

CHAPTER 151 ATTACHMENT 1:
OFFICIAL ZONING MAP OF THE VILLAGE OF WAPPINGERS FALLS

Village of Wappingers Falls Zoning Map

July 6, 2023

Legend

- R- Residential
- VR- Village Residential
- VMU- Village Mixed Use
- VC- Village Commercial
- RMU- Residential Mixed Use
- CMU- Commercial Mixed-Use
- B- Bleachery District
- Historic Overlay *
- Manufactured Home Overlay
- Aquifer & Wellhead Protection Overlay

* Coterminous with the Wappingers Falls Historic District, as listed on the National Register of Historic Places.

Map References:

- (a) 125 feet from the front lot line on Market Street
- (b) 150 feet from the front lot line on South Remsen Avenue

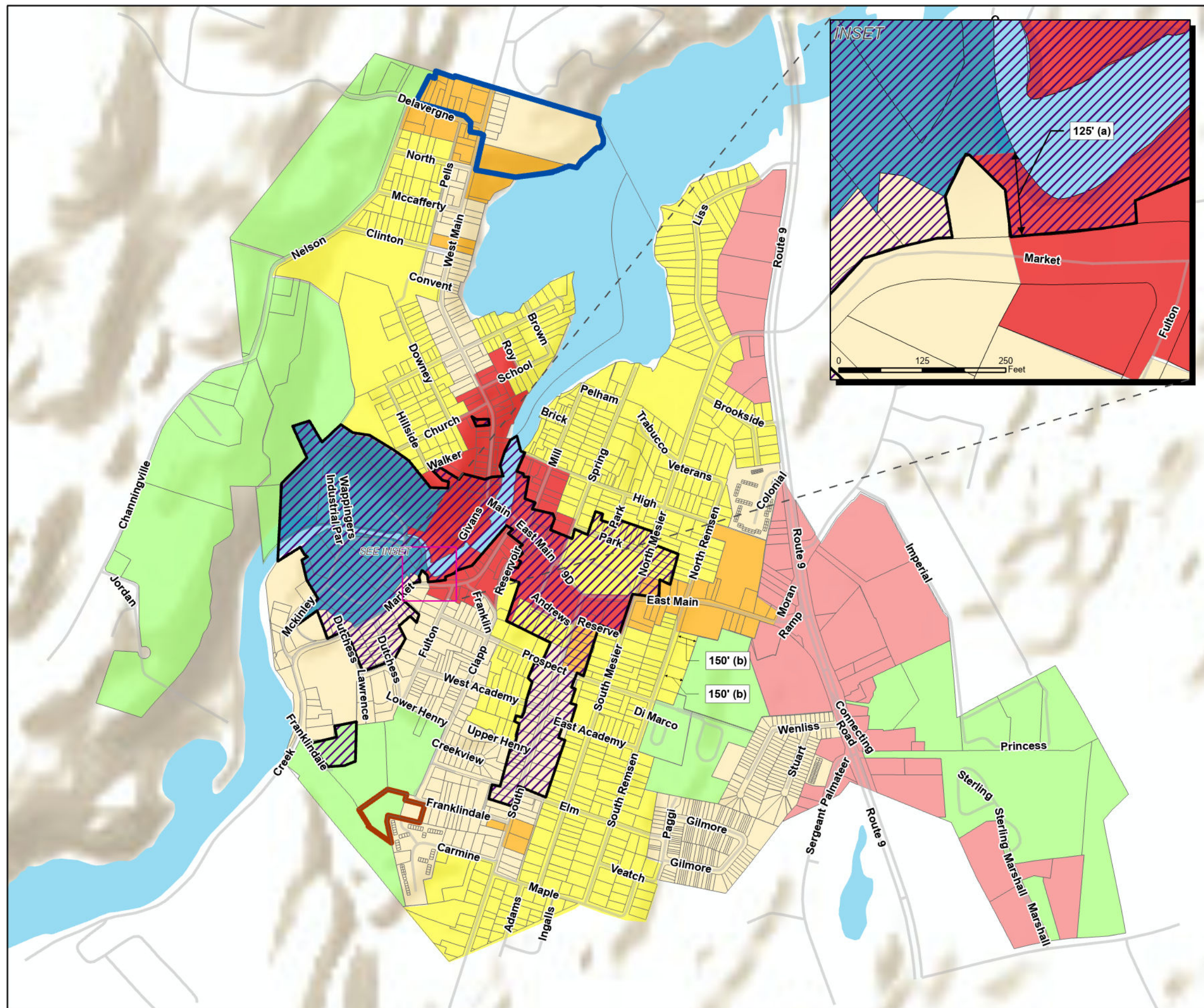
0 500 1,000 2,000 3,000 Feet

Prepared by:



