

TABLE 15: SHOPFRONT FRONTAGE STANDARDS



A. Description

A frontage type characterized by substantial glazing on the ground-floor facade, and a prominent main building entrance that provides direct access from the adjacent sidewalk to commercial uses on the ground floor. The building facade is aligned at or near the public sidewalk. Building entrances are recessed behind the front facade or may be covered with awnings that overlap the sidewalk to provide overhead weather protection and a pedestrian scale at the street level. Awnings may encroach into the public right-of-way and cover the sidewalk within two feet of the curb.

B. Size

- (1) The ground floor shall have a minimum 60 percent facade transparency, as illustrated in § 151-37.
- (2) Shopfront windowsills shall be located between 1 and 3 feet above the finished grade of the adjacent sidewalk measured at the midpoint of the building.
- (3) The head of shopfront windows shall be a minimum of 8 feet above average grade of the adjacent sidewalk.

C. Miscellaneous Regulations

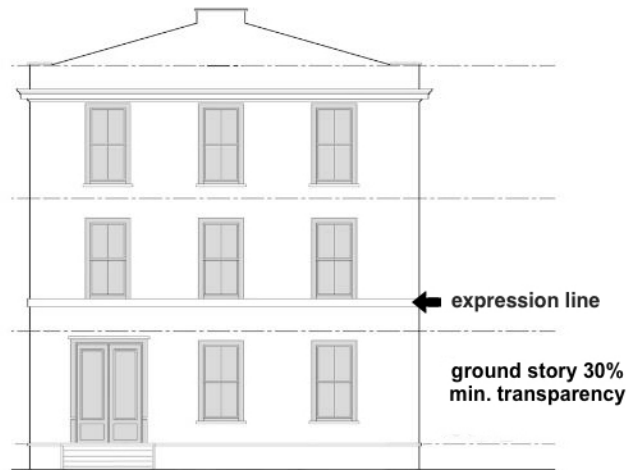
- (1) Shopfronts shall have an expression line between the first and second story.
- (2) Building entrances shall be at, or as close to, the sidewalk grade as possible.
- (3) The entrances to all shopfronts shall preferably be recessed into the main body of the building, or may be covered with an awning or gallery. Awnings shall comply with § 151-38 and galleries shall comply with § 151-41.

- (1) Shopfront glass shall be clear (a minimum 88 percent light transmission) without frosting or dark tinting. Reflective glass is prohibited.
- (2) Shopfront windows, and the space within a shopfront, should remain mostly unobstructed to provide clear interior views of the commercial space, and shall meet the facade transparency requirements of § 151-37.
- (3) Shopfront doors shall contain at least 60 percent transparent glass. Solid doors are prohibited, with the exception of doors that provide access to stories other than the ground floor.
- (4) Siding materials for shopfronts shall consist of stone, brick, concrete, cementitious siding, and/or wood.
- (5) Outdoor sidewalk dining is encouraged on the sidewalk in front of the shopfront. Sidewalk dining shall comply with § 151-68I.

D. Example of Intended Physical Character



TABLE 16: OFFICEFRONT FRONTAGE STANDARDS



A. Description

A frontage type where the building facade is aligned at or near the public sidewalk and a prominent individual and/or shared main building entrance provides direct access from the adjacent sidewalk. This frontage type is associated with office uses on the ground floor. Building entrances are recessed behind the front facade or may be covered with awnings that overlap the sidewalk to provide overhead weather protection and a pedestrian scale at the street level. Awnings may encroach into the public right-of-way and cover the sidewalk within two feet of the curb.

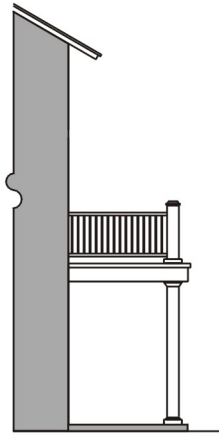
B. Requirements

- (1) The ground floor shall have a minimum 30 percent facade transparency, as illustrated in § 151-37.
- (2) Glass shall be clear (a minimum 88 percent light transmission) without frosting or dark tinting. Reflective glass is prohibited.
- (3) Building entrances shall be at or as close to the sidewalk grade as possible.
- (4) Officefronts preferably have an expression line between the first and second story, as illustrated above.
- (5) Building entrances shall preferably be recessed into the main body of the building, or may be covered with an awning. Awnings shall comply with § 15-38.

