Conditions

- i. Gables facing the street should only occur occasionally and must be determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- ii. A center bay may be pronounced by projecting the wall forward.
- iii. Facades shall have regular window spacing.

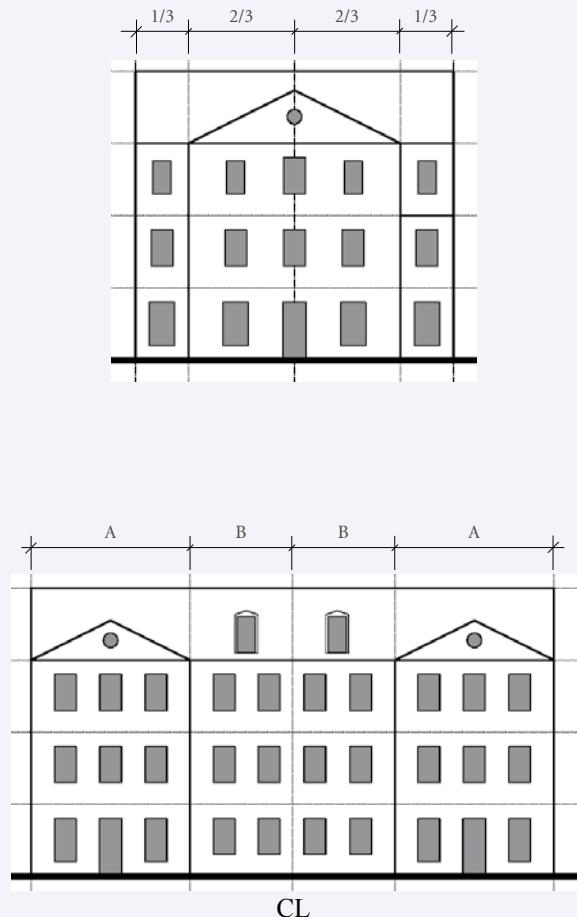


Figure 213-94: Longer Facades

- (4) Windows and Doors
 - a. Standard Windows
 - i. Windows shall be hung and vertical in proportion except for first floor commercial windows.
 - ii. Typical muntin pattern shall be 6/6 or 9/9.
 - iii. First floor windows shall be taller than upper level windows.
 - iv. Widths shall be appropriate to the architectural style.
 - v. Larger areas of glass shall only be permitted on the first floor of commercial uses and shall be separated.
 - vi. Windows in dormers may have a curved head.

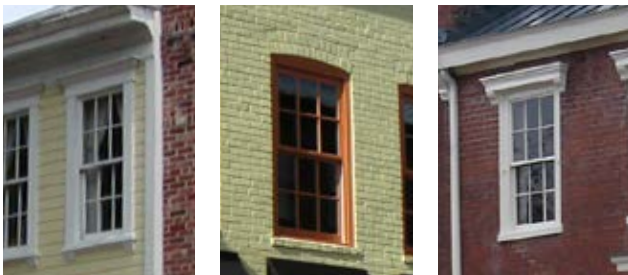


Figure 213-95: Windows

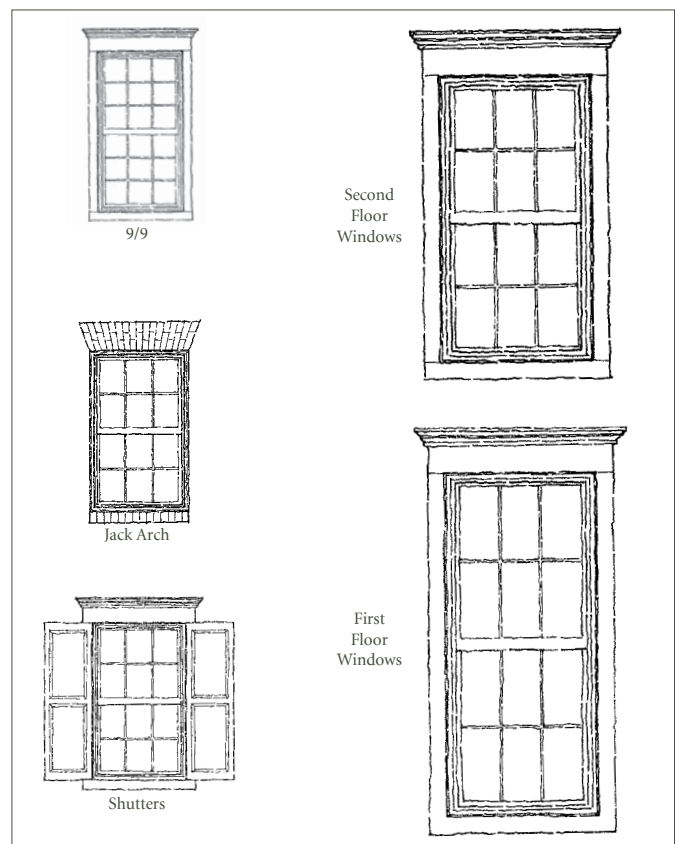


Figure 213-96: Illustrative Example of Window Configurations

Figure 213-97: Illustrative Example of Window Proportions

- b. Standard Doors
 - i. Residential entry doors shall be 6 panel doors.



Figure 213-98: Residential Doors

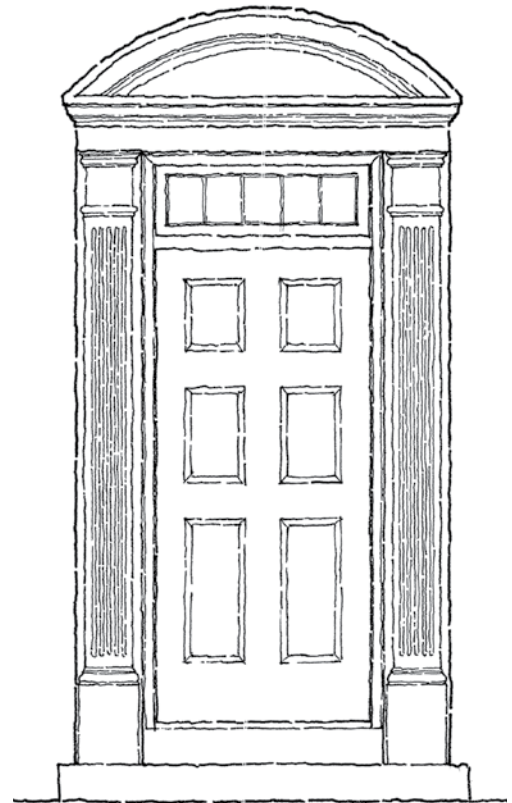


Figure 213-99: Curved Pedimented Residential Door



Figure 213-100: Illustrative Storefront Detail

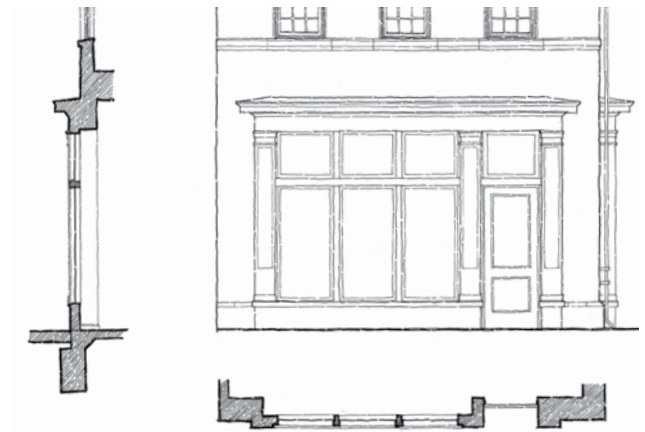


Figure 213-101: Illustrative Example of Storefront

(5) Walls, Eaves, and Porches

- a. Walls shall be planar except at porches. Non-planar walls shall be permitted if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- b. Cornice details shall be appropriate to the style.
- c. Entry stoops and porches may have classical details.
- d. Commercial floor to floor height shall be 16' minimum.
- e. Residential minimum floor to floor heights are:
 - i. Ground Floor - minimum 9' ceiling height
 - ii. Upper Floors - minimum 8' ceiling height.



Figure 213-102: Illustrative Example of Mixed-Use Facade



Figure 213-103: Illustrative Example of Residential Facade

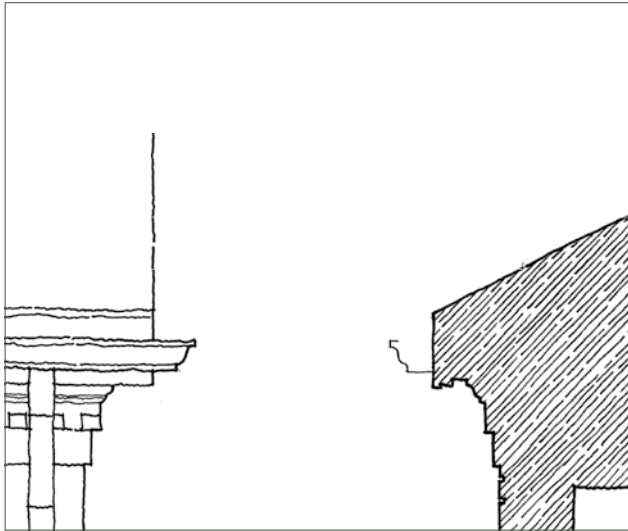


Figure 213-104: Illustrative Example of Cornice with Dentils



Figure 213-105: Ornate Cornice

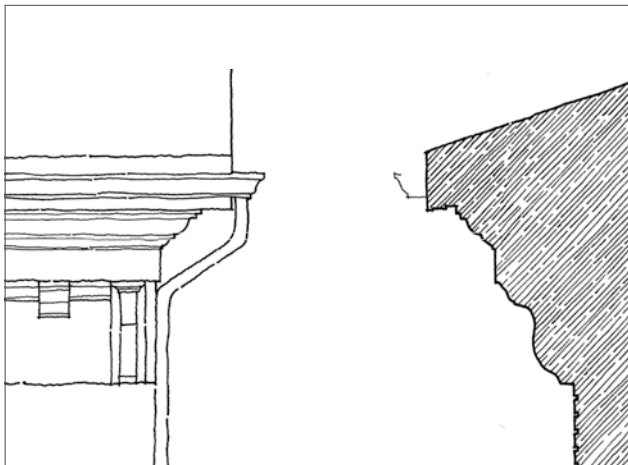


Figure 213-106: Illustrative Example of Simple Cornice



Figure 213-107: Ornate Cornice



Figure 213-108: Illustrative Example of Typical Porch Section



Figure 213-109: Porches
(Credit: flickr - SandySpring2)

F. Greek Revival

(1) History

The Greek Revival movement thrived throughout the United States into the early Nineteenth Century. It was adapted for everything from civic to residential buildings. It dominated the United States from the 1820's to the 1850's. In the north, siding was the more common material. Brick and stone construction are also typical of the style. Greek Revival is a common historic style found on Long Island.



Figure 213-110.



Figure 213-111.



Figure 213-112.
(Credit: American Athens-Greek Revival Photographs
from Western New York)

- (2) Essential Elements of Greek Revival
- a. Roofs shall be gabled or hipped with a low pitch.
 - b. The cornice line of roofs, stoops, and porches shall be emphasized with a wide band of trim.
 - c. Porches and stoops shall be supported by square or rounded columns.
 - d. Door surrounds, stoops, and porches shall incorporate a pediment or flat entablature.
 - e. Pilasters may be applied to the façade.
 - f. Windows shall be boldly delineated.
 - g. Doors shall have an elaborate surround and ornamentation of the door shall be more elaborate than found in the Georgian style.
 - h. The front door shall be surrounded by narrow sidelights and a rectangular line of transom lights above or sidelights only or transom lights only.



Figure 213-113.



Figure 213-114.



Figure 213-115.
(Credit: Worcester and its People)

- (3) Massing and Composition: Facades shall be composed of bays as noted in a, b, and c below and as illustrated in Figure 213-116, Figure 213-117, and Figure 213-118. Windows are most commonly organized 3-across, 5-across, and 7-across.

a. Narrow Bay

- i. Two story buildings shall have a gable roof parallel to the street. Three or four story buildings shall have a gable roof parallel to the street.
- ii. Windows shall have regular spacing above the first floor.
- iii. Storefronts shall have variation at the ground floor



Figure 213-116: Narrow Bay

b. Medium Bay

- i. Two story buildings shall have a gable roof parallel to the street. Three or four story buildings shall have a gable roof parallel to the street or a flat roof. Gables facing the street should only occur occasionally and shall be permitted only if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- ii. Windows shall have regular spacing above the first floor.
- iii. Storefronts shall have variation at the ground floor.

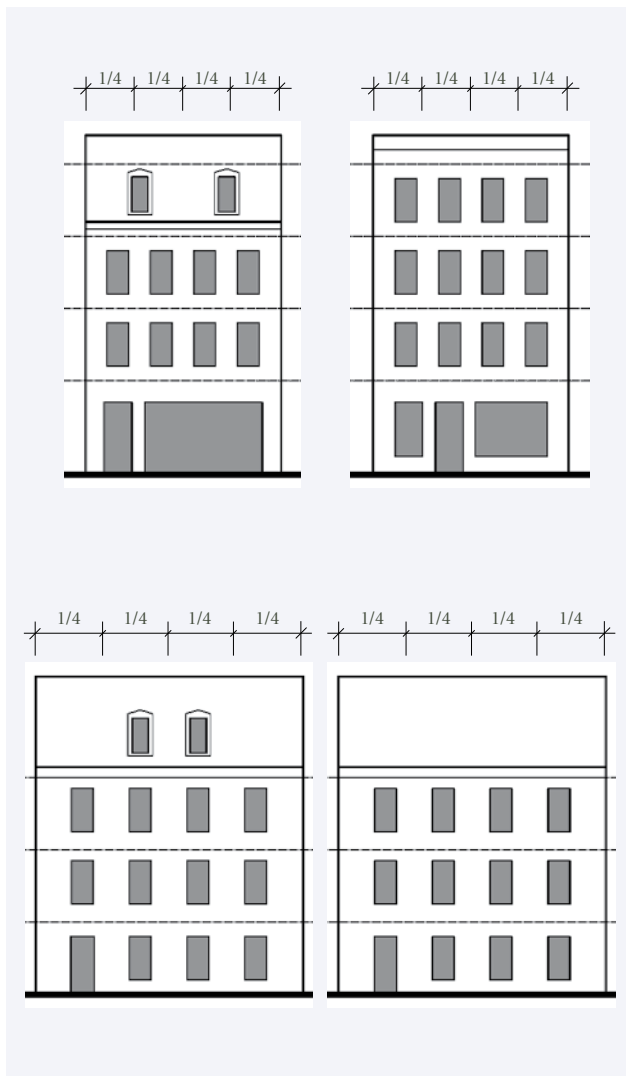


Figure 213-117: Medium Bay

c. Longer Facades and Unique Conditions

- i. Pediments shall only be used once in a façade with the exception of dormers where they may be used at each dormer.
- ii. A center bay may be pronounced by projecting the wall forward.
- iii. Facades shall have regular window spacing.



Figure 213-118: Longer Facades

- (4) Windows and Doors
 - a. Standard Windows
 - i. Windows shall be double-hung and vertical in proportion except for first floor commercial windows.
 - ii. Typical muntin pattern is 6/6 or 9/9.
 - iii. First floor windows should be taller than upper level windows.
 - iv. Widths shall be appropriate to the architectural style.
 - v. Larger areas of glass shall only be permitted on the first floor of commercial uses. Larger areas of glass should be subdivided into assemblies of vertical double-hung windows.