12-015 Wappingers Falls Zoning/GIS/2018 updates

Source: ESRI Online, NYS GIS Clearinghouse, Dutchess County GIS



CHAPTER 151 ATTACHMENT 2:
TABLE 4: DISTRICT SCHEDULE OF USES

TABLE 4: DISTRICT SCHEDULE OF USES								
P = Permitted Use; SP = Special Permit Required; X = Prohibited Use; * = Site Plan Required								
Land Use	Zoning District							Use-Specific Standards
	R	VR	RMU	VMU	VC	CMU	B	
Club, Not-for-Profit	X	X	X	SP*	P*	P*	P*	§ 151-67I
Community Center	SP*	SP*	SP*	SP*	SP*	SP*	SP*	
Colleges and Universities	X	X	SP*	X	X	SP*	SP*	
Library	X	X	X	P*	P*	P*	P*	
Municipal Use	P*	P*	P*	P*	P*	P*	P*	
Museum	X	X	X	P*	P*	P*	P*	
Nature or Wildlife Preserve	P	P	P	P	P	P	P	
Park, Private	P*	P*	P*	P*	P*	P*	P*	
Park, Public	P*	P*	P*	P*	P*	P*	P*	
Place of Worship	X	SP*	X	P*	P**	P*	X	
Police or Fire Station	X	X	X	SP*	SP*	P*	X	
Post Office	X	X	X	X	SP*	P*	X	§ 151-67R
Public Utility or Services, Major	X	X	X	X	X	SP*	X	
Public Utility or Services, Minor	P	P	P	P	P	P	P	
School, Private or Public	X	X	SP*	SP*	X	SP*	SP*	
School, Studio or Vocational	X	X	X	SP*	SP*	SP*	SP*	§ 151-67S
Wireless Telecommunications	See § 151-67V							
Commercial Uses								
Agriculture	P	P	P	P	P	P	P	
Animal Grooming	X	X	X	X	SP*	SP*	SP*	§ 151-67B
Animal Hospital or Veterinarian	X	X	X	X	X	P*	P*	§ 151-67C
Animal Kennel	X	X	X	X	X	SP*	X	§ 151-67D
Bar or Tavern	X	X	X	X	SP*	SP*	SP*	§ 151-67F
Cannabis Retail Dispensary	X	X	X	X	X	SP*	X	§ 151-67G
Conference Center	X	X	X	X	X	P*	P*	
Convenience Store	X	X	X	SP*	X	P*	X	§ 151-67K
Craft Beverage Manufacturing Facility	X	X	X	X	SP*	SP*	SP*	
Fitness Center	X	X	P*	SP*	P*	P*	P*	
Food Truck	X	X	X	X	X	P	P	Chapter 85 ⁴
Formula Business	X	X	X	X	X	P*	X	
Funeral Home	X	X	X	SP*	X	P*	X	
Gasoline Station	X	X	X	X	X	P*	X	§ 151-67U

TABLE 4: DISTRICT SCHEDULE OF USES								
P = Permitted Use; SP = Special Permit Required; X = Prohibited Use; * = Site Plan Required								
Land Use	Zoning District							Use-Specific Standards
	R	VR	RMU	VMU	VC	CMU	B	
Hotel	X	X	X	X	X	P*	X	§ 151-67N
Inn/B&B	X	X	X	X	SP*	P*	P*	§ 151-67N
Laundromat	X	X	X	X	SP*	SP*	X	§ 151-67L
Marina	X	X	SP*	SP*	SP*	SP*	SP*	§ 151-67O
Medical Clinic or Lab	X	X	X	X	X	P*	X	
Nightclub	X	X	X	X	X	SP*	X	§ 151-67P
Office, Business or Professional	X	X	P*	P*	P*	P*	P*	
Office, Medical or Dental	X	X	P*	P*	P*	P*	P*	
Parking Structure	X	X	SP*	SP*	SP*	SP*	SP*	§ 151-67Q
Plant Nursery/Garden Center	X	X	SP*	SP*	SP*	P*	P*	
Recreation Facility, Commercial Indoor	X	X	P*	X	SP*	P*	P*	
Recreation Facility, Commercial Outdoor	X	X	P*	X	X	P*	SP*	
Restaurant	X	X	X	SP*	P*	P*	P*	
Retail Business	X	X	X	P*	P*	P*	P*	
Service Business	X	X	X	P*	P*	P*	P*	
Theater	X	X	X	X	P*	P*	P*	
Vehicle Sales/Rental	X	X	X	X	X	P*	X	§ 151-67U
Vehicle Service Facility	X	X	X	X	X	P*	X	§ 151-67U
Vehicle Wash	X	X	X	X	X	P*	X	§ 151-67U
Industrial Uses								
Dry-Cleaning Plant	X	X	X	X	X	P*	X	
Light Manufacturing/ Assembly/Artisan Industries/ Makerspace	X	X	X	X	X	P*	P*	
Self-Storage Facility	X	X	X	X	X	X	SP*	§ 151-67T
Technology/Research Facility	X	X	X	X	X	P*	P*	
Warehouse	X	X	X	X	X	P*	P*	
Non-Residential Accessory Uses								
Customary accessory uses and related structures	P	P	P	P	P	P	P	
Craft Beverage Pub	X	X	X	SP*	SP*	SP*	SP*	§ 151-68D
Curbside pickup	X	X	X	X	X	P*	X	