C. Example of Intended Physical Character



TABLE 17: GALLERY FRONTAGE STANDARDS



A. Description

A frontage type where the building facade is aligned close to the front lot line and an attached colonnade overlaps the sidewalk, providing pedestrian shelter without the need for an awning. This frontage type is conventional for buildings with ground-floor commercial uses.

B. Size

- (1) Depth, Clear: 8 feet min.
- (2) Height, Underside: 9 feet min.
- (3) Height: 2 stories max.
- (4) Galleries shall align with the height of the first story of the building.

C. Miscellaneous Requirements

- (1) Galleries may extend into a required setback, and may encroach over the public right-of-way up to a maximum of 2 feet from the street edge or curb with the approval of the public entity that has control over the right-of-way. In such cases, the property owner may be required to enter into a right-of-way agreement, in a form acceptable to the Village, that establishes the property owner's sole responsibility for repairing any damage that may result from public maintenance or improvements.
- (2) Galleries shall have a consistent depth along a frontage.
- (3) Galleries should extend contiguously along at least 75 percent of the building frontage.
- (4) Open balconies, either covered or uncovered, are permitted on the second story. No enclosed or conditioned space is permitted on either story.
- (5) Galleries shall be supported by columns. Columns should be spaced no farther apart than they are tall, and shall not block building fenestration. Second story balconies shall include railings but not solid walls.
- (6) Galleries shall be designed consistent with the architecture of the building.
- (7) Galleries must also follow all of the requirements for the Shopfront frontage type.

D. Examples of Intended Physical Character



One-story gallery with shopfronts and uncovered balcony



One-story gallery with shopfront and uncovered balcony



Two-story gallery with covered balcony

CHAPTER 151 ATTACHMENT 5:
TABLE 18: MINIMUM REQUIRED OFF-STREET PARKING

TABLE 18: MINIMUM REQUIRED OFF-STREET PARKING	
Use	Minimum Number of Required Off-Street Parking Spaces
RESIDENTIAL PRINCIPAL USES	
Single-Family, Two-Family, Three-Family Dwelling	2 spaces per dwelling unit
Townhouse Dwelling	2 spaces per dwelling unit
Multi-Family Dwelling and/or Apartment	1 space per dwelling unit plus ¼ space per bedroom
Live-Work Dwelling	2 spaces per dwelling unit plus 1 space per 400 sq. ft. of non-residential space
Manufactured Home/Manufactured Home Park	2 spaces per dwelling unit
Assisted Living Facility	1.5 spaces per residential unit
Community Residential Facility	1 space per 3 bedrooms
Residential Accessory Uses	
Accessory Dwelling Unit	1 space per accessory dwelling, in addition to spaces required for the principal dwelling
Boarders or Lodgers	1 space per boarder or lodger, in addition to spaces required for the dwelling unit
Family Day Care Home and Group Family Day Care Home	NA
Home Occupation Class 1	None
Home Occupation Class 2	1 space per non-resident employee, with a maximum of 2 spaces, in addition to spaces required for the dwelling unit
Short-Term Rental, Hosted	1 space per guest bedroom, in addition to spaces required for the dwelling unit
NON-RESIDENTIAL PRINCIPAL USES	
Civic and Institutional Uses	
Child Day Care Center	Per site plan review
Club, Not-for-Profit	1 space per 300 sq. ft. of gross floor area ¹
Community Center	1 space per 300 sq. ft. of gross floor area ¹
Colleges and Universities	Per site plan review
Library	Per site plan review
Municipal Use	Per site plan review
Museum	Per site plan review
Nature or Wildlife Preserve	None
Park, Private	Per site plan review
Park, Public	Per site plan review
Place of Worship	1 space per 8 seats or pew spaces, or 1 space per 300 sq. ft. of gross floor area in the main assembly hall if there is no fixed seating
Police or Fire Station	NA
Post Office	Per site plan review
Public Utility or Services, Major	None
Public Utility or Services, Minor	None