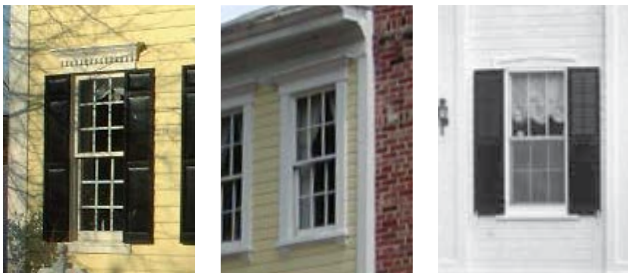


Figure 213-119: Window Precedents

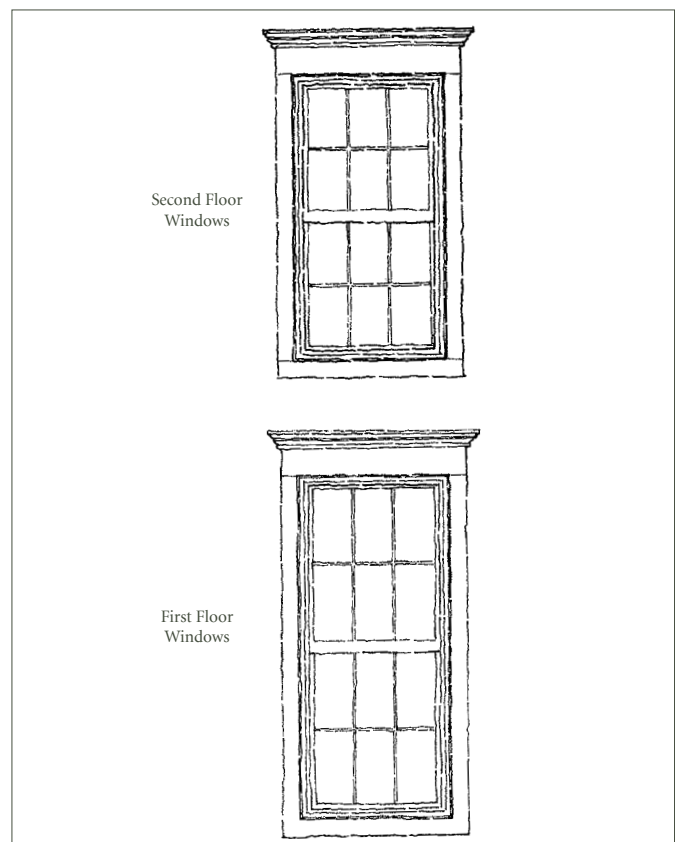


Figure 213-120: Illustrative Example of Window Proportions

b. Standard Doors

- i. Residential entry doors are typically 6 panel doors



Figure 213-121: Residential Doors

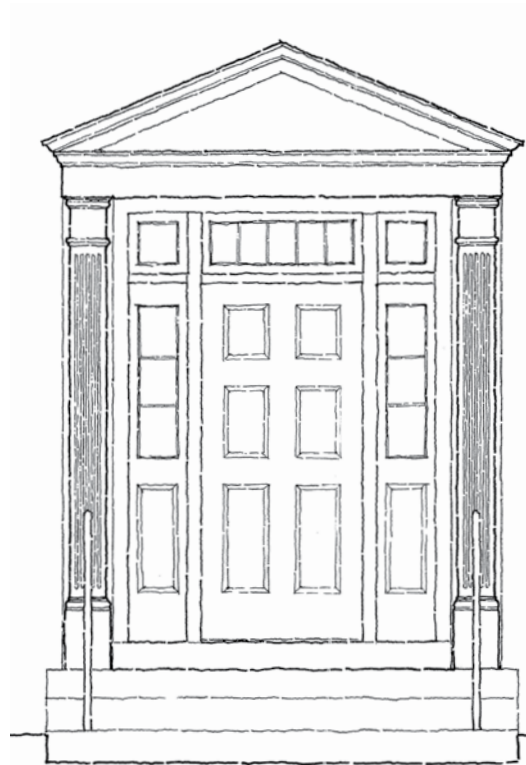


Figure 213-122: Illustrative Example of Door Proportions



Figure 213-123: Storefront Precedent

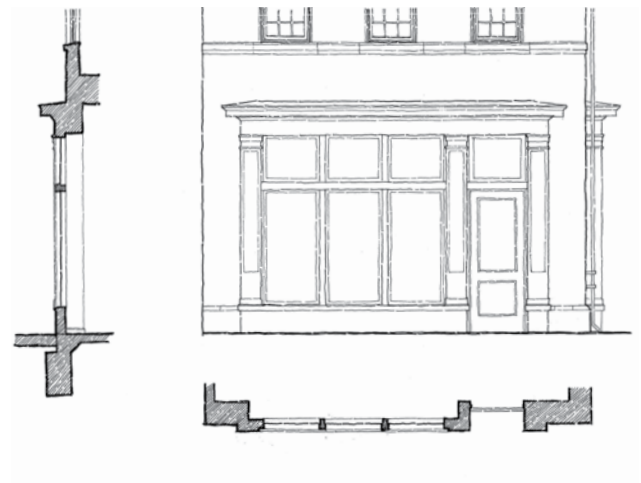


Figure 213-124: Illustrative Example of Sample Storefront Detail

- (5) Walls, Eaves, and Porches
- a. Walls shall be planar except at porches. Non-planar walls shall be permitted if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
 - b. Cornice details shall be appropriate to the architectural style.
 - c. Entry stoops and porches may have classical details.
 - d. Commercial floor to floor height shall be 14' minimum.
 - e. Residential minimum floor to floor heights are:
 - i. Ground Floor - minimum 9' ceiling height
 - ii. Upper Floors - minimum 8' ceiling height



Figure 213-125: Illustrative Example of Mixed-Use Façade



Figure 213-126: Illustrative Example of Residential Façade



Figure 213-127: Illustrative Example of Simple Cornice



Figure 213-128: Simple Cornice

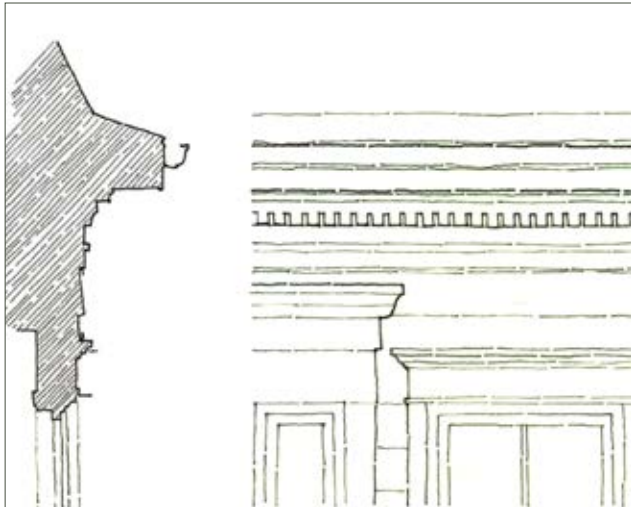


Figure 213-129: Illustrative Example of Cornice with Dentils



Figure 213-130: Cornice with Dentils

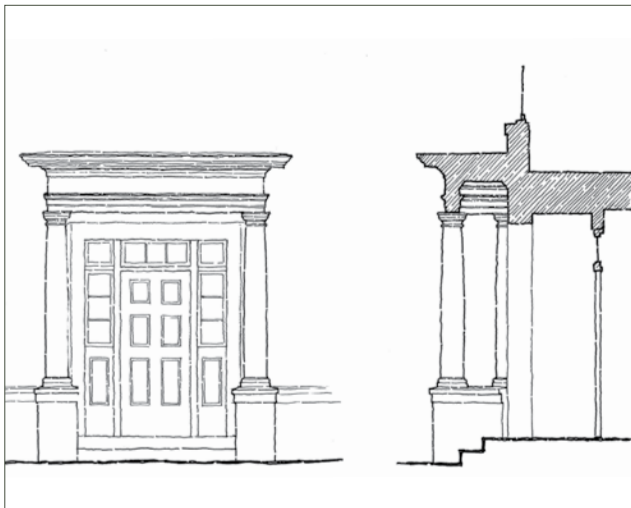


Figure 213-131: Illustrative Example of Porch



Figure 213-132: Porch Examples

G. Italianate

(1) History

Developed in England in the early 1800's from Classical Sixteenth-Century Italian models, Italianate architecture was introduced in the United States in the mid-1840's. The Italianate style can most easily be recognized by its exaggeration of Italian Renaissance characteristics such as low-pitched or flat roofs with wide projections that emphasize eaves supported by large corbels. Italianate is a common historic style found on Long Island. Brick or stone construction dominates the style.



Figure 213-133.



Figure 213-134.



Figure 213-135.

(2) Essential Elements of Italianate

- a. Roofs shall be flat or low-pitched with a pronounced, projected eave, supported by corbels.
- b. First floor windows shall be proportionally tall.
- c. Windows shall be vertically proportioned and appropriate to the architectural style.
- d. Facades shall be smooth with simple detail.
- e. Windows shall be organized symmetrically or shall have regular spacing.
- f. Fenestration shall have hooded surrounds.



Figure 213-136.



Figure 213-137.
(Credit: flickr - roarofthefour)

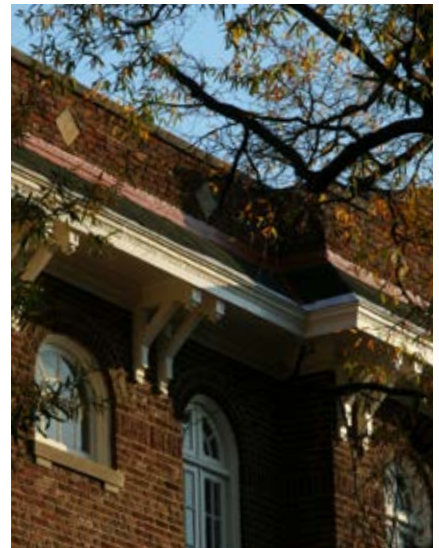


Figure 213-138.

- (3) Massing and Composition: Facades shall be composed of bays as noted in a, b, and c below and as illustrated in Figure 213-139, Figure 213-140, and Figure 213-141.

a. Narrow Bay

- i. Roofs with gables shall have the gable parallel to the primary street.
- ii. Roofs shall be gable, hipped, or flat.
- iii. Windows above the first floor shall have regular spacing.
- iv. Storefronts shall have variation at the ground floor

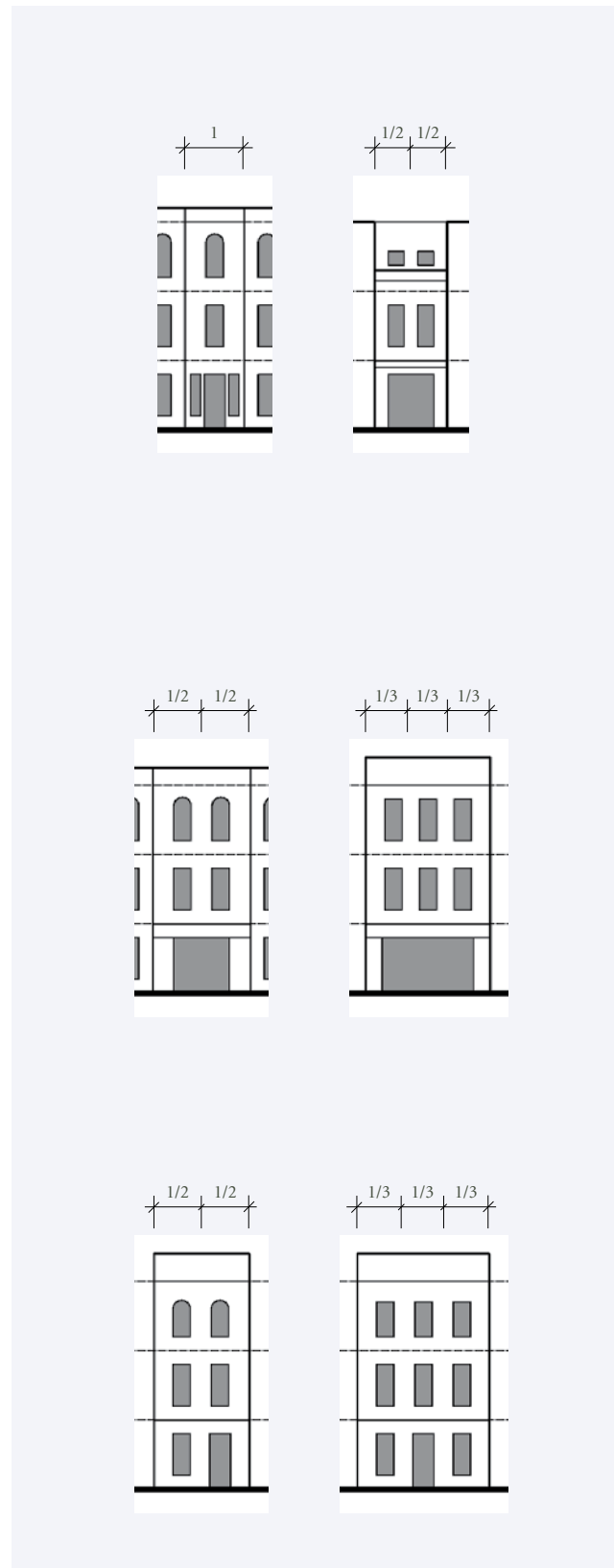


Figure 213-139.

b. Medium Bay

- i. Roofs with gables shall have the gable parallel to the primary street.
- ii. Roofs shall be gable, hipped, or flat.
- iii. Windows above the first floor shall have regular spacing.
- iv. Storefronts shall have variation at the ground floor

c. Longer Facades and Unique Conditions

- i. Gables shall be used no more than one in a façade.
- ii. Towers should only occur occasionally and their use may be permitted only if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.



Figure 213-140.



Figure 213-141.

- (4) Doors and Windows
 - a. Standard Windows
 - i. Windows shall be hung and vertical in proportion with one or two pane glazing
 - ii. Windows shall be vertically proportioned with a 2:1 to 3:1 ratio. An arched head may be used.
 - iii. First Floor Windows should be taller than those on the upper level.
 - iv. Widths shall range between 2.5' to 3'.
 - v. Larger areas of glass should be subdivided into assemblies of vertical double-hung windows.
 - vi. When grouped, windows shall occur in pairs or groups of three.