TABLE 4: DISTRICT SCHEDULE OF USES								
P = Permitted Use; SP = Special Permit Required; X = Prohibited Use; * = Site Plan Required								
Land Use	Zoning District							Use-Specific Standards
	R	VR	RMU	VMU	VC	CMU	B	
Drive-Through Facility	X	X	X	X	X	SP*	X	§ 151-68E
Electric Vehicle Charging Station	X	X	P*	P*	P*	P*	P*	§ 151-68F
Outdoor Dining	X	X	X	SP*	SP*	P*	SP*	§ 151-68I
Parking, Mechanical (two vehicles maximum)	P	P	P	P	P	P	P	§ 151-44K(8)
Parking, Mechanical (three or more vehicles)	SP*	SP*	SP*	SP*	SP*	SP*	SP*	§ 151-44K(8)
Vehicle Towing Service	X	X	X	X	X	SP*	X	§ 151-68O
TEMPORARY USES								
Fair, festival or similar event (on premises)	P	P	P	P	P	P	P	§ 151-69A
Farmers' Market	X	X	X	X	P	P	X	§ 151-69B
Private garage and yard sale	P	P	P	P	P	P	P	§ 151-69C and Chapter 87
Temporary Construction Office or Yard	P	P	P	P	P	P	P	§ 151-69D
Temporary Portable Storage Container	P	P	P	P	P	P	P	§ 151-69E
Temporary Real Estate Sales/Leasing Office	P	P	P	P	P	P	P	§ 151-69F
Temporary/Seasonal Sales	P* ⁵	P* ⁵	P* ⁵	P* ⁵	P* ⁵	P* ⁵	P* ⁵	§ 151-69G

¹ Multi-family dwelling is only permitted in back buildings in the CMU District; this use is not permitted in linear buildings.

² This use is only permitted in that portion of the VR and RMU Districts that is located within the Manufactured Home Overlay District.

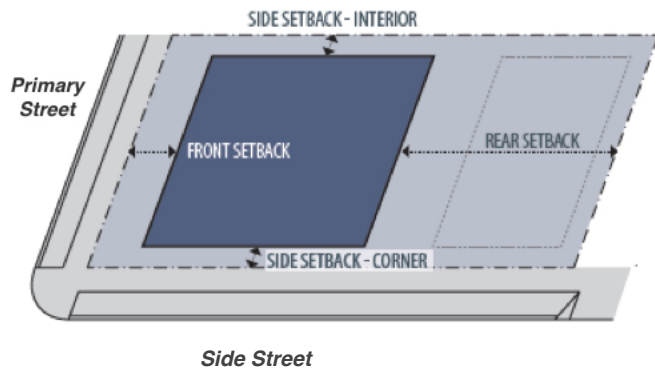
³ This use is not permitted on lots with frontage on Route 9, with the exception of flag lots.

⁴ See Chapter 85 for exceptions.

⁵ Site plan approval is not required if the time period set forth in § 110-12 of the Village Code is not exceeded.

CHAPTER 151 ATTACHMENT 3:
TABLE 5 TO TABLE 11

TABLE 5: RESIDENTIAL (R) STANDARDS



Principal Building Setbacks

Key:

-- -- Property Line ————— Setback Line ■ Building Area

Building Placement¹

Principal Building Setbacks

Front	Consistent with prevailing setback ² 10' min, 20' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 5' min, 15' max if no prevailing setback
Side, interior	8' min
Rear	25' min
Attached garage ³	15' min behind primary facade 5' min behind secondary facade

¹ See § 151-23 for allowed encroachments.

² See § 151-30 for additional standards.

³ With the exception of attached garages on Liss Road, which shall meet the required setback for a principal building.

