

SMARTCODE

Tuxedo Farms, Orange County, New York

ARTICLE 1. AUTHORITY

1.3.4 The Planning Board is authorized to impose reasonable conditions on the grant of any Waiver. Under no circumstance, shall the Planning Board waive any of the following:

- a. Permitted building uses
- b. Building Height
- c. Minimum Lot dimensions
- d. Minimum Side Setbacks
- e. Maximum Lot Coverage
- f. Maximum Impervious Coverage
- g. Maximum Gross