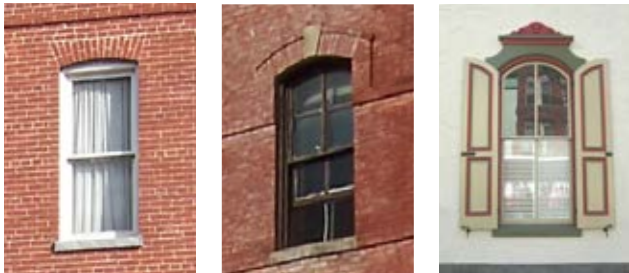


Figure 213-142: Window Precedents

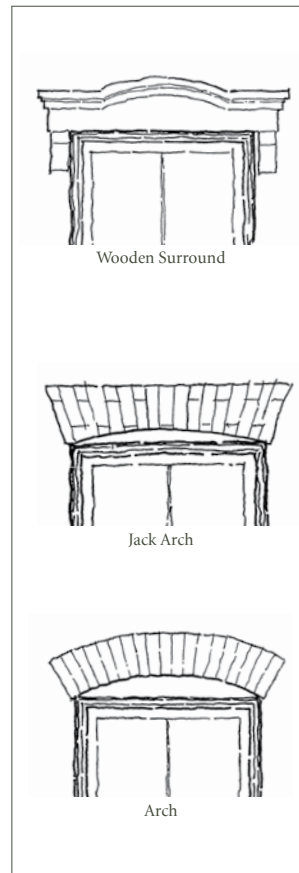


Figure 213-143: Illustrative Example of Window Headers

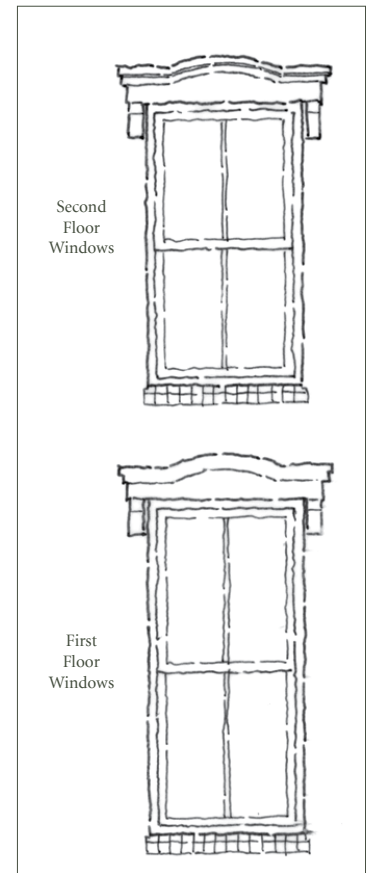


Figure 213-144: Illustrative Example of Window Proportions

b. Doors

- i. Residential entry doors shall have large-pane glazing or large panels.



Figure 213-145.
(Credit: flickr - wallyg)



Figure 213-146.
(Credit: flickr - army.arch)

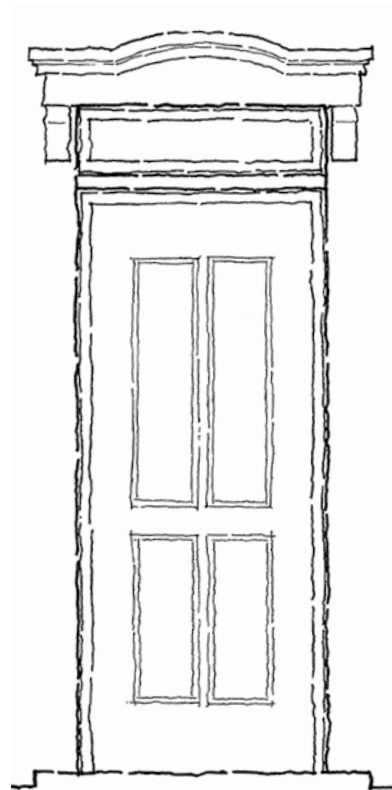


Figure 213-147: Illustrative Example of Residential Door

- (5) Walls, Eaves, and Storefronts
 - a. Elaborate cornice detailing appropriate to the style shall be used.
 - b. Use of curvilinear elements are permitted and help to distinguish this style from others.
 - c. Walls should be planar except at porches.
 - d. Commercial floor to floor height shall be 14' minimum.
 - e. Residential minimum floor to floor heights are:
 - i. Ground Floor - minimum 9' ceiling height
 - ii. Upper Floors - minimum 8' ceiling height

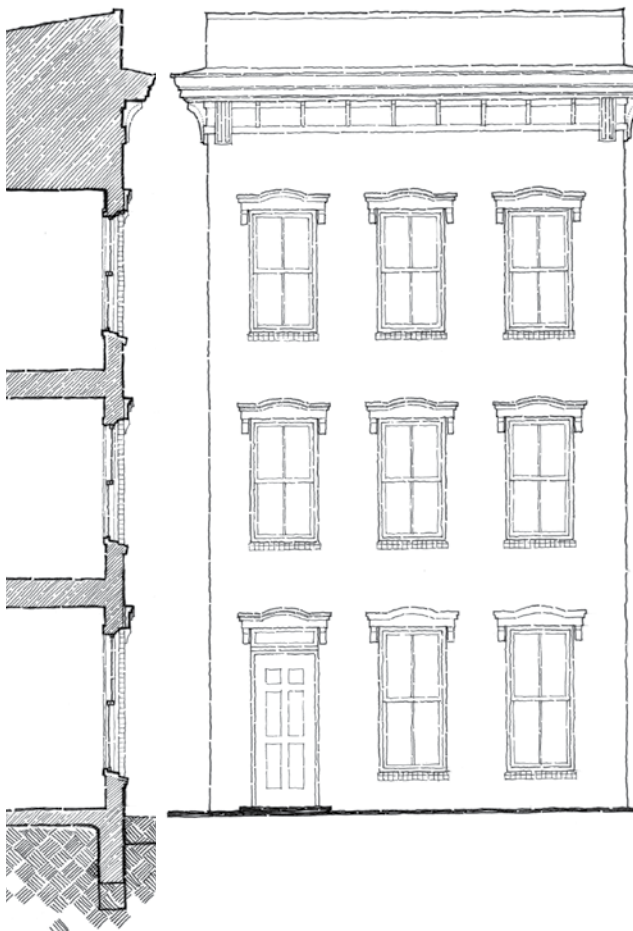


Figure 213-148: Illustrative Example of Italiante Facade.

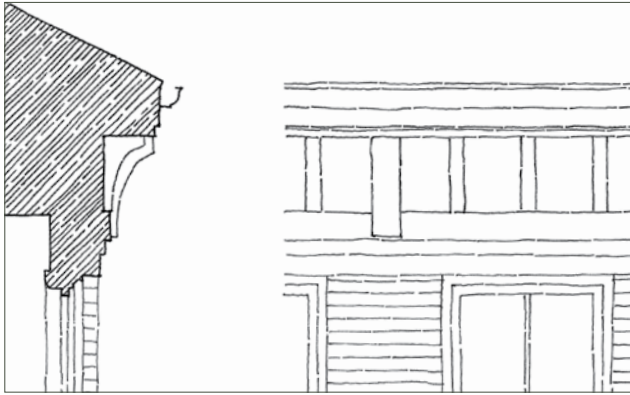


Figure 213-149: Illustrative Example of Simple Cornice



Figure 213-150: Simple Cornice

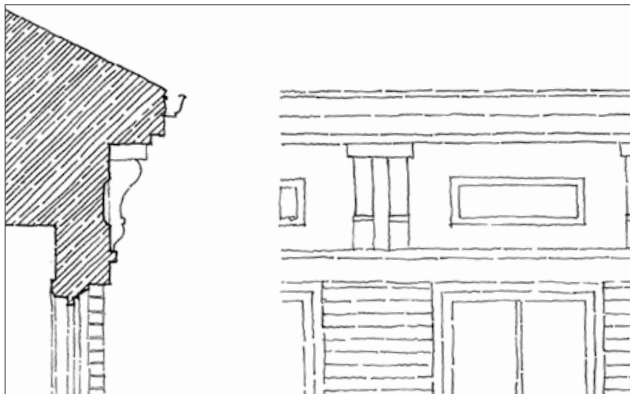


Figure 213-151: Illustrative Example of Ornate Cornice



Figure 213-152: Ornate Cornice



Figure 213-153.



Figure 213-154.

H. Victorian

Permitted Victorian styles shall be Stick, Shingle, Folk, Queen Anne, and Second Empire. Richardsonian Romanesque shall not be permitted since it is not common in the area.

(1) History

Victorian architecture was prevalent in America during the last eight decades of Queen Victoria's reign from 1837 to 1901. The streamlined mass-production and delivery process made the production of extravagant designs and details more efficient and possible. The Victorian style is based upon a loose interpretation of both Medieval and Classical details. The asymmetrical facade of protruding bays, porches, towers, and turrets are formed by integrating details from the Greek, Gothic, and Italianate. In addition, various materials and ornamentation gives texture to the facade, a main decorative feature. Three or four shingle types are often used and compliments openwork spindle frieze.



Figure 213-155
(Credit: flickr - roarofthefour)



Figure 213-156.
(Credit: flickr - joseph a)

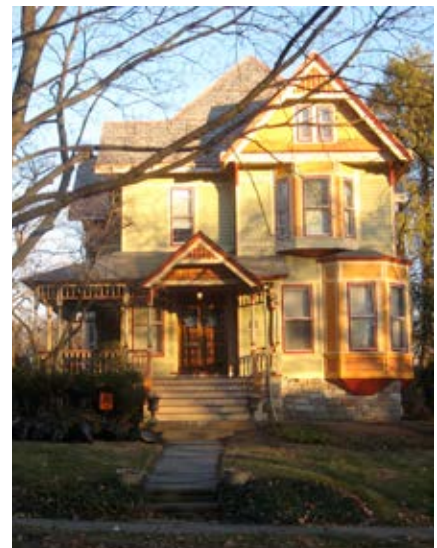


Figure 213-157.
(Credit: flickr - joseph a)

- (2) Essential Elements of Victorian
- a. Facades shall incorporate elements with tall vertical proportions.
 - b. Roofs shall include a gable or multiple gables with steep pitches and roof-peak ornaments. Gable ends should face the street.
 - c. Towers and turrets should only occur occasionally and their use must be approved by the FBCA. Towers and turrets shall be round, octagonal, or square.
 - d. Porches shall be supported by turned wood, or material with the appearance of wood, or classical influenced columns.
 - e. Openwork frieze and spindle bands should be used when appropriate to the style.



Figure 213-158.
(Credit: flickr - dougtone)



Figure 213-159.



Figure 213-160.

- (3) Massing and Composition: Facades shall be composed of bays as noted in a, b, and c below and as illustrated in Figure 213-161, Figure 213-162, and Figure 213-163. Narrow bays are typically no greater than 24' in width. Medium bays are typically no greater than 36' in width.

a. Narrow Bay

- i. Permitted configurations are shown in Figure 213-161.
- ii. Buildings that are only one bay wide shall have a gable that faces the primary street.
- iii. Storefronts shall have variation at the ground floor.

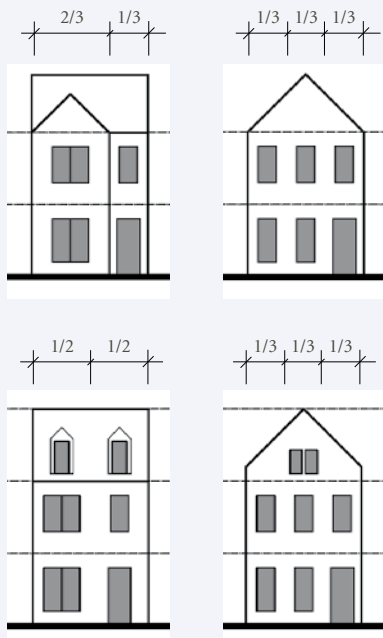


Figure 213-161.

b. Medium Bay

- i. A gable end shall face the street except when a mansard roof is used.
- ii. Permitted configurations are shown in Figure 213-162.
- iii. Storefronts shall have variation at the ground floor.

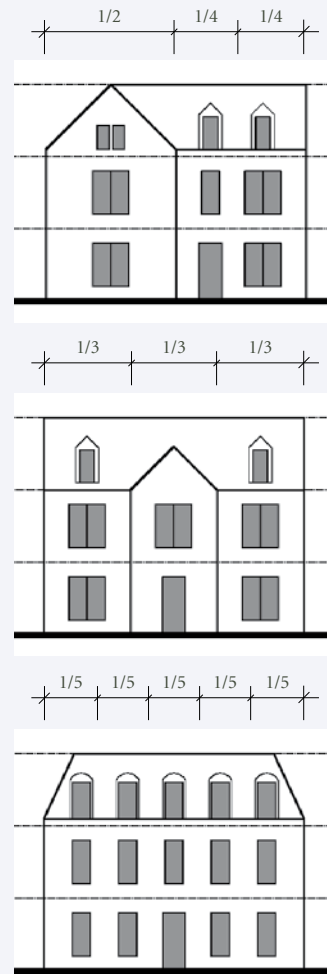


Figure 213-162.

- c. Longer Facades and Unique Conditions
 - i. Massing shall have the appearance of a free-standing structure.
 - ii. A gable or hip roof shall be parallel to the street and shall have a centered gable or end gables perpendicular to street.
 - iii. A center bay may be pronounced by projecting the wall forward.



Figure 213-163.

- (4) Windows and Doors
 - a. Standard Windows
 - i. Windows shall be double-hung and vertical in proportion.
 - ii. Muntin pattern shall be a single pane or 2/2.
 - iii. Special windows shall be permitted such as multi-lite, diamond pattern, or large pane surrounded by multi-lites in the upper sash.



Figure 213-164: Victorian Window Precedents



Figure 213-165: Illustrative Example of Victorian Windows

b. Standard Doors

- i. Residential entry doors shall have a large pane above a carved panel or an upper panel with smaller lites over a carved panel.
- ii. French doors should be used for retail.

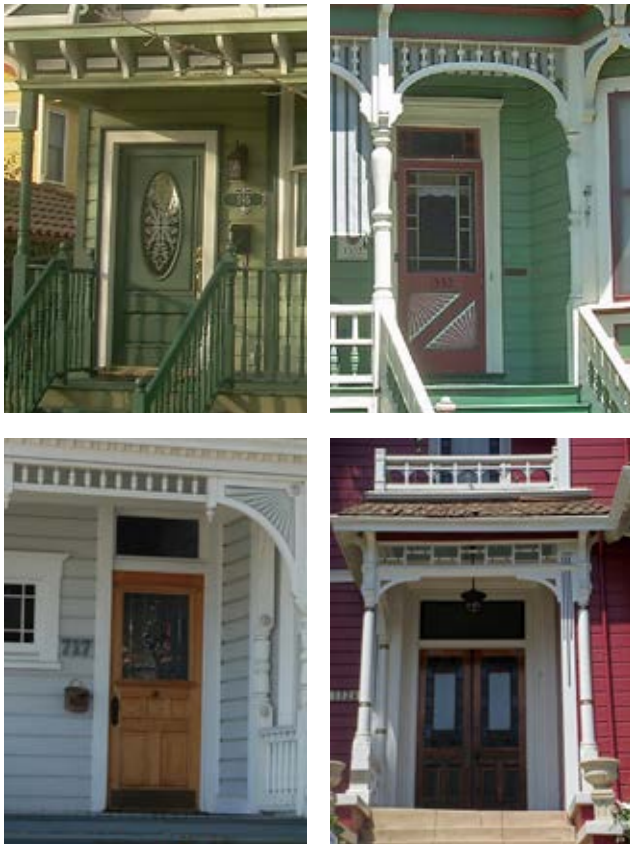


Figure 213-166: Victorian Door Precedents

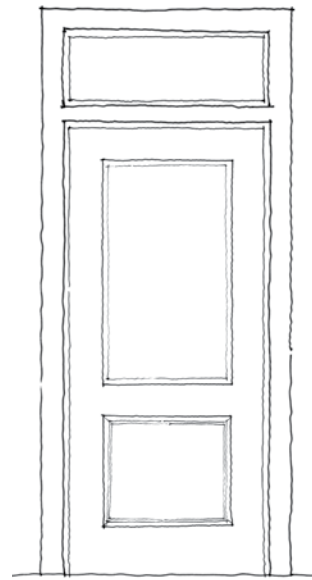


Figure 213-167: Illustrative Example of Victorian Doors

- (5) Walls, Gables, and Porches
 - a. Walls may or may not be planar.
 - b. Gable ends shall include ornamentation.
 - c. Covered entry stoops and porches shall be supported by turned wood, or material with the appearance of wood, and shall incorporate a spindle frieze.