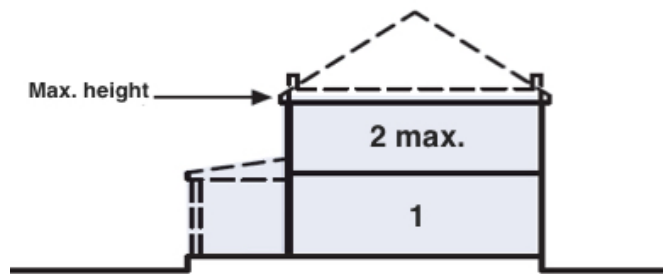
Accessory Building Setbacks

Front ⁴	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	5' min from the secondary facade of the principal building
Side, interior	5' min
Rear	5' min

⁴ With the exception of detached garages on Liss Road, which shall meet the required setback for a principal building.

Lot Occupation

Lot Width	50' min; 75' max
Lot Depth	100' min
Lot Coverage	45% max for lots less than 10,000 sq. ft. 40% max for lots 10,000 sq. ft. and greater
Greenspace	30% min



Building height is measured by counting the number of stories.

If building height is listed by a dimensional standard, see §151-24A.

Building Form

Height

Principal Building	2 stories and 35' max
Accessory Building	1 story and 15' max

Required Frontage Types

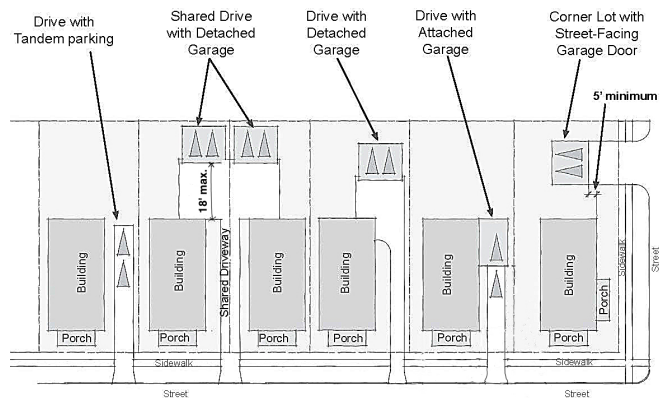
Front porch or stoop

See § 151-41 for additional standards.

Parking Location

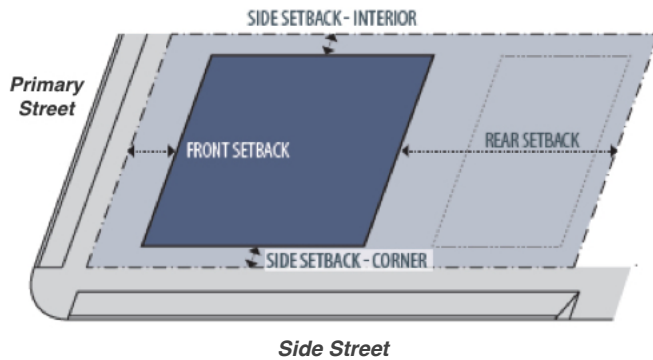
Parking shall only be permitted to be located as illustrated below.

See § 151-44 for additional standards.



Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.

TABLE 6: VILLAGE RESIDENTIAL (VR) STANDARDS



Principal Building Setbacks

Key:

-- Property Line ——— Setback Line ■ Building Area

Building Placement¹

Principal Building Setbacks

Front	Consistent with prevailing setback ² 5' min, 15' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 5' min, 15' max if no prevailing setback
Side interior	5' min 0' for attached buildings on adjacent lots
Rear	10' min
Attached garage	15' min behind primary facade 5' min behind secondary facade

¹ See § 151-23 for allowed encroachments.

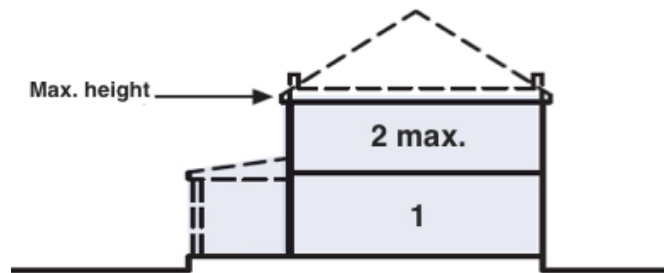
² See § 151-30 for additional standards.

Accessory Building Setbacks

Front:	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	5' min from the secondary facade of the principal building
Side, interior	5' min
Rear	5' min

Lot Occupation

Lot Width	30' min (18' min for townhouse on separate lot) 75' max
Lot Depth	75' min
Lot Coverage	60% max
Greenspace	15% min



Building height is measured by counting the number of stories.
If building height is listed by a dimensional standard, see §151-24A.

