

## **5.2 WESTCHESTER VILLAGE (WV)**

### **1. CHARACTER OF WESTCHESTER VILLAGE DISTRICT**

This district is intended to recognize and encourage development and redevelopment of the commercial patterns at the intersection of RT 16 and 149. This district is intended to meet many of the village needs for basic retail shopping, tourism, and local services. The district also recognizes and reflects the significant rural character of the Village. Uses in this district will utilize the standards in Section 5.7 only and not the other requirements of Section 5. The following standards apply to development in the Westchester Village District:

### **2. PERMITTED USES**

The following uses shall be permitted in the WV District subject to all applicable requirements of these Regulations:

- A. Single-family, two-family or multi-family residential development and associated accessory structures and uses.
- B. Commercial use development except oil, propane sales / service.
- C. Professional service and office development
- D. Personal services and establishments
- E. Automobile service / repair

### **3. SPECIAL PERMIT USES**

The following are eligible for Special Permit after consideration and approval from the Commission:

- A. Automobile gasoline stations
- B. Automobile sales and dealership
- C. Outdoor storage of equipment or materials
- D. Religious facilities and educational institutions
- F. Municipal facilities
- G. Mixed uses, provided that the ground floor of a mixed use building (any combination of retail, office, and residential) shall be occupied by non-residential uses only.

### **4. DIMENSIONAL REQUIREMENTS**

- A. Minimum Lot Size – 40,000 square feet
- B. Maximum Height – Thirty (30) feet or two (2) stories

C. Maximum Residential Density – Four (4) dwelling units/acre unless serviced by centralized sewer/water that is shown to have capacity to support development proposed. If the capacity of water/sewer is demonstrated, the density can exceed four (4) dwelling units/acre to a maximum of six (6) dwelling units/acre.

D. Minimum Lot Frontage – Seventy-five (75) feet

E. Minimum Side and Rear Yard – No side or rear yard is required between abutting lots where both are used for commercial purposes. Where a lot abuts a strictly residential use and not a mixed or non-residential use, ten (10) foot yard shall be maintained, which yard shall not be used for parking, loading or storage.

F. Maximum Building Coverage – Thirty-five percent (35%) of the buildable area

G. Maximum Impervious Coverage – Fifty percent (50%) of the buildable area

## **5. PERFORMANCE STANDARDS**

The following standards relate to features/approaches that must be addressed in permitting development within the Westchester Village District.

A. Pedestrian and Bicycle Access – Provision for safe and convenient pedestrian access shall be incorporated into plans for new construction of buildings, enlargement or substantial redevelopment/renovation and development of improved parking areas and should be designed in concert with landscaping plans as required.

B. Landscaping – Landscaping shall be incorporated into new and redeveloped properties in such a way as to create visual diversity and interest, to provide shade for pedestrian areas and to screen parking and loading areas. As the Westchester Village District is a small location within a rural area, landscaping and the treatment of open space on all developed sites are important. Landscape plans shall be prepared by a registered landscape architect or may be accepted, where the plans submitted are found to be consistent with the intent of this Regulation and meet the specific guidelines as set forth herein. Landscape plans shall show the location, type, and size of all proposed plantings as well as enough of the surrounding context such that the Commission may determine the plan's appropriateness. A landscaping maintenance agreement may be required as a condition of approval.

C. Side Yard Treatment

Where the distance between structures on adjacent lots is ten (10) feet or less, the side yard shall be screened by a solid fence, wall or landscape treatment of evergreen plantings at a height not to exceed three (3) feet.

Where the distance between structures on adjacent lots is greater than ten (10) feet, landscaping shall consist of a combination of materials sufficient to break up the view into the side yard.

Side yards may, in the alternative, be established as pedestrian walkways to access parking areas to the rear of the building. Such walkways shall be landscaped and lighted for

safety.

**6. DESIGN REGULATIONS**

A. Articulation – New and redeveloped buildings should reinforce the rural character of the existing streetscape by utilizing open spaces and landscaping.

B. Parking associated with an individual use shall, to the greatest extent feasible, be located behind structures or otherwise fully screened from street view.

C. Low impact development drainage and paving schemes are encouraged.