Figure 213-168: Illustrative Example of Victorian Porch



Figure 213-169: Victorian Porch
(Credit: flickr - roarofthefour)



Figure 213-170: Illustrative Example of Residential Facade

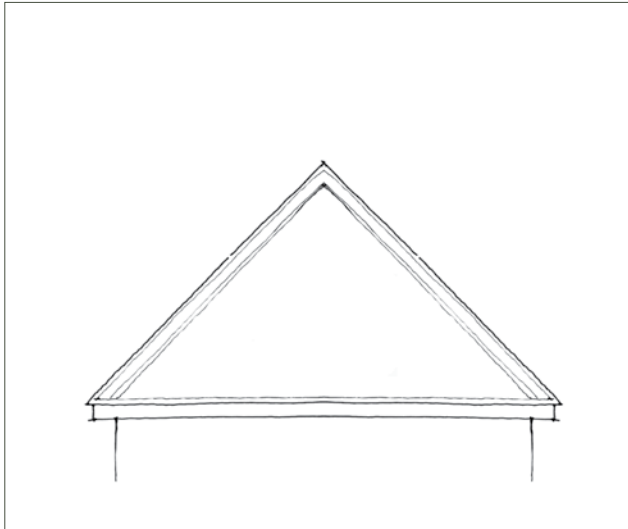


Figure 213-171: Illustrative Example of Victorian Gable

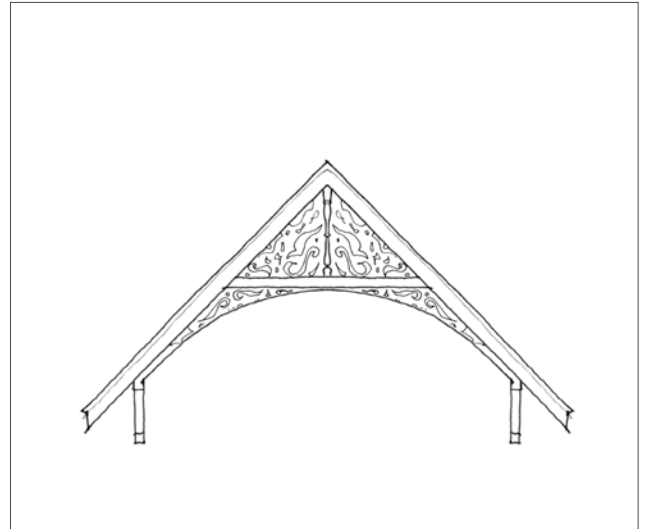


Figure 213-172: Illustrative Example of Victorian Gable

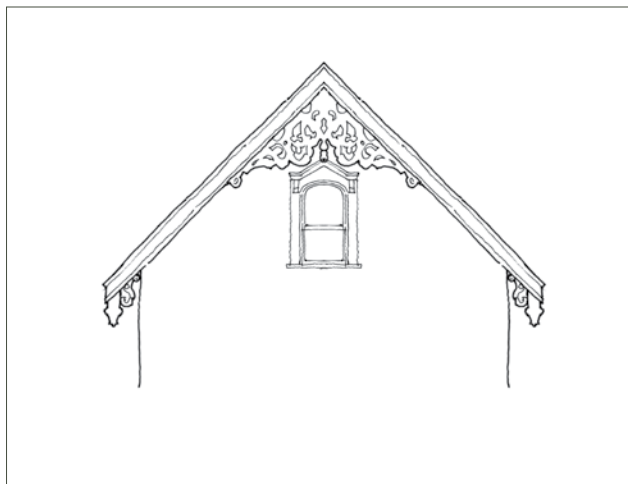


Figure 213-173: Illustrative Example of Victorian Gable

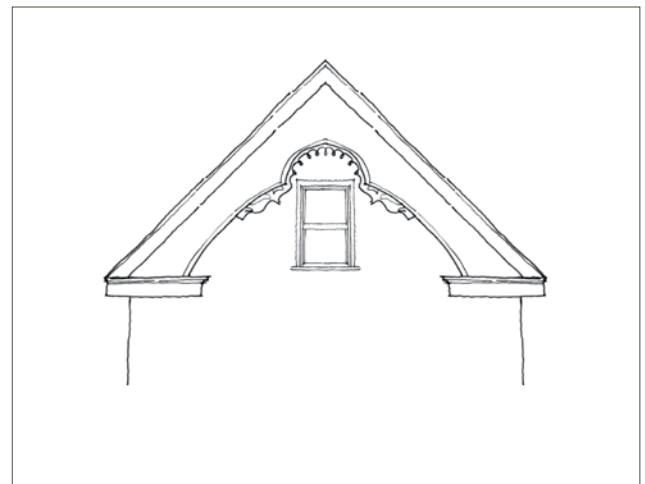


Figure 213-174: Illustrative Example of Victorian Gable



Figure 213-175: Victorian Gable
(Credit: flickr - origamidon)



Figure 213-176: Victorian Gable
(Credit: flickr - origamidon)

I. English Tudor Revival

(1) History

The English Tudor Revival style was prevalent from the 1890s-1940s. It is an eclectic hybridization of the Arts and Crafts characteristics with Elizabethan and Jacobean details applied to the broader, picturesque Medieval cottages and country houses styles. Hallmark characteristics include: overhanging upper levels, integral wood structural expression, multiple street-facing gables with varying eave heights, and tall, narrow ganged windows with meaty mullions separating each window unit. While exposed half-timbering with stucco infill on the upper stories is a prevalent characteristic of the style, it is not essential. Newer, more advanced masonry-veneering techniques during the 1920s and 30s directly influenced an exponential increase in Tudor Revival popularity in the U.S.

(2) Essential Elements of English Tudor



Figure 213-177.



Figure 213-178.
(Credit: flickr - ShellyS)



Figure 213-179.

- a. Except for townhouses and stacked townhouses, facades shall be asymmetrical and dominated by front-facing gable(s) with a slight overhang or parapet
- b. Overhanging bays and upper story(ies) are encouraged.
- c. Roofs shall be steeply pitched.
- d. Ganged windows shall be used in a façade.
- e. Windows shall have a tall narrow proportion.
- f. Chimneys with decorative brickwork and chimney pots shall be used even if they are nonfunctioning and solely decorative.
- g. Use of a different material on the first floor than upper floors, or use of a different material on the upper floor than the lower floors is encouraged.
- h. Building primary facade material shall have the appearance of masonry or stucco.



Figure 213-180.
(Credit: flickr - ElissaSCA)



Figure 213-181.



Figure 213-182.
(Credit: flickr - ScottWeir)

- (3) Massing and Composition: Facades shall be composed of bays as noted in a, b, c, and d below and as illustrated in Figure 213-183, Figure 213-184, Figure 213-185, Figure 213-186, Figure 213-187, and Figure 213-188. In order to provide for façade articulation appropriate to the English Tudor Revival style portions of English Tudor Revival style building facades may step back an additional 6' from the required 2' regulated in section 213-504 C(2) for a maximum of 70% of the building façade.

a. Type A: Narrow End Bay

- i. Narrow Bays shall be no greater than 24' wide.
- ii. Gable front bays shall be used as "End Bays" or as "Special Bays" within a larger façade.

- iii. End bays shall have a dominant front facing gable.
- iv. Windows and door arrangement shall be symmetrical or asymmetrical. A minimum of one floor in a façade shall have a different window arrangement than the other floors.

b. Type B: Narrow Interior Bay

- i. Narrow Bays shall be no greater than 24' wide.
- ii. Narrow Interior Bays shall be used in an interior bay within a larger façade.
- iii. Narrow Interior Bays shall have a sloping roof parallel to the street
- iv. Windows and door arrangement shall be symmetrical or asymmetrical. A minimum of one floor in a façade shall have a different window arrangement than the other floors.



Figure 213-183: Type A



Figure 213-184: Type B

Larger Building Composition

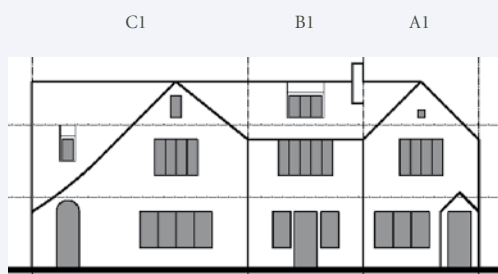


Figure 213-185: Possibility 1



Figure 213-186: Possibility 2

c. Type C: Medium Bay

- i. Medium bays shall be no greater than 36' wide.
- ii. Medium bays shall be used for stand alone buildings, as end bays, or as a special bay within a larger façade.
- iii. An asymmetrical, yet well balanced placement of doors and windows
- iv. Windows and door arrangement shall be symmetrical or asymmetrical. A minimum of one floor in a façade shall have a different window arrangement than the other floors.

d. Larger Building Composition

- i. Buildings longer than one bay shall be composed of Type A, Type B, and Type C bays.
- ii. Longer buildings may be composed as symmetrical or asymmetrical arrangements, but asymmetrical arrangements are strongly encouraged.
- iii. Buildings longer than two bays shall have a minimum of two gables facing the street.
- iv. Side porches shall be located under the main roof portion or shall be crenellated.
- v. The eave line shall be punctuated.
- vi. Projecting bays or balconies shall be used in buildings longer than three bays.
- vii. Elaborate and prominent chimney(s) shall be used.

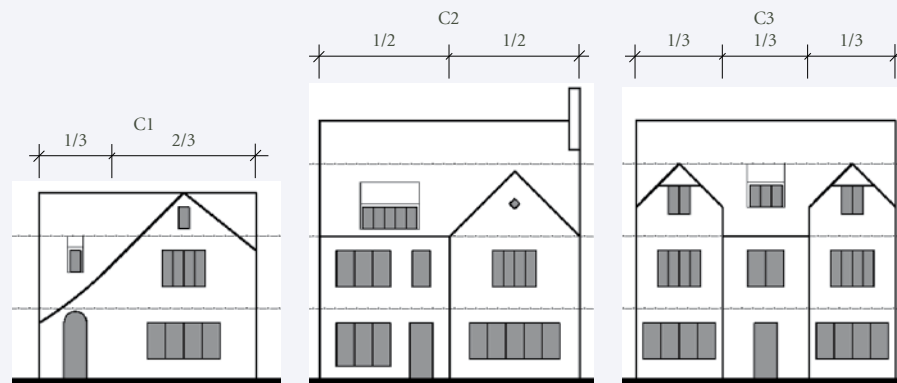


Figure 213-187: Type C



Figure 213-188: Possibility 3

- (4) Windows and Doors
 - a. Standard Windows
 - i. Windows shall be casement or hung.
 - ii. Ganged windows shall be used in a façade.
 - iii. Windows shall have a narrow proportion, with no less than a 2:1 ratio.
 - iv. Small transoms above main window are encouraged in larger buildings.
 - v. Double-hung windows shall have multiple lights on both sashes; or diamond lights on upper sash and single pane on lower sash
 - vi. Shutters shall not be used.



Figure 213-189: Tudor Window Precedents

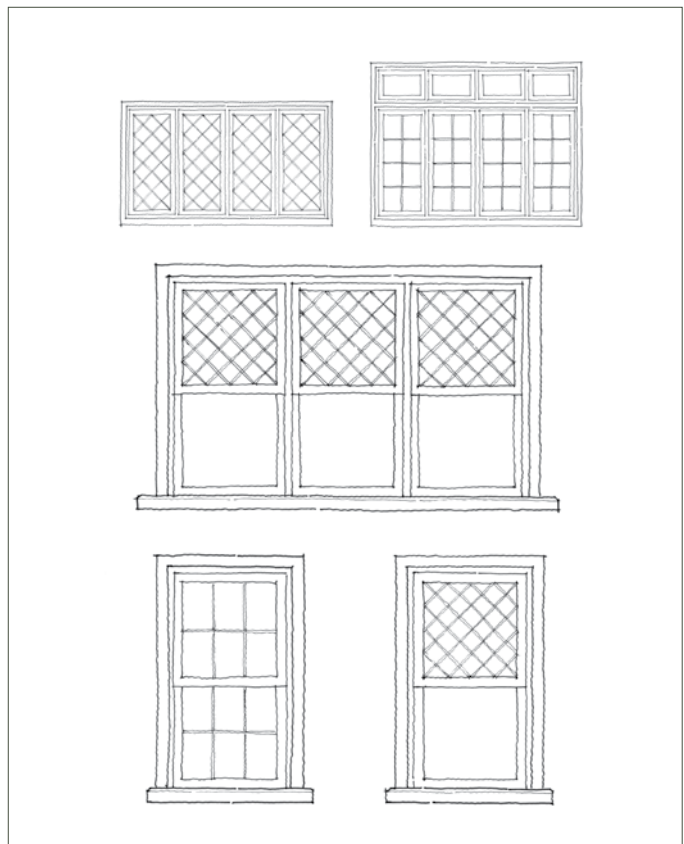


Figure 213-190: Illustrative Example of Tudor Window Proportions

b. Standard Doors

- i. Residential doorways shall be rounded at the top or arched at the top or shall have an elliptical pointed archway. Doorways that are not rounded at the top or arched at the top or have an elliptical pointed archway shall have a door that has an elliptical pointed archway window.
- ii. Residential doors shall be glass with panes or shall look like vertical planks. Doors shall be a dark color.
- iii. Door trim shall be highly detailed.



Figure 213-191: Tudor Door Precedents

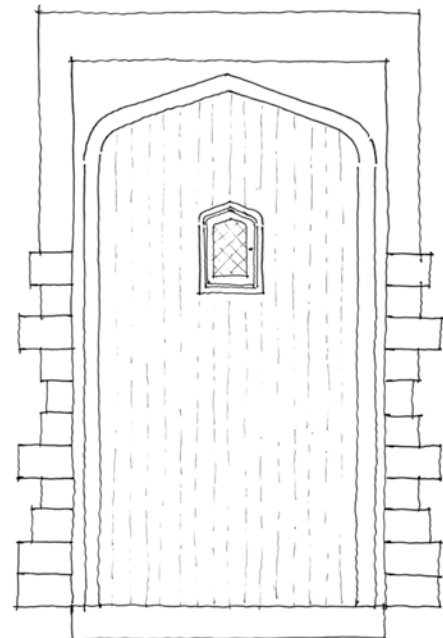
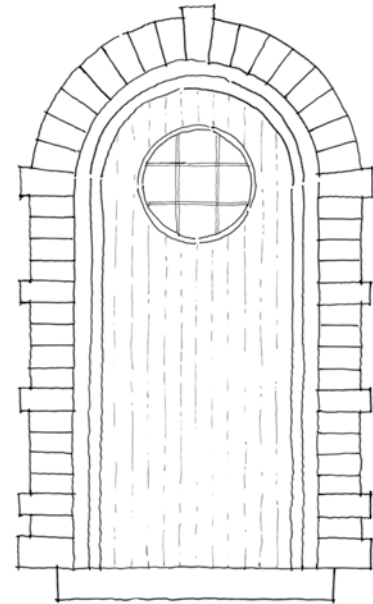


Figure 213-192: Illustrative Example of Typical Tudor Door Proportions

(5) Walls, Gables, and Porches

- a. Walls shall have projections where material changes occur.
- b. Use of a different material on the first floor than upper floors, or use of a different material on the upper floor than the lower floors is encouraged.
- c. Stone and brick shall be ornately patterned.
- d. Wood or fiber-cement lap-siding is uncommon and shall only be used occasionally and only if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- e. Upper stories may overhang and their supports shall be visually expressed.
- f. Roofs shall be an ensemble of hipped and gable forms with occasional flat portions
- g. Gables shall be prominent, may have half-timbering, may have a parapet, and where multiple or cross gables occur, they are encouraged to have overlap or employ differing eave lines.
- h. Roof pitches shall be appropriate to the architectural style.
- i. Roof eaves shall be minor, up to 12", and boxed
- j. Wood shakes and slate, or similar, are encouraged.
- k. Front porches shall not be used. Enclosed one story entries shall be permitted and shall be permitted to encroach into the private frontage.
- l. Railings at porches or steps shall be wrought iron or similar.