Building Form

Height

Principal Building Height	2 stories and 35' max
Accessory Building Height	1 story and 15' max

Width, Principal Residential Buildings

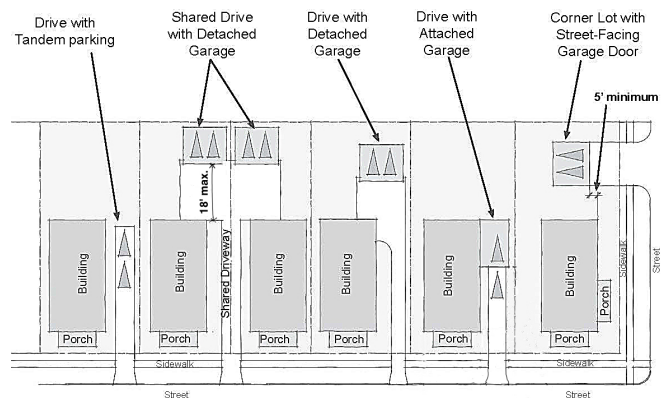
Primary Street	35' max
Side Street	50' max

Required Frontage Types

Front porch or stoop
See § 151-41 for additional standards.

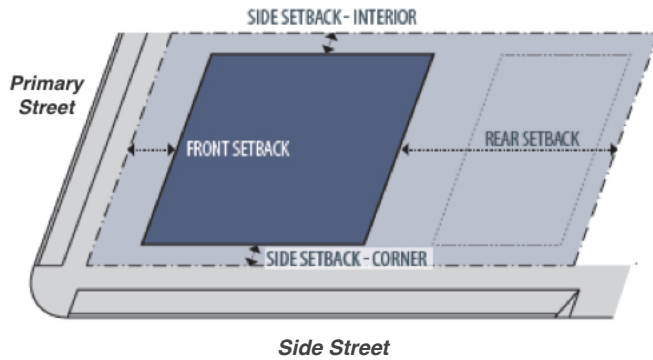
Parking Location

Parking shall only be permitted to be located as illustrated below.
See § 151-44 for additional standards.



Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.

TABLE 7: RESIDENTIAL MIXED USE (RMU) STANDARDS



Principal Building Setbacks

Key:

-- Property Line ——— Setback Line ■ Building Area

Building Placement¹

Principal Building Setbacks

Front	Consistent with prevailing setback or 15' min if there is no prevailing setback, except for properties with frontage on Channingville Road and Nelson Road, where the setback shall be 75' min ³
Side, corner	Consistent with prevailing setback ² 15' min if no prevailing setback
Side, interior	15' min
Rear	15' min

¹ See § 151-23 for allowed encroachments.

² See § 151-30 for additional standards.

³ The Planning Board may require a greater front yard setback to ensure that buildings are screened from the road by vegetation and/or topography

Accessory Building Setbacks

Front:	0' min from the primary facade of the principal building located closest to the road
Side, corner	0' min from the secondary facade of the principal building located closest to the road
Side, interior	10' min
Rear	10' min

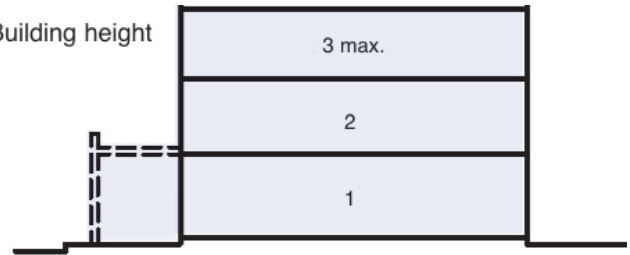
Lot Occupation

Lot Width	50' min
Lot Depth	N/A
Lot Coverage	40% max
Greenspace	25% min

Miscellaneous

Dwellings units shall be clustered to preserve open space.

Building height



Building height is measured by counting the number of stories.

If building height is listed by a dimensional standard, see § 151-24

Building Form

Height

Principal Building	3 stories and 42' max ¹
Accessory Building	2 stories and 25' max

¹ The Planning Board may approve a maximum height of 4 stories and 53' for properties with frontage on Channingville/Nelson Roads, and for properties east of Marshall Road with frontage on Myers Corners Road.

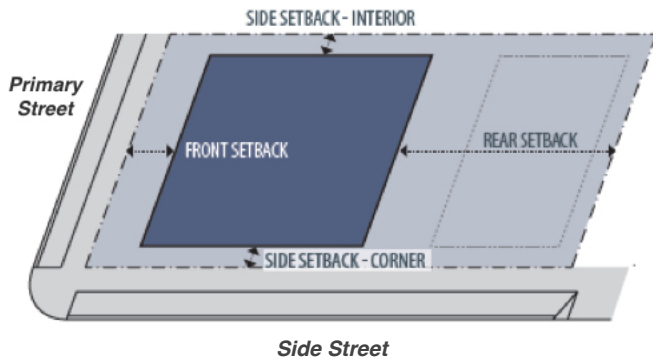
Required Frontage Types

Front porch or stoop (for residential uses only)
See § 151-41 for additional standards.

