

*Town of Wappinger, NY
Thursday, July 20, 2023*

Chapter 240. Zoning

Article VIII. Supplementary Special Permit Use Regulations

§ 240-81.7. Mixed uses.

[Added 5-14-2018 by L.L. No. 6-2018]

A. Density.

- (1) The residential density in a mixed-use development shall not exceed three dwelling units per acre of net lot area devoted to the residential component of the mixed use.
- (2) The commercial density in a mixed-use development shall not exceed the maximum floor area ratio (FAR) for the zoning district in which the development is located, based upon the net lot area devoted to the commercial component of the mixed use.
- (3) The residential and commercial components of the mixed use shall not, individually or in combination, exceed the maximum density standards of Subsection **A(1)** and **(2)** immediately above. Further, the net lot area used to derive density for the residential component of the mixed use shall not be utilized to derive density for the commercial component and vice versa.

B. Minimum residential and commercial components. As measured by net lot area, the mixed use shall be at least 25% residential and at least 25% commercial.

C. Yards. The mixed-use development shall comply with the minimum front, side and rear yard requirements of the RMF-3 Multifamily Residence District.