Figure 213-193: Illustrative Example of Tudor Residential Facade



Figure 213-194: Illustrative Example of Tudor Mixed-Use Facade

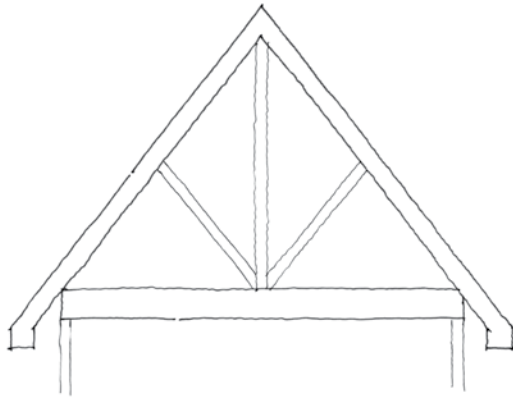


Figure 213-195: Illustrative Example of Tudor Gable

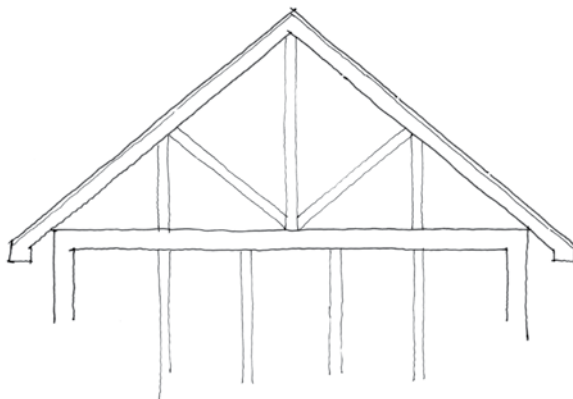


Figure 213-196: Illustrative Example of Tudor Gable

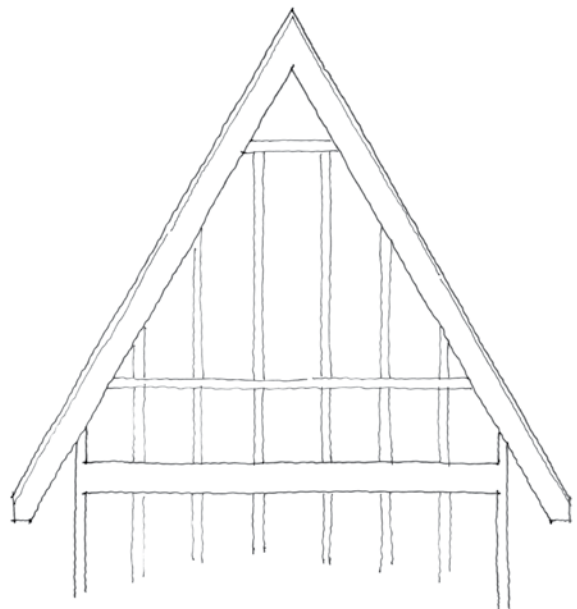


Figure 213-197: Illustrative Example of Tudor Gable



Figure 213-198.
(Credit: flickr - ExteriorEncounters)



Figure 213-199.
(Credit: flickr - ElissaSCA)



Figure 213-200.
(Credit: flickr - OldOhioSchools)

213-525 Building Detail

A. Materials

Building materials shall be utilized in a manner appropriate to their intrinsic properties, including their structural capacities as demonstrated in openings and spans. A number of products are available today that have exceeded the performance of the originals and have equaled them in appearance. A number of natural materials have declined in quality of performance and appearance in recent years. Materials should both perform well and achieve the desired look. The following “Arm’s Length Rule” and the “Eyes’ Only Rule” shall establish the guidelines for the acceptability of such materials with the final decision to be made by the Building Inspector if the FBCA determines that such materials are consistent with the regulations and intent of this Article XLII.

- (1) Arm’s Length Rule: Substitute materials may be used for materials noted here, but their appearance must be indistinguishable from the original at arm’s length, and their performance must exceed that of the original, especially if they are to be used below the second floor.
- (2) Eyes’ Only Rule: Substitute materials used at or above the second floor must be visually indistinguishable from the original from frontages.
- (3) Visibility Standard: Approvals may be granted for materials and configurations not permitted by The Design Code if they are not visible from frontages and if the FBCA expressly determines in writing that such materials and configurations are consistent with the regulations and intent of this Article XLII.

B. Multi-Unit Buildings

Materials and configurations for individual units within a multi-unit building shall be consistent.

C. Vinyl Siding

Vinyl Siding shall not be permitted.

D. Metal

Metal elements shall be painted or natural colored galvanized steel, stainless steel, anodized or electrostatic plated (ESP) aluminum, marine-grade aluminum, copper, bronze, or powder coated. Copper shall be left to age naturally.

E. Wood

Wood elements shall be painted, sealed with an opaque or semi-solid stain, or varnished, except walking surfaces and handrail caps, which may be left natural.

F. Simulated Wood Products

Simulated wood products may be used when determined by the FBCA to be consistent with the regulations and intent of this Article XLII, and shall be smooth (free of simulated wood grain) and painted.

G. Sustainable Building Materials

Buildings should be built of “green” building materials. “Green” materials can correspond to the following criteria: produced locally or salvaged, recycled and/or recyclable; rapidly renewable; durable; containing a low embodied energy; manufactured in a less environmentally hazardous or toxic manner; for wood, certified in accordance with the Forest Stewardship Guidelines for environmentally responsible forest management; for refrigerants and fire suppression devices, not containing CFCs or Halon gas. Common “green” materials include cement/wood fiber composite siding, cellulose insulation, glue-lam beams, and concrete with fly ash content.

H. Walls

(1) Materials

- a. Foundation wall openings shall be filled with grates of materials appropriate to the transect zone in which the lot is located as follows:
 - i. T3: wood or cast concrete.
 - ii. T4, T4(-), T5: cast concrete or metal louvres.
- b. Openings to crawl-spaces between pier foundations shall be enclosed with either walls (see “Foundation Systems”) or with skirts. Skirts shall be horizontal wood boards or framed wood with spaces of $\frac{3}{4}$ in. to 1-1/2 in. between boards.
- c. Building wall materials shall be appropriate to the transect zone in which the lot is located as follows:
 - i. T3: Wood or cementitious horizontal clapboard siding, stucco.
 - ii. T4, T4(-), T5: Brick or stone veneer, wood or cementitious horizontal clapboard siding, or stucco.
- d. Siding shall be wood or cementitious siding, with 8 in. maximum exposure to the weather. Vinyl siding shall not be permitted. Butt joints between siding pieces may be caulked but not “covered”.
- e. All stucco shall be steel trowelled with no evidence of the mark of the trowel. Stucco shall be primed and painted or shall be integrally colored. Corner beads are prohibited. Exposed slab shall be parged and painted to match wall.
- f. Acrylic stucco shall adhere to the following rules in addition to those for stucco:
 - i. Prohibited within 3 ft. of the ground and within Arm’s Length.
 - ii. Stucco surfaces shall face out or down, never up.
 - iii. Highly textured finishes are prohibited.
 - iv. Sheathing shall be fiber glass faced.
 - v. Expansion joints shall be a rational part of the composition of the wall and shall be shown and noted on the documents required for Design Review.
- g. Concrete with a smooth parged finish (no evidence of the mark of the trowel) may be used for foundation walls with less than 3 ft. exposed above grade at frontages.
- h. Exterior trim shall be indistinguishable from wood when painted and shall be sized appropriately to its location and architectural style. The following materials are suitable for trim: fibre-reinforced cementitious trim and pvc-based products. The sides of trim boards shall be painted to match the face of the trim board. Drip caps shall be painted the trim color. Window trim and the window frame shall be painted the same color.
- i. Building Walls shall be one color per material used. Paint for masonry applications shall have a flat finish. All wood siding shall be stained or painted. An accent color for items such as the front door, pickets, porch balcony trim, and shutters may be used.

- j. Light colored wall finishes are encouraged in order to reflect sunlight and help maintain lower interior temperatures prior to mechanical assistance. Colors for all exterior materials (siding, trim, stone, stucco, etc.) shall be appropriate to the architectural style and to local precedent. Mortar shall be a warm neutral color. White mortars shall be prohibited.

(2) Configurations

- a. Facade Ratio: The percentage of void area (windows and other openings) in a primary building facade shall be appropriate to the architectural style. First floor retail frontages in the zone between 2' and 12' above the ground shall be 60% minimum void.
- b. Facade Composition: "Scattered-window" facades shall be prohibited. Each facade shall present a unified, rational composition.



Figure 213-201: Illustrative Example of Scattered Window Facade

- c. Number of Materials: No more than 2 wall materials, excluding fenestration, shall be visible on any exterior wall, not counting the foundation wall or piers. Materials shall change only along a horizontal line or at an inside corner. Material changes at outside corners are prohibited. Heavier appearing

materials shall be below lighter materials. Facades shall consist of no more than three materials, patterns, textures or colors (windows and framing not included).

- d. Blank Walls: Building walls at frontages may not be blank (void of windows).
- e. Masonry Watertable: Watertables shall be denoted with a slightly thicker base wall.
- f. Siding Wall / Base Alignment: The back of the siding shall align with face of the foundation wall below.
- g. Skirt Board: A minimum nominal 5/4 in. x 10 in. skirt board with a minimum nominal 5/4 in. x 2 in. cap is required for siding walls.
- h. Stone: Stone patterns shall be appropriate to the architectural style.
- i. Stone Veneer Walls: Stone veneer walls shall be detailed exactly as stone bearing walls, especially at openings. Stone veneer shall be a minimum of 1-1/2 in. thick. The face of the floor system, if exposed, shall be aligned with the outside face of the stone below. At building corners, stone veneer shall return a minimum of 4" along the adjacent elevation.
- j. Expansion Joints: Expansion joints shall be a rational part of the composition of the wall and colored to match the wall.
- k. Trim: Trim, except at stucco, is required where there is a change in material or a change in plane. Trim around lights, outlets, vents, meters, etc., shall match the wall color not the trim color or the color of the object.

I. Doors and Windows

(1) Materials

- a. Doors: Doors, including residential garage doors, shall have glass, raised panels, or planks.
- b. Plastic Stops: Plastic stops that project from the face of the door or that will not hold stain or paint shall be prohibited.
- c. Windows: Commercial windows shall not be vinyl or fiberglass.
- d. Shutters: Shutters shall have hardware to provide the appearance of operable shutters. Shutters shall have a backer board where the hinge would be located on an operable shutter. Shutters shall overlap the window surround trim the same dimension as an operable shutter.
- e. Storm Doors, Windows, and Screens: Storm doors, windows, and screens shall be free of decorative trim and finished to match the door or window they serve or the trim around it. Screens shall be integral to the window unit and made of bronze or black vinyl with a frame that matches the window or door.
- f. Bay Window Walls: Bay window walls (not their foundation walls, if any, which shall be the same as the building foundation walls) shall be siding except for Tudor Revival buildings which may also be masonry except for Tudor Revival or Italianate buildings.
- g. Glass: Glass shall be clear and free of color. Frosted glass may be used at side yards, rear yards, and courtyards but shall be prohibited at frontages. Patterned, stained, tinted and art glass may be used only when determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- h. Muntins: Muntins shall be wood, metal-clad wood, or aluminum and shall be traditionally profiled and applied at both exterior and interior faces and no greater than 1 inch in width. Spacer bars are recommended. Muntins sandwiched between the glass shall not be permitted. Muntins shall be the color of the sash.
- i. Masonry Lintels: Masonry lintels shall be stone, precast stone or precast concrete.

(2) Configurations

- a. Door and Window Placement within the Wall: Windows and exterior doors shall be installed such that the exterior face shall not be flush with the exterior wall on primary facades.
- b. Door Types: All doors shall be side-hinged except for garage doors, which may be sectional, and doors on ground floors facing private yards which may be “swing-set” or “sliders”. Double doors shall not exceed 4 ft. in combined width. Doors on upper stories shall be French doors.
- c. Front Doors: Front doors, including the entry door to the porch on Side-yard houses, shall be located on the primary frontage line except for English Tudor Revival buildings which may have recessed doors only if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- d. Sidelites: Sidelites shall not exceed 12” in width.
- e. Entry Surrounds: As one of the most expressive parts of the building, entry surrounds shall be detailed carefully and shall be consistent with the architectural style of the building
- f. Garage Door Sizes: Garage doors facing frontages or at the corner of a primary frontage shall be no wider than 10 ft. Twenty-four foot wide, or less, lots having a two-car garage may have doors as wide as 20 ft.
- g. Window Types and Proportions: Windows shall be operable hung, casement, awning, or hopper. Windows shall be of consistent proportion throughout a building except that English Tudor Revival windows may have differing proportions when appropriate to the architectural style.
- h. Muntins: The use of muntins shall be consistent with the architectural style of the building and consistent throughout the building. Simulated divided lites with spacer bars are encouraged.
- i. Window Pane Proportions: Window panes shall be vertically proportioned or square and similarly proportioned throughout an entire building. Muntins shall be the color of the sash. Square panes may be used in special windows no matter what proportion of pane is used elsewhere in the building.

- j. Bay Windows: Bay Windows shall be structurally supported in a manner appropriate to the architectural style.
- k. Shutters: Shutters shall be exactly one-half the width of the sash they are covering and equal to the combined sash height. Shutters shall be applied to all or none of the typical windows on any given façade or elevation. Shutter configurations shall be appropriate to the architectural style. Shutters shall have hardware to provide the appearance of operable shutters. Shutters shall have a backer board where the hinge would be located on an operable shutter. Shutters shall overlap the window surround trim the same dimension as an operable shutter.
- l. Multiple Windows and Doors: Mullions shall separate multiple windows and/or doors in the same rough opening, each between 4" and 6" nominal width (whether horizontal or vertical).
- m. Window Sills: Window sills in masonry construction shall project a minimum of 1" from the face of the building.
- n. Window Trim: Window trim and the window frame shall be painted the same color.
- o. Zero-Lot-Line and Courtyard Building Walls: Zero-lot-line and Courtyard Building walls on property lines shall not provide visual access into the adjoining lot, however, fixed, frosted clerestories with sills 6' minimum above finished floor are permitted.
- p. Stone Jack Arch: Jack arches shall be capable of supporting the stone in the wall above. Jack arches may vary in width, depth, and occasionally angle.
- q. Bay Jamb Material: Bay window jambs shall be trimmed with a single vertical jamb casing that extends from the window-sash to the corner of the bay.