Parking Location

No parking shall be permitted in the front yard or side street yard, except as permitted by § 151-44L(1)(f).
See § 151-44 for additional standards.

TABLE 8: VILLAGE MIXED USE (VMU) STANDARDS



Principal Building Setbacks

Key:

-- Property Line ——— Setback Line ■ Building Area

Building Placement¹

Principal Building Setbacks

Front	Consistent with prevailing setback ² 10' min, 25' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 10' min, 20' max if no prevailing setback
Side, interior	5' min 0' for attached buildings on adjacent lots
Rear	10' min
Attached garage	15' min behind primary facade 5' min behind secondary facade

¹ See § 151-23 for allowed encroachments.

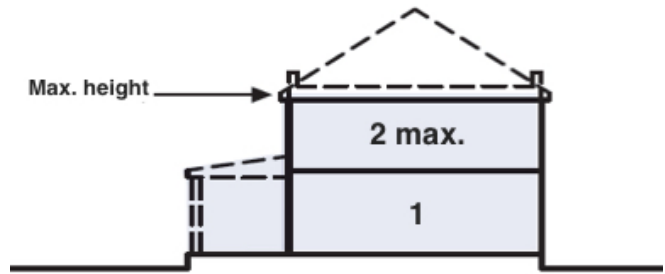
² See § 151-30 for additional standards.

Accessory Building Setbacks

Front	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	5' min from the secondary facade of the principal building
Side, interior	5' min
Rear	5' min

Lot Occupation

Lot Width	50' min; 100' max
Lot Depth	100' min
Lot Coverage	75% max
Greenspace	10% min



Building height is measured by counting the number of stories.

If building height is listed by a dimensional standard, see §151-24.

Building Form

Height

Principal Building	2 stories and 35' max
Accessory Building	2 stories and 25' max

Required Frontage Types

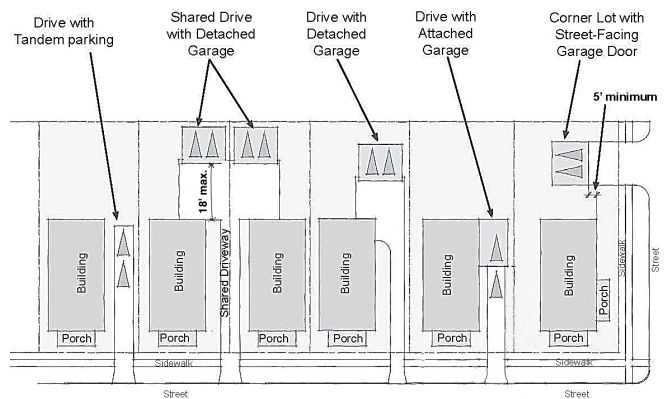
Front porch or stoop

See § 151-41 for additional standards.

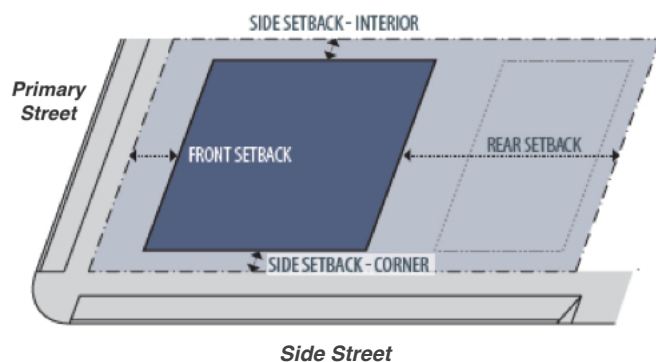
Parking Location

Parking shall only be permitted to be located as illustrated below.

See § 151-44 for additional standards.



Note: Not all lot dimensions may work for all parking, driveway, and garage configurations.

TABLE 9: VILLAGE COMMERCIAL (VC) STANDARDS

Principal Building Setbacks
Key:

--- Property Line ——— Setback Line ■ Building Area

Building Placement¹
Principal Building Setbacks

Front	Consistent with prevailing setback ² 0' min, 12' max if no prevailing setback
Side, corner	Consistent with prevailing setback ² 2' min, 12' max if no prevailing setback
Side, interior	0' min, 24' max
Rear	3' min

Frontage Build-Out:

- Primary Street 80% min
- Side Street 30% min

¹ See § 151-23 for allowed encroachments

² See § 151-30 for additional standards

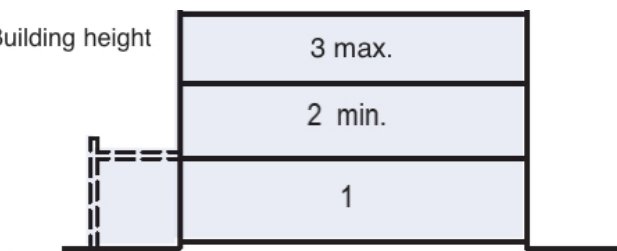
Accessory Building Setbacks

Front	20' min from the primary facade of the principal building, with the exception of sheds, which shall be located in the rear yard
Side, corner	0' min from the secondary facade of the principal building
Side, interior	3' min
Rear	3' min

Lot Occupation

Lot Width	20' min
Lot Depth	N/A
Lot Coverage	100% max
Greenspace	0% min

Building height



Building height is measured by counting the number of stories.