TABLE 18: MINIMUM REQUIRED OFF-STREET PARKING	
Use	Minimum Number of Required Off-Street Parking Spaces
School, Private or Public	Per site plan review
School, Studio or Vocational	Per site plan review
Wireless Telecommunications	2 spaces
Commercial Uses	
Agriculture	None
Animal Grooming	1 space per 400 sq. ft. of gross floor area ¹
Animal Hospital or Veterinarian	1 space per 400 sq. ft. of gross floor area
Animal Kennel	1 space per 500 sq. ft. of gross floor area
Bar or Tavern	1 space per 400 sq. ft. of gross floor area ¹
Cannabis Retail Dispensary	1 space per 400 sq. ft. of gross floor area ¹
Conference Center	Per site plan review
Convenience Store	1 space per 250 sq. ft. of gross floor area
Craft Beverage Manufacturing Facility	1 space per 500 sq. ft. of gross floor area of tasting room, plus 1 space per employee per maximum shift
Fitness Center	1 space per 500 sq. ft. of gross floor area
Food Truck	See Chapter 85.
Funeral Home	1 space per 300 sq. ft. of gross floor area in the main assembly room
Gasoline Station	1 space per 250 sq. ft. of gross floor area of interior space
Hotel	1 space per guest bedroom plus additional spaces for any accessory use based on the standards contained herein for such use
Inn/B&B	1 space per guest bedroom plus additional spaces for any accessory use based on the standards contained herein for such use
Laundromat	1 space per 2 washing machines
Marina	Per site plan review
Medical Clinic or Lab	Per site plan review
Nightclub	1 space per 300 sq. ft. of gross floor area
Office, Business or Professional	1 space per 400 sq. ft. of gross floor area ¹
Office, Medical or Dental	1 space per 250 sq. ft. of gross floor area ²
Plant Nursery/Garden Center	1 space per 1,000 sq. ft. of indoor and outdoor retail space
Recreation Facility, Commercial Indoor	1 space per 300 sq. ft. of gross floor area ¹ plus 1 space per 10,000 sq. ft. of outdoor activity area
Recreation Facility, Commercial Outdoor	Per site plan review
Restaurant	1 space per 300 sq. ft. of gross floor area ¹ excluding storage areas and outdoor dining
Retail Business	1 space per 400 sq. ft. of gross floor area ¹
Service Business	1 space per 400 sq. ft. of gross floor area ¹
Theater	1 space per 4 seats ³

TABLE 18: MINIMUM REQUIRED OFF-STREET PARKING	
Use	Minimum Number of Required Off-Street Parking Spaces
Vehicle Sales/Rental	1 space per 300 sq. ft. of gross floor area of indoor sales and display area plus 4 spaces per service bay
Vehicle Service Facility	4 spaces per service bay
Vehicle Wash	10 vehicle stacking spaces per automatic washing bay, plus 2 vehicle drying spaces per manual washing bay, plus 1 parking space per employee per maximum shift
Industrial Uses	
Dry-Cleaning Plant	Per site plan review
Light Manufacturing/Assembly/Artisan Industries/ Makerspace	1 space per 1,000 sq. ft. of gross floor area
Self-Storage Facility	1 space per 300 sq. ft. of gross floor area of office space associated with the use, plus 1 space per employee per maximum shift
Technology/Research Facility	Per site plan review
Warehouse	1 space per 2,000 sq. ft. of gross floor area
Non-Residential Accessory Uses	
Craft Beverage Pub	1 space per 300 sq. ft. of gross floor area ¹ excluding storage areas and outdoor dining
Outdoor Dining	None

Footnotes:

¹ Except in the VC District where a minimum of 1 space per 500 sq. ft. of gross floor area is required.

² Except in the VC District where a minimum of 1 space per 400 sq. ft. of gross floor area is required.

³ Except in the VC District where the parking requirement shall be per site plan review.

**SECTION 14. AMENDMENTS TO CHAPTER A154
ENTITLED “FEES”**

§ 14.1. *Chapter A154 is hereby deleted in its entirety.*

SECTION 15. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the Secretary of State of New York as provided by law.