- r. Casing: Door and window casing shall be appropriate to the architectural style.
- s. Head Casing: Head casing shall be equal to or wider than jamb casing and shall not be less than one-sixth of the opening width.
- t. Masonry Lintels: Masonry lintels shall be at least as tall as one-fifth of the opening width. Masonry lintels shall extend beyond the edges of the opening one half the height of the lintel or the height of the lintel or in coursing increments. Keystones shall be prohibited in square-end lintels.
- u. Masonry Sills: Stone rowlock sills shall not extend beyond the sides of the masonry opening. Stone or precast sills, preferably with lugs, shall extend beyond the sides of the masonry opening either 2" or 4".
- v. Arches: Arch thickness (height) shall be at least one-sixth of the opening width. Every arch shall be supported immediately below the arch.
- w. Jack Arches: The side faces of jack arch keystones shall converge at the same radius point as the ends of the jack arch. No field cut brick jack arches shall be permitted. Jack arches shall be a pre-cut masonry package.
- x. Arch or Lintel and Eave Alignment: Eave trim shall not intersect an arch except to touch the top of a keystone. If there is no keystone, the top of the arch shall be separated from the eave trim by a distance equal to the arch height at a minimum. Eave trim shall not touch a lintel. The eave trim shall be separated by a distance equal to the lintel height at a minimum.
- y. Keystones: Keystones shall not be used as a part of picture-framed casings.
- z. Sills: The sill shall be a minimum of 2" thick. Casing shall never be picture framed at the sill. Sills shall project from the face of the wall and should have a drip edge.

J. Porches, Stoops, Balconies, Galleries, Colonnades, and Arcades

(1) Materials

- a. Column Materials and Proportions: Columns shall be built of materials that allow column design consistent with the architectural style such as wood, stone, fiberglass, GFRC, or composites. Extruded aluminum shall be prohibited. Classical columns shall be built as close to Classical proportions as is available and shall have entasis.
- b. Beams: Porch beam casings shall be exposed and built of materials that reflect the structural nature of beams. The grain or texture of the casing material shall be horizontal.
- c. Porches and Stoops: Porches and stoops shall be wood except for English Tudor Revival.
- d. Floors: Flooring for porches, stoops and balconies shall be wood except for English Tudor Revival.
- e. Exterior Stairs and Steps: Exterior stairs and steps shall be wood except for English Tudor Revival.
- f. Porch Ceilings: Porch ceilings shall be built of painted wood or painted simulated wood except for English Tudor Revival. Exposed beams and joists shall be painted or stained. Permitted patterns are: timber beams and purlins (small cross-beams) with solid floor deck above; V-groove wide board ceiling; exposed framing and metal roofing; narrow beaded board ceiling and open slat ceiling.
- g. Enclosed Porches and Balconies: Ground floor porches at frontages shall not be enclosed with glass or screens. Screens, if any, shall be framed in wood or synthetic wood and shall be installed within structural porch openings. Porches

and balconies above the first floor may be enclosed with operable shutters of a material appropriate to the architectural style.

- h. Balconies: Balconies shall be made of materials consistent with the architectural style.
- i. Railings: Railings shall be of materials consistent with the architectural style. Vinyl clad wood is acceptable if it is detailed like wood. "Sleeve-like brackets" and exposed connectors are prohibited. The railing material shall not be heavier in appearance (more durable in appearance) than the materials of the porch, stoop, stair, or balcony.
- j. Arcades: Arcades shall be masonry. Ceilings shall be tile if vaulted or exposed wood structure if not vaulted.
- k. Galleries: Galleries shall be metal. Ceilings shall be exposed.

(2) Configurations

- a. Openings: Openings in porches, stoops, balconies, galleries, colonnades and arcades shall be vertically proportioned unless approved by FBCA.
- b. Column to Entablature: The face of the entablature shall align with the shaft of the column.
- c. Entablature: Each of the components of the entablature (cornice, frieze and architrave) shall conform to the principles and proportions described in *The American Vignola*. The cornice shall project a dimension equal to its height. The frieze may be plain or elaborately ornamental. The architrave shall never be taller than the frieze and shall typically be plain.

- d. Inter-columniation: Inter-columniation and openings between piers, columns, and posts, shall be square or vertically proportioned. When columns and beams are masonry, inter-columniation shall not exceed a proportion of 1:1. Wood structures that are not strictly classical may have inter-columniation wider than 2:1.
- e. Porch Design: Porches shall be a minimum of 8 ft. deep. Except for the corners of wrap-around porches, the side edge of the porch roof shall not extend beyond the width of the house or the inside edge of the corner boards or pilasters.
- f. Porch Beam: The beam at the top of porch columns which supports the porch roof shall be visible from both the inside and the outside of the porch.
- g. Stoops: Stoops shall be no larger than 6'x5'.
- h. Railing Design: Bottom rails shall have a vertical section and clear the floor. The maximum span of one section of railing shall be 8'. Pickets, boards and balusters shall be centered on the rails.
- i. Railings: Railings shall be detailed in a manner consistent with the architectural style.
- j. Balcony Design: Only balconies that are additive to the facade shall be permitted. Balconies that are formed by creating a void in the facade shall be prohibited. Balconies shall be structurally supported by brackets or tapered wood or concrete beams or, if less than 3 ft. in depth, profiled sills, of a scale consistent with the architectural style.
- k. Square Column Cap and Base Trim: Square columns shall be used for most vernacularly oriented buildings. While not classically correct, their capital and base trim shall appear to be supporting the load as their classical counterparts do.
- l. Column Base to Porch Edge: Column bases shall never protrude beyond the edge of the porch flooring. The outer edge of the base shall align with the face of the pier or foundation below. Interior columns shall be centered over piers, but corner columns shall be located so that column base and outside face of pier align.
- m. Large Square Columns: Square columns wider than 12" nominal shall be built of frames and panels unless they are classically correct manufactured columns.
- n. Triglyph / Column Alignment: Triglyphs shall be centered over columns. Additional triglyphs shall be equally spaced between the ones that are centered over columns, with the spacing generally equal to the height of the triglyph.
- o. Built-up Beams: Seams between built-up beam faces and beam bottoms shall be located on the underside of the beam. The beam bottom board shall be installed between the beam side boards and flush with the bottom of the side boards.

K. Eaves

(1) Materials

- a. Flashing: Flashing shall be lead, copper, anodized aluminum, or unpainted galvanized metal.
- b. Eave Return Cap: The eave return cap shall be built of continuous, seamless metal flashing. Eave return cap shall be a single continuous piece of flashing rather than the roofing material.
- c. Eave Overhang Enclosure: The underside of an overhanging eave may be enclosed with wood, wood decking or Simulated wood. Vinyl or aluminum eave enclosures are prohibited.
- d. Trim under Cornice: The trim immediately below the cornice shall not be a crown mould.
- e. Gutters and Downspouts: Exposed gutters and downspouts shall be copper (not copper-coated), galvanized steel, or aluminum (ESP or anodized). Copper shall be unfinished and left to age naturally. Steel may be painted. Splash blocks shall be stone or gravel.

(2) Configurations

- a. Eaves: Eaves shall be appropriate to the architectural style. Water from roofs may not spill onto adjacent property.
- b. Eave Continuity: Eaves shall be continuous unless overhanging a balcony or porch. Eaves at frontages shall have no more than 4 outside corners.
- c. Eave Return: Eaves return trim shall be consistent with the main eave profile.

- d. Gutters and Downspouts: Roof drainage shall not be permitted to drain off-site to public streets and right-of-ways. Roof drainage shall be captured and integrated into the storm water attenuation system.
- e. Brackets, Corbels, and Modillions: Their height shall typically be at least as great as their depth. Classical corbels or modillions should extend to the drip of the soffits. Their height shall typically be one-third to one-half of their depth.
- f. Dentil Size and Proportion: Dentils shall be small square or vertical rectangular blocks and shall be located just below the corona as a part of the bed mouldings. Dentils shall be appropriate to the architectural style. The proportion and size of dentils shall be designed so that they are clearly based on classical proportions when the building is classical. Vernacular building may also have dentils, but shall be based more closely on construction elements.
- g. Triglyphs: Triglyphs shall only occur on the Doric order. Triglyphs shall be composed of three vertical parts. Triglyphs shall extend the full height of the frieze and engage both the bed mouldings above and the taenia and architrave below.
- h. Frieze: A frieze board shall occur below every eave and raking cornice. The frieze shall never be picture-framed. A classical frieze shall be at least as wide as the cornice. Vernacular friezes may vary.

L. Roofs

(1) Materials

- a. Shingle Roofs: Shingle roofing materials shall be slate, wood or wood shakes, or architectural asphalt.

(2) Configurations

- a. Building Roof Shapes: Principal building roof shapes shall be appropriate to the architectural style.
- b. Parapet Walls: Parapet walls at uninhabited roofs shall be a minimum of 18 in. high.
- c. Bay Roofs: Bay roofs shall be distinct from the primary roof, and shall return on themselves at each end. Bay roofs shall not be a shed continuation of the main roof.
- d. Tower Roofs: Tower roofs shall be flat or match the roof of the principal; building in materials and configurations.
- e. Overlapping Gables: Overlapping gables shall be prohibited.



Figure 213-202: Illustrative Example of Overlapping Gables

- f. Skylights: Skylights shall be prohibited except on flat roofs where they shall be flat in profile.
- g. Roof Penetrations: Roof penetrations (vents, flues, etc.) shall be located on

the slope facing the interior of a block whenever practicable. Equipment shall not be located where visible from frontages. All roof penetrations shall match the color of the roof, or, if metal, may be left natural.

- h. Rooftop Equipment: All rooftop mechanical equipment and communication antennae shall be screened from view. Screens shall match the full height of the mechanical equipment. Screening shall be integral to the design of the building. Satellite dishes shall be as small as feasible and placed in the location on the property least visible from frontages while still allowing adequate signal reception. Rooftop equipment shall operate in accordance with Chapter 156 of the Code of the Town of Babylon.
- i. Photo Voltaic Systems and Solar Hot Water Systems: Photo voltaic systems along frontages shall be flexible panel type (BIPV) attached directly to the roofing material. Solar hot water systems shall not be located along frontages. Photo voltaic and solar hot water systems on interior facing pitched roofs and flat roofs shall be permitted. Such systems shall be adequately screened from view from frontages by parapets or other architecturally integrated screening devices.
- j. Green Roofs: Planting on flat roofs shall be permitted.
- k. Flat Roofs: Flat roofs shall have light finishes.

M. Dormers

- (1) Materials
 - a. A solid casing assembly from the window to the corner of the dormer wall. Wall materials are prohibited on the face of the dormer. Dormers shall have single, strong, substantial casing boards at the corners.
- (2) Configurations
 - a. When dormers are used, they shall light interior spaces.
 - b. Dormer Placement: Dormers shall align with openings in walls below or the center-line between openings.
 - c. Dormer Proportion: The body of a single-window dormer shall be vertically proportioned or square and shall be consistent with the architectural style. Dormer windows shall be proportioned similar to or slightly shorter than typical windows in the floor below.
 - d. Dormer Roofs: Dormers shall be placed flush with or a minimum of 3 ft. from side building walls and have shed roofs with a minimum slope of 3:12 or gable or hipped roofs sloped to match the principle structure.
 - e. Dormer Size: Dormers shall be sized no larger than necessary to hold the window and its framing.
 - f. Lanterns, Cupolas and Belvederes: Lanterns, cupolas and belvederes shall sit on a low base and be trimmed to resemble pilasters surrounding glazed or louvered openings supporting a beam and roof above. Siding, if any, shall be located below the sill height.

N. Attachments

- (1) Materials
 - a. Flues shall be clay tile or galvanized metal left natural or painted black.
 - b. Awnings shall be canvas or synthetic canvas on a light metal frame. Translucent fabric is prohibited.
 - c. Window boxes shall be wood or simulated wood.
- (2) Configurations
 - a. Flues shall be no taller than required by local building codes.
 - b. Awning design shall be simple and of a size and style consistent with the architectural style of the building. Awnings shall be sloped rectangles with or without end panels and without bottom panels. All awnings on a single facade (or section of façade designed to appear as a separate building) shall be identical. Quarter round awnings shall be prohibited.
 - c. Awning Structure: Awnings shall be operable or shall be attached to a fixed light metal frame which may be supported by brackets. The front flap or drip edge shall move with the breeze.
 - d. Vents: Wall vents shall be painted to match wall.
 - e. Encroachment: Residential awnings may encroach into setbacks, but not across private parcel lines.



Figure 213-203: Illustrative Example of Awning
(Credit: flicker - godutchbaby)



Figure 213-204: Illustrative Example of Awning
(Credit: flicker - My Aching Head)

O. Storefronts

(1) Materials

- a. Storefronts and dimensions of storefront elements shall be consistent with the architectural style. Storefronts shall be built of wood, simulated wood, custom metal work, extruded aluminum, or hollow steel frame. Aluminum with a natural (silver) or bronze (dark brown) finish is prohibited.
- b. Glass: Storefront glass shall be clear. Reflective (mirror) or colored glass shall be prohibited.
- c. Signs: See "Signs," Section 213-525 P.

(2) Configurations

- a. Unified Design: The door, signage and lighting shall be designed as a unified design.
- b. Fenestration: Fenestration at ground floor commercial uses shall not be less than 60% void. Muntins are discouraged.
- c. Kick Plate: Doors shall have a continuous kick plate.

- d. Storefronts: Storefronts shall have mounting bolts for awnings, signs and lighting whether or not such items are installed at the time of initial construction.
- e. Signs: See "Signs," Section 213-53, P.
- f. Interior Lighting: All retail establishments shall be lit in the incandescent (warmer) spectrum, regardless of the technology used. Small spotlights (halogen is encouraged) are recommended rather than a uniform wash of light.
- g. Security Gates and Security Shutters: Solid metal security gates and solid roll-down windows shall not be permitted. Link or grill security devices shall only be permitted when installed from the inside, within the window or door frames.
- h. Encroachment: Awnings, lights, signs, tables, chairs, misters and merchandise displays may encroach into setbacks and across R.O.W. lines but not across private parcel lines.

P. Signs

(1) Materials

- a. Signs shall be of materials consistent with the architectural style.
- b. Address numbers shall be 6" in height as required by New York state law and shall be gold leaf, metal, ceramic or paint in a color contrasting with the background color.
- c. Neon signs, fluorescent or glowing paint, billboards, moving or intermittently illuminated signs or advertising devices, and flashing signs shall be prohibited.

(2) Configurations

- a. Four types of attached signs are permitted:
 - i. The Band Sign: The band sign consists of a band of lettering across the entire width of the building. If lit, band signs shall be front-lit with gooseneck lights. Band signs shall be a maximum of 36" tall, and the bottom of the band sign shall not be installed less than 10 ft. above the sidewalk.
 - ii. The Board Sign: The board sign consists of painted or vinyl graphics on a signboard attached flush with the building wall.