If building height is listed by a dimensional standard, see § 151-24

Building Form
Height

Principal Building	2 stories min, 3 stories max; 42' max ³
Ground Floor Ceiling ⁴	11' min, 15' max
Upper Floor(s) Ceiling ⁴	8' min, 11' max

Accessory Building	2 stories and 25' max
--------------------	-----------------------

³ The Planning may approve a maximum height of 4 stories and 53' for buildings with frontage on West/East Main Street between Spring Street and School Street

⁴ Measured from finished floor to finished ceiling

Required Frontage Types

Stoop, Shopfront, Officefront, or Gallery
See § 151-41 for additional standards

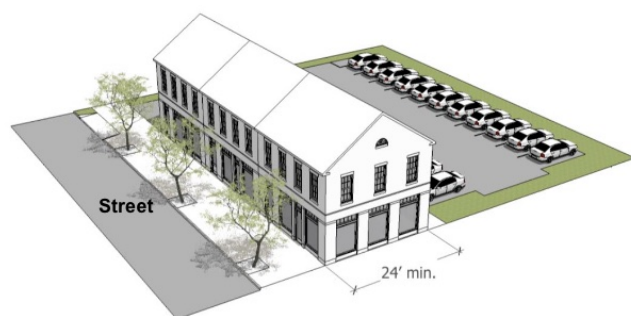
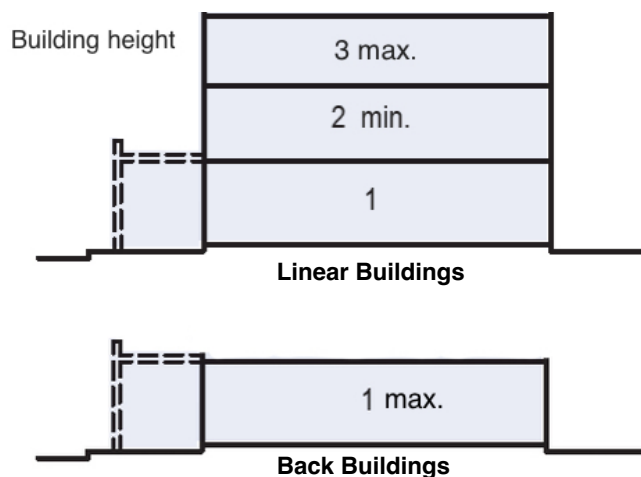
Allowed Use Types⁵

Ground Floor	Non-Residential
All other Floor(s):	Residential and Non-Residential

⁵ See Table 4 for specific uses

Parking Location

No parking shall be permitted in the front yard or side street yard.
See § 151-44 for additional standards

TABLE 10: COMMERCIAL MIXED USE (CMU) STANDARDS

Placement of Linear Buildings


Building height is measured by counting the number of stories.
If building height is listed by a dimensional standard, see § 151-24

Building Placement¹

Setbacks:	Linear Building	Back Building
Front	10' min; 15' max	65' min
Side, corner	5' min	5' min
Side, interior	5' min	5' min
Rear setback	N/A	5' min

¹ See § 151-23 for allowed encroachments

² See § 151-30 for additional standards

Accessory Building Setbacks

Front	25' min from the primary facade of the principal building to which it is accessory
Side, corner	5' min from the secondary facade of the principal building
Side, interior	10' min
Rear	10' min

Lot Occupation

Lot Width	100' min
Lot Depth	N/A
Lot Coverage	85% max
Greenspace	15% min

Building Form
Height

Principal Linear Building	2 stories min, 3 stories max; 42' max
Principal Back Building	1 story max; 3 stories max if the parcel includes a linear building
Accessory Building	2 stories and 25' max

Linear Building, Additional Standards

Building Depth	24' min
Required Frontage Types	Shopfront or Gallery ³
Allowed Use Types: ⁴	
Ground Floor	Non-Residential
Upper Floors	Residential and Non-Residential

³ See § 151-41 for additional standards

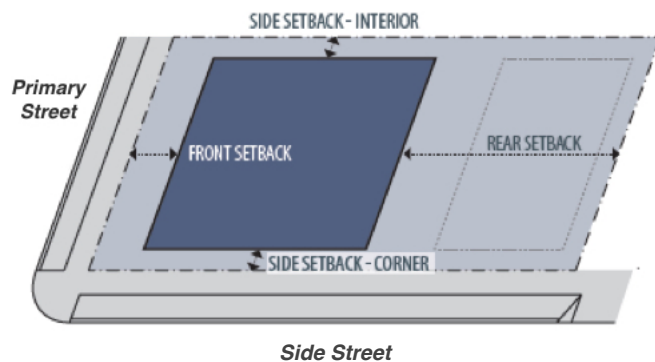
⁴ See Table 4 for specific uses

Parking Location

No parking shall be permitted in the front yard or in the side yard of linear buildings.