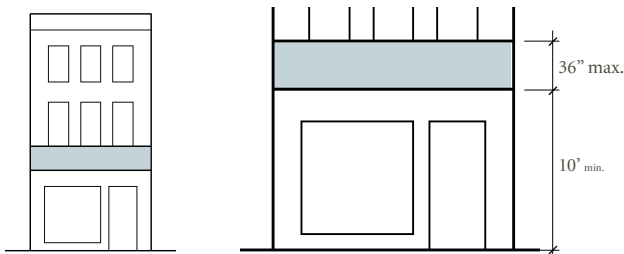


Figure 213-205: Diagram of Band Sign Dimension

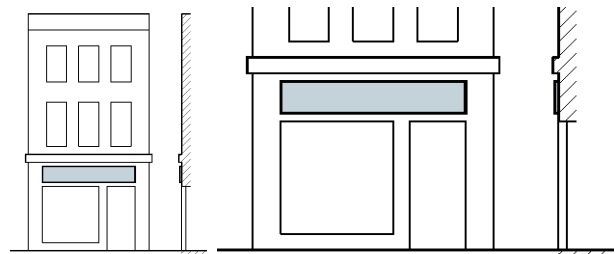


Figure 213-207: Diagram of Board Sign Dimension



Figure 213-206: Illustrative Example of Band Sign



Figure 213-208: Illustrative Example of Board Sign
(Credit: flickr K-FREE)

- iii. Window Signs: The window sign is located behind the glass or is comprised of painted, gold leaf, or vinyl applied directly to the glass. Window signs shall not be mounted on opaque signboards. The height of any window sign is limited to one-third the height of the glass in the sash where the sign is installed, excluding muntins. The width of any window sign is limited to 90 percent of the width of the glass in the sash where the sign is installed. Signs may not be affixed with tape or other temporary means to the exterior nor to the interior of the glass surfaces. Neon signs shall be prohibited. Decals shall not be affixed to glass.

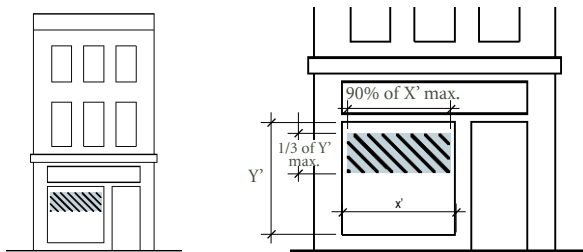


Figure 213-209: Diagram of Window Sign Dimension

- iv. Painted Wall Signs: Painted wall signs may only occur on wall surfaces that are set back at least 50 ft. from the edge of the pavement to allow for equal viewing by pedestrians and motorists and shall not be the primary sign of the business they represent. Such signs shall be rectangular, oriented horizontally or vertically, and no larger in area than 2 ft. by two times the building width. These signs shall have a dark background color with a black border.

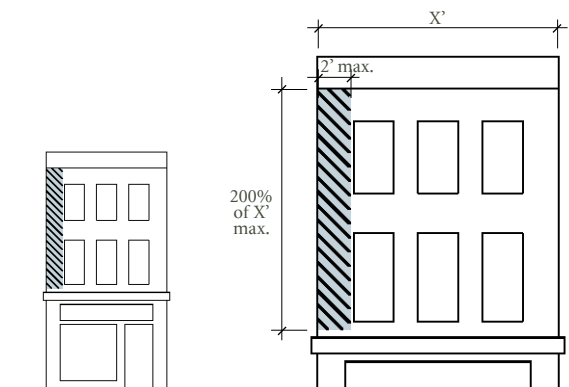


Figure 213-211: Diagram of Painted Wall Sign Dimension



Figure 213-210: Illustrative Example of Window Sign

Figure 213-212: Illustrative Example of Painted Wall Sign
(Credit: flickr stealingsand)

b. Two types of projecting signs are permitted:

- i. Blade Signs: Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 5'. The top of the blade sign shall be between 9' and 12' above the sidewalk. The blade sign shall be 32 in. tall maximum. Blade signs shall be no more than 4 ft. wide nor project more than 5 ft. from the wall. No blade sign shall exceed 6 sq. ft. Brackets or other suspension device shall match the architectural style of the building and shall not be computed as part of the allowable size of the sign.

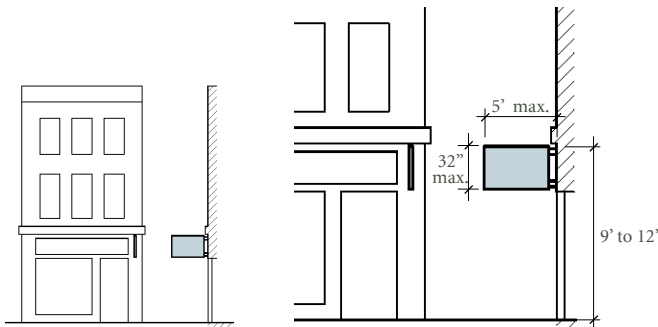


Figure 213-213: Diagram of Blade Sign Dimension

- ii. Vertical Signs: Vertical corner signs are permitted at the corners of blocks in T5. They may project perpendicular from one side of the building or at a 45 degree angle to the corner. Vertical corner signs may be lit with gooseneck lights. Vertical corner signs shall be mounted a minimum of 12' in height from the sidewalk, measured to the bottom of the sign. The height of the sign shall not exceed the first-storey wall height. Vertical corner signs shall be mounted 12" maximum away from the exterior wall of the building and shall be a maximum of 3 ft. wide.

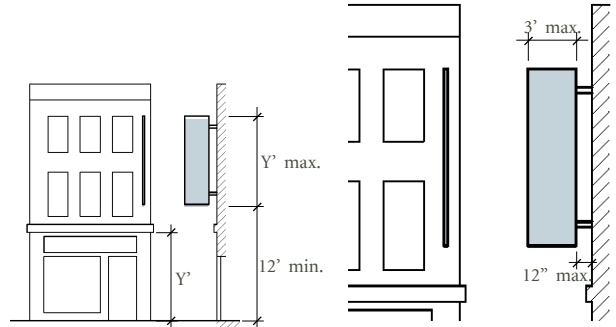


Figure 213-215: Diagram of Vertical Sign Dimension



Figure 213-214: Illustrative Example of Blad Sign



Figure 213-216: Illustrative Example of Vertical Sign
(Credit: flickr Kansas Sebastian)

- c. Ground Signs: Sculptural and A-frame sign boards placed on the sidewalk shall be permitted if they are temporary and removed during non-operating hours.
- d. Awning Signs: Signage may be painted either on the fringe of an awning or in the centre of the body of the awning. Awning signs shall be painted directly on canvas. Back lit awnings are prohibited. Signs that occupy the fringe of the awning may fill the entire height and width of the fringe up to a maximum fringe height of 9”.
- e. Rooftop Signs: Roof top signs meant to be viewed from great distances shall be prohibited unless determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- f. Home-based Business Signs: Signs advertising a home-based business shall be permitted and shall be consistent with the architectural style and shall be painted wood with a maximum size of 6 sq. ft. Signs may have engraved gold leaf letters and symbols. Signs may be mounted to a freestanding post, hung below a porch roof, or mounted to a building wall. Brass signs may be used for signs mounted to masonry building walls. One sign advertising a home-based business is permitted at each frontage.
- g. Security Signs: One sign providing notice of a security system is permitted at each frontage and shall be affixed to a building.
- h. Real Estate “For Sale” and “For Rent” Signs: One real estate sign advertising a property for sale or rent may be displayed at each frontage.
- i. Freestanding, off-site and detached signs are prohibited unless noted otherwise.
- j. Signs may encroach into setbacks and across R.O.W. lines, but not across private lot lines.
- k. The Building Inspector may approve a sign that is not consistent with the regulations of this section when the sign is designed as a site-specific piece of civic art if the FBCA determines that such sign is consistent with the intent of this Article XLII.



Figure 213-217: Illustrative Example of A-Frame Ground Sign
(Credit: flickr kellan)

Q. Lighting

(1) Materials

- a. Exterior Light Fixtures: Exterior light fixtures shall be consistent with the building architectural style and is subject to the approval of the FBCA.

(2) Configuration

- a. Dark Skies: Exterior light fixtures shall be “dark skies friendly.”
- b. “Wall Wash” and “Up -Lighting”: Walls of residential buildings shall not be washed, flooded or up-lit with light.
- c. Exterior Lighting at Garage Doors: Lights at garage doors opening onto an alley or lane shall have a cantilevered fixture, centered above the door with a photocell but no switch.
- d. Parking Lot Lighting: Parking lots shall be lit with metal halide lamps with direct cutoff fixtures that prevent light spillover onto adjacent properties.
- e. Location: Exterior lighting shall include the following, activated by photovoltaic cells (override switches are prohibited):
 - i. 40 watt maximum, incandescent light, or equal, above each garage door
- f. Lights and poles may encroach into setbacks and across R.O.W. lines but not across private lot lines.
- g. Path Lights: Path lights are encouraged at pedestrian gates, along internal pathway systems, at all steps/grade changes, and at garbage enclosures. Photocell activation should be considered for lights at gate entrances and walkways leading to or from the Principle Building or Outbuilding.
- h. Post Lamps: Post lamps are prohibited.

R. Sitework

(1) Materials

- a. Fence materials shall be consistent with the architectural style of the building on the lot. Metal picket fences shall be prohibited.
- b. Hedges: Hedges shall be an evergreen material planted in a continuous row (tight enough to form a wall) and 2' minimum in height at the time of installation.
- c. Gate Hardware: Gate hardware shall be of non-corrosive metal or wood latch-type systems.
- d. Wall Materials: Walls in the landscape shall be brick, stone or stucco to match the principle building.
- e. Pervious paving shall be permitted.
- f. Plant Materials: Invasive and exotic species shall be prohibited.

(2) Configurations

- a. Lead Walks: Lead walks (those approaching doors and gates at frontages) shall not extend into the verge.
- b. Curbs: Flush curbs are encouraged for support of pavers. Raised curbs for the support of pavers shall be prohibited.
- c. Frontage Fence Design: Frontage fences shall be of a different design from those of neighboring fences. Fences shall be composed of individual panels no taller than 40". Fence designs shall be consistent with the architectural style of the primary building on a lot. Frontage fences shall be placed 12" from the sidewalk in order to leave a band between the sidewalk and fence that shall be planted with perennials or flowering groundcover. Frontage fences shall only be permitted where specified in the Regulating Plan. See 213-511 for additional standards.

- d. Privacy Fence Design: Privacy fences may be up to 72" in height. Privacy fences shall not be constructed forward of the rear building wall.
- e. Garden Wall Design: Garden walls shall be a minimum of 8 in. thick. Exterior surfaces of garden walls shall be articulated in a manner consistent with the architectural style of the building. When walls are capped with a coping the cap shall overhang the wall no less than ½ in. on each side. Walls without a coping may be flat, beveled or rounded in section. Piers shall measure a minimum of 12" x 12". Pilasters shall be capped.
- f. Openings in garden walls: Openings in garden walls are permitted only in walls facing a frontage. Non-passage openings greater than 24 in. in width or height shall be provided with wood, masonry or metal screens.
- g. Fencing terminal posts shall be a minimum of 6"x6" and shall be taller than intermediate posts. Terminal posts shall not be placed next to each other. Fences on adjacent parcels shall share a common terminal post. Typical posts shall be equally spaced and shall not exceed a spacing greater than 8' o.c. Spacing between a post and a picket shall be the same as the spacing between pickets.
- h. Hedges: A hedge shall be composed of one evergreen plant species. Plants shall be planted at 18" spacing and shall have a height of 2' minimum at time of planting. Hedge height shall be maintained to meet the fence standard for the same location.
- i. Walks: Walks shall be flush with the ground.
- j. Residential Driveway and Garage Aprons for One and Two Car Garages: Radius corners shall be prohibited. Flares greater than 2' shall be prohibited.
- k. Mechanical Equipment and Trash Storage: Mechanical equipment, trash containers, and recycling containers shall not be located along frontages and shall be screened from view from frontages, alleys, lanes and neighbors by garden walls or fences and gates.
- l. Accessory Structures: Accessory structures shall adhere to the standards in this code.
- m. Decorative Work in Gates, Walls and Fences: Decorative work in metal or wood in gates, walls or fences shall be permitted if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.
- n. Swimming Pools: In-ground pools are permitted within private lots and or courtyards provided they are screened from view from a frontage. Above ground pools shall not be permitted, except temporary inflatable pools.
- o. Fountains and water basins: Fountains and water basins, when visible from a frontage, shall be permitted only if determined by the FBCA to be consistent with the regulations and intent of this Article XLII.

S. Color

Colors shall be consistent with the architectural style and shall be selected from a single quadrant of the color wheel. This technique, without specifying particular colors, allows a range that is automatically internally harmonious. Trim and attached elements may be white or a darker or lighter saturation of the wall color. Awnings, signage, doors and shutters may be any color, however, gloss black and dark colors are recommended.

T. Architect and Builder Sign

All mixed-use, commercial and civic buildings shall have the name of their architect and the year of their completion inscribed on a plaque and permanently affixed in a conspicuous location. This sign shall be bronze, aluminum, concrete or stone and shall be less than 2 sq. ft. in area.

U. Approved Building Materials

The following materials shall be permitted. Other materials shall only be used if determined by the FBCA to be consistent with the regulations and intent of this Article XLII. Where a material is specified below it refers to that specific material and not to a material that resembles that material. For example, “wood” means “wood,” not wood chips pressed and glued together.

- (1) Walls: Cementitious Siding, Hardiplank or equal, Certainteed or equal, wood, brick, and stucco shall be permitted.
- (2) Trim: Azek or equal, Traditional Trimboard or equal, Synboard or equal, or wood shall be permitted.
- (3) Porch Floors: Wood, Tendura or equal, or Tendura Plank or equal shall be permitted.
- (4) Porch Lattice: Wood or Permalatt Products or equal, 1-7/8” diagonal and 2” rectangular Dura Shell vinyl lattice, Cross VINYLattice shall be permitted.
- (5) Asphalt Shingles: “Blended” color shingles are prohibited. Certainteed 3-tab or equal, tamko 3-tab or equal.
- (6) Later Construction: Later construction shall accommodate prior construction and provide a transition. Applicants on lots adjacent to lots for which improvements have been approved, or for which construction has commenced or been completed, shall carefully study the approved sets of plans for transitioning and connection requirements. Building walls shall be allowed to flash over the top of existing site and garden walls where necessary for water-tight construction. Adjacent color(s) between buildings with shared surfaces and within courtyards shall be coordinated through the FBCA.
- (7) Replacement Materials: Following issuance of a Certificate of Compliance with The Code, replacement of any previously approved material, product, or paint color with the same material, product, or paint color shall not require approval. Replacement of any previously approved material, product or paint color with another material, product, or paint color shall be permitted if determined by the FBCA to be consistent with the regulations and intent of this Article XLII. Where a previously approved material has since been prohibited, the previously approved material shall be permitted to be used for minor repairs. The FBCA shall determine when a repair is “minor” on a case-by-case basis.

V. Mechanical Equipment

- (1) As noted in Part 6, L.(2), h., All rooftop mechanical equipment and communication antennae shall be screened from view. Screens shall match the full height of the mechanical equipment. Screening shall be integral to the design of the building.
- (2) All through-the-wall venting mechanical systems shall not be permitted on faces of buildings facing the street or public right-of-way.
- (3) Mechanical equipment located on the ground plane shall be screened with a fence on all four sides or with a landscape hedge on all four sides, or some combination thereof.

Part 7: Green Building and Site Planning

213-526 Green Building and Site Planning

The Town of Babylon is committed to minimizing the short-term and long-term negative impacts construction has on the environment and is committed to promoting the benefits that green building and green site planning have on the health and welfare of its citizens. The intent of this Part is to identify and refer the user to the existing regulations within the Town of Babylon Code and establish additional regulations that apply to Downtown Wyandanch and the Straight Path Corridor Zone.