See § 151-44 for additional standards

TABLE 11: BLEACHERY (B) STANDARDS



Principal and Accessory Building Setbacks

Key:

- - - Property Line ————— Setback Line ■ Building Area

Building Placement¹

Principal And Accessory Building Setbacks

Front 15' min

Side, corner 5' min

Side, interior 5' min

Rear 5' min

¹ See § 151-23 for allowed encroachments.

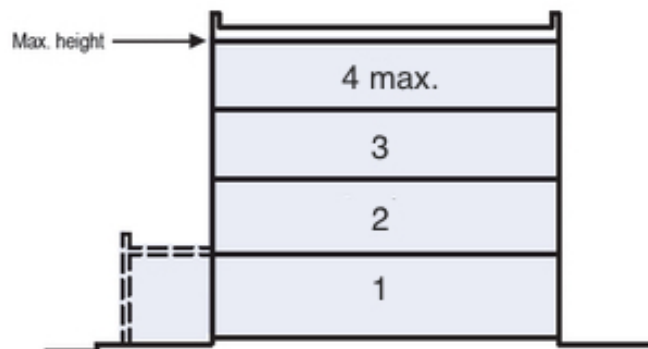
Lot Occupation

Lot Width 75' min

Lot Depth N/A

Lot Coverage 85% max

Greenspace 15% min



Building height is measured by counting the number of stories. If building height is listed by a dimensional standard, see § 151-24

Building Form

Height

Principal Building 4 stories, 55' max

Ground Floor Ceiling³ 11' min

Accessory Building 2 stories and 25' max

³ Measured from finished floor to finished ceiling

Required Frontage Types

N/A

Allowed Use Types⁵

Ground Floor Non-Residential

All other Floor(s) Residential and Non-Residential

⁵ See Table 4 for specific uses

Parking Location

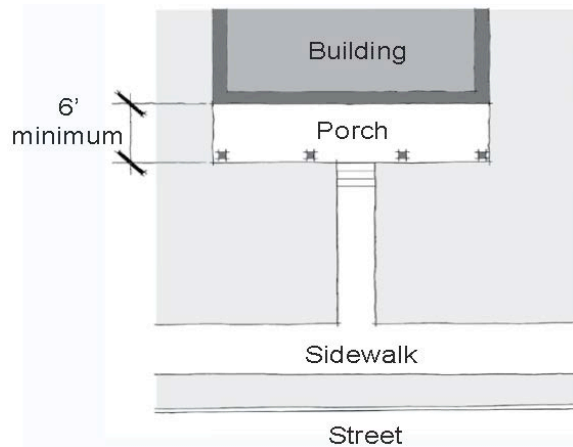
No parking shall be permitted in the front yard or side street yard. See § 151-44 for additional standards

CHAPTER 151 ATTACHMENT 4:
TABLE 13 TO TABLE 17

TABLE 13: PORCH FRONTAGE STANDARDS

A. Description

A frontage type most often used on the primary facade where the main building entrance is emphasized with an attached covered porch. A front porch provides a graceful transition from the public realm of the street to the private realm of the building. It also provide an ideal outdoor room on the front of a building, which creates an opportunity for interaction between neighbors. The porch should have a depth of six feet or more, clear of columns, to allow for the use of tables and chairs.



B. Size

- (1) The height of porches should be consistent with the majority (a minimum of 80 percent) of existing porches on the same block face.
- (2) Porches shall be a minimum of 6' deep. However, a porch may be reduced to a minimum of 4' deep to be consistent with a majority of existing porches on the same block face.

C. Miscellaneous Requirements

- (1) Porches shall extend across a majority of the front facade.
- (2) Porch openings shall be vertical in proportion.
- (3) Stairs from the porch shall descend forward toward the street, except for wrap-around porches where stairs may descend to the side along the side street frontage.
- (4) Porches may encroach on the front yard setback as outlined in § 151-23, but shall not extend into the right-of-way or any easement.
- (5) Porches are ideally open on three sides, but at a minimum, the side facing the sidewalk shall be open.

D. Examples of Intended Physical Character