- A. In order for sustainable approaches to be successful, they must be integral to each facet of development. All new development shall adhere to the regulations contained in this article which have been carefully considered to promote green site planning and green building.
- B. All new single-family construction shall adhere to Chapter 89, Article 6: Energy Star Requirements.
- C. All new commercial, mixed-use, and multi-family buildings shall adhere to the requirements of Chapter 89, Article 8: Green Building Certification.
- D. All sites providing irrigation shall provide a method to capture and re-use rainwater for irrigation.
- E. All exterior lighting shall use photosensitive cells that automatically turn off lights at sunrise.
- F. Geo-thermal shall be permitted on all sites.
- G. Green roofs shall be permitted for all building types.
- H. The recycling of construction waste shall be required.
- I. Pervious paving shall be permitted.
- J. All new development shall conform to Part 189 of the Code of the Town of Babylon, Stormwater Management and Erosion and Sediment Control, the New York State General Stormwater Permit and Green Infrastructure and other applicable requirements set forth in the most current version of the New York State Stormwater Design Manual as interpreted by the Town of Babylon.
- K. All new development shall comply with the New York State Green Infrastructure mandate.
- L. All new development is encouraged to incorporate as many sustainable strategies as are feasible as described in "Sustainable Urban Site Design Guidelines for Wyandanch, NY" and in "Wyandanch and Straight Path Corridor Area Plan."
- M. The area highlighted in Figure 213-218 is part of a LEED-ND v2009 3.0 Stage 2 application by the Town of Babylon. Development within the highlighted area of Figure 213-218 shall meet the prerequisite requirements of LEED-ND and shall achieve the credit requirements for certification in the Stage 3 application. A copy of the Stage 2 application is available from the Town of Babylon.



Figure 213-218: Project Boundary for LEED-ND Certification

213-527 through 213-529 [Reserved]

Part 8: Definitions

213-530 Rules of Interpretation

Except where specifically defined in this Article XLII, in other articles within Chapter 213, or in other Chapters of the Town Code, all words used in this article carry their customary meanings. For terms that are not defined in this article and that have been defined in other sections or chapters of the Town Code, the definitions in those other sections or chapters apply. In the event that a definition in this article conflicts with a definition in another part of the Town Code, the definitions in this Article XLII shall control.

Words used in the present tense include the future. Words used in the singular number include the plural, and words used in the plural include the singular, unless the context clearly indicates the contrary. The word “shall” is always mandatory. The word “may” is permissive. The word “should” indicates a recommendation but not a legal requirement. Building or structure includes any part thereof. The word “lot” includes the word “plot” or “parcel.” The word “person” includes an individual person, a firm, a corporation, a partnership, and any other agency of voluntary action. The word “he” includes “she” or “they.” The words “include,” “includes,” and “including” shall be interpreted as though followed by the phrase “without limitation” or “but not limited to.” The phrase “used for” includes “arranged for,” “designed for,” “intended for,” “maintained for,” and “occupied for.”

The official designated to make an initial interpretation of all terms used in this Article XLII is the Form-Based Code Architect, who shall act in an advisory capacity to the Building Inspector.

213-531 Definitions of Terms

A

Alley: A vehicular way located to the rear of Lots providing access to service areas, parking, accessory buildings, and accessory structures and containing utility easements.

Alley Entrance: The location along a street where an alley is accessed.

Alley Loaded: A house or garage where parking spaces or parking garages are accessed from an alley.

Attic: the interior part of a building contained within a pitched roof structure.

Awning: A temporary shelter supported entirely from the exterior wall of a building.

B

Balcony: An accessory area to a Dwelling, with one or more sides permanently open to the exterior except for a railing or parapet not exceeding four feet in height.

Block: The aggregate of private Lots, Passages, and Alleys, circumscribed by Streets.

Block Face: A single side of a block, including all primary facades on that block.

Build-to-Line: The line shown on the regulating plan along which the principal vertical plane of all primary facades must be erected (except as otherwise provided in this Part), which is either at the frontage line or parallel to it.

Building Height: The number of stories of a building.

C

Canopy: A roof or overhead unenclosed structure that provides shade or shelter from the elements.

Civic Building: A Building designed specifically for a Civic use.

Civic Use: A use that is open to the public at least some of the time and provides a focal point for community interaction and fosters citizen participation in civic

activities, including churches, temples, synagogues, mosques, and other religious facilities; lodges; college or university facilities; exhibition halls and art galleries; grade schools; library; meeting halls; museum or similar facilities; performance theaters; post office; fire house; public administration offices; trade or specialty school facilities; or similar uses.

Commercial: A generic term for the use of land or buildings for commerce or work, other than for civic uses. Examples of commercial uses include personal service businesses, retail businesses, offices for businesses and non-profit organizations, medical offices, professional offices, private gyms, privately owned entertainment facilities, repair shops, and industrial uses.

Commercial, Other: For purposes of the use table in Section 213-500 C, any commercial use other than retail, gas station, industrial, sexually oriented business, gas station, utility (other than for local distribution or collection) and any use with a drive-through.

Context: The surroundings and their character – This includes both the Physical Context which is the physical surroundings and the Historical Context which is the historic character of a region.

Corner Tower: A tower that is at the corner of a building, located at the corner of a block, mews, or pedestrian paseo.

Courtyard: A space enclosed on three or four sides by buildings.

Covered Stoop: A raised landing located at a building entry with a roof covering the landing.

Cul-de-sac: A dead-end street with only one entry point and a turnaround.

D

Density: The quantity of development as a proportion of the parcel area measured in Floor Area Ratio (FAR). See “Floor Area Ratio.”

Design Review: A comprehensive analysis of a building or structure to determine if the design meets the intent and regulations of this Article XLII of the Babylon Town Code. See Section 213-495 B.

Deviation: An allowable variation in a dimensional requirement in this article. Deviations of 5% or less are allowable if determined by the FBCA to be consistent with the regulations and intent of this Article XLII; those greater than 5% require a variance.

Dooryard: A private frontage type with a shallow setback and front garden with a low fence at the public right-of-way line.

Duplex: A building type consisting of a single structure occupied by two dwelling units that may have either shared or separate entrances for each unit and are architecturally presented as a single-family house.

Dwelling: A building used as living quarters for residential occupancy by one or more families.

Dwelling unit: A building, or portion thereof, used exclusively for residential occupancy by a housekeeping unit, that contains an individual entry to a street or public way or to common area such as a hallway or lobby, and that contains both a bathroom and a kitchen.

E

Encroach: To break the plane of a vertical or horizontal regulatory limit with a structural or architectural element, so that it extends into a required setback area or private frontage, or above a height limit.

Encroachment: A structural or architectural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a required setback area or private frontage, or above a height limit.

Entrance, Principal: the main point of access of pedestrians into a building, facing a street.

F

Facade: The exterior wall of a building.

Fence: A structure composed of posts, rails, and pickets used to define a boundary or to enclose a portion of a lot.

Floor Area: The sum of the gross horizontal areas of all floors of a structure, including mezzanines,

measured from the exterior face of exterior walls or from the centerline of a wall separating two structures. The floor area shall include accessory buildings on the same lot. Stairwells, elevator shafts, parking facilities and loading spaces, including their driveways, shall be excluded.

Floor Area Ratio (FAR): The ratio between the floor area of a structure and the total lot area. FAR is calculated by dividing the total floor area (as defined above) by the square footage of the parcel area. For example, a 20,000 SF Building on a 10,000 SF Lot has an FAR of 2.0.

Form-Based Code: A type of land use regulation that significantly regulates the form of the built environment and public realm rather than the focusing on the separation of land uses as commonly found in conventional “Euclidean” zoning.

Frontage Line: The property line at the street right-of-way dividing the right-of-way from the private frontage area.

Frontage Occupancy: The minimum length of primary façade that shall be built along a build-to-line.

G

Garden Wall: A wall no greater than 48” in height that defines the frontage line and/or the perimeter of a property. A garden wall has ornamental qualities and may be solid or comprised of piers and a knee wall with pickets between piers.

Gas Station: Any lot or building used or occupied for the sale or supply of gasoline or motor fuels, whether or not other products are also sold on the premises.

Ground Cover: A low growing dense growth of plants other than grass that entirely covers the ground, such as pachysandra.

H

Hydraulic Lift: A parking method in which mechanized lifts are used to lift one car above the ground so that another car can park underneath.

I

Industrial: Uses involving manufacturing, assembling, fabrication, warehousing, wholesale, and servicing of motor vehicles or industrial equipment.

L

Land Use: The purpose for which a land or a structure is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

Layer: A range of depth within a lot used to regulate the location of permitted uses and structures.

Liner Building: A building that conceals a separately constructed garage and that is designed for occupancy by residential, commercial, or mixed-uses.

Lot Line: A property line separating lots or parcels from each other or from the public right-of-way.

Lot Width: The length of the frontage line of a lot.

M

Mews: A linear public or private open space lined on both sides by buildings, primary facades, and front doors.

Mixed-Use: A building or parcel with multiple uses.

Mixed-Use Building: A building designed for and containing more than one use.

Multi-Family Building: A condominium or rental building designed for occupancy by three or more families living independently of each other in separate dwelling units, other than townhouses and stacked townhouses.

O

Office: A place of business where professional or clerical duties are performed in either for-profit or not-for-profit entities.

Open Space: Land or water that is open to the air, used for active or passive recreation and which is publicly owned.

P

Parcel Line: (Syn: Lot Line)

Parti: The basic scheme or concept for a building as represented in a simple diagram.

Paseo: A public walk open to the sky located between two buildings that is designed for comfortable and safe pedestrian passage from one location to another and for pedestrian amenities such as seating, lighting, and landscaping.

Passage: A connecting public walkway that enables pedestrians to pass under a building at ground level.

Paver: A pre-cast paving material consisting of blocks that can be lifted by a person without mechanical assistance.

Pervious Paving: Paving material that permits water to infiltrate into the ground.

Porch: An open air element of a building with a raised floor and a roof covering the floor that is supported by columns, posts, or piers. A porch may be located on more than one story.

Primary Building: The building or buildings on a lot that contain the principal use or uses.

Primary Entrance: (Syn: Principal Entrance)

Primary Façade: The façade of a building that faces the street. When a building is located on a corner lot, both façades that face streets and/or a mews are primary facades. When a building faces a mews, the façade facing the mews is the primary façade.

Primary Frontage: The side of a lot facing a street designated on the Regulating Plan as a primary street.

Primary Street: A street designated on the regulating plan as a primary street. Typically, a primary street has more vehicular circulation, a greater mix of uses, and more pedestrian accommodation than a secondary street.

Principal Entrance: The main point of access of pedestrians into a building facing a street.

Privacy Fence: A fence with a height greater than 48".

Private Frontage: The space that occurs between the public right-of-way and the primary façade.

Private Street: A street or thoroughfare not owned by a government entity.

Public Frontage: The space that occurs between the street curb and the frontage line (right-of-way line).

Public Space: Land so designated on a Regulating Plan that is generally not developed with buildings and is dedicated and available to the general public for active or passive recreation and for civic uses. Public spaces may include civic uses and civic buildings within them.

Public Street: A street or thoroughfare owned by a government entity.

R

Regulating Plan: A regulatory instrument in the form of a scalable, dimensionally correct, plan that is a key element of most form-based codes.

Restaurant: A commercial establishment where meals or refreshments are prepared and sold.

Retail: Sale of goods and provision of personal services directly to consumers.

Retail Frontage: A frontage specifically designed to support pedestrian oriented retail activity.

S

SDC: Downtown Wyandanch and Straight Path Corridor Redevelopment Zone.

Secondary Street: A street designated on the regulating plan as a secondary street. Typically, a secondary street is a street with less pedestrian circulation than a Primary Street and has a lesser degree of mixed uses than primary streets.

Secondary Frontage: The side of a lot facing a street designated as a secondary street.

Sexually Oriented Business or Use: See Section 213-377 of the Town Code.

Shared Parking: A system in which available parking is shared between two or more uses resulting in a reduction in the total number of spaces needed due to differing peak demand times.

Sharrow: A lane on a street that is shared by cars and bicycles and that has painted markings designating the use of bicycles.

Shopfront, Private Frontage: A private frontage type with an entirely paved ground plane, designed to accommodate first-floor commercial and retail uses with high pedestrian volumes.

Single-Family Building : A building designed for and occupied exclusively as a home or residence for not more than one family.

Special Exception Use Permit: An approval granted by the Town Board pursuant to the Article XXXII for a use not listed on the use table in Part 2 that meets the intent of this Article XLII. (See Section 213-495 B(2).

Story: An interior space measured from one finished floor to the next finished floor above.

Stacked Town House Building: A fee-simple, condominium, or rental dwelling unit configured such that one two-story unit is generally located over another two-story unit and both units have separate entrances facing a street or mews. Each pair of stacked units is designed to look like a single townhouse and each pair of stacked units is attached to another pair of stacked units on one or two sides by a common party wall so that there are a minimum of four dwelling units configured together.

Street: A paved road intended for use by motor vehicles, bicycles, and pedestrians that includes a paved surface, gutters, and curbs.

Streetscape: All of the elements that are located between the street curb and the primary facade when the sidewalk extends from the street curb to the primary façade, and all of the elements that are located between the street curb and right-of-way when the sidewalk does not extend to the primary façade.

T

Tandem Parking: A parking configuration in which a car is parked in front of another, requiring the second car to be moved in order to provide egress for the first car.

Thoroughfare: The area contained in a right-of-way of a public or private street.

Tower: A stand-alone structure that is significantly taller than it is wide, or a portion of a building that is significantly taller than it is wide and typically has more detail than the surrounding building(s). When a tower is a portion of a building, the tower eave or cornice is taller than the remainder of the building eave or cornice height and one or more of the tower facades is located forward of the remaining building façade.

Townhouse Building: A single-family fee-simple, condominium, or rental dwelling unit that is attached on one or two sides of the building by a common party wall where there are a minimum of three units and each unit has a separate entrance facing a street or mews.

Transect: A planning and zoning tool that organizes zones in a continuum from rural to urban, referred to as T1, T2, T3, T4, T5, and T6 where T1 is the most rural and T6 is the most urban. Each transect zone has common characteristics that facilitate form-based regulation.

Transit 5-Minute Walk Radius: The transit 5-minute walk radius is a radius centered on a transit facility and has a radius of ¼ mile (1,320').

Tuck-under Townhouse/Tuck-under Duplex: A town house or duplex building where parking is accommodated within the building footprint and where the parking is accessed from an alley and where garage doors hide the parking spaces. When the parking is located on the first floor, a finished and habitable room is located between the parking and the build-to-line.

V

Verge: The linear grass or planted area located between the sidewalk and the curb of a street.

Vista Termination: A building, structure, or portion of a building or structure, specifically designed to visually attract a viewer's attention at the end of a visual axis, i.e. to terminate a view. Vista terminations may include towers, corner towers, symmetrical facades centered on a visual axis, an architecturally embellished entry, or similar distinctive architectural devices.

W

Wall: A masonry upright structure serving to enclose, divide, or protect an area.

Wing Wall: A solid wall extending from the back of a building to the alley rear property line setback line having a height equal to the first story of the building.

Y

Yard (Private Frontage): A private frontage type where the building is not set close to the street, the lot frontage is not defined by a fence, and the ground plane is primarily either grass or ground cover.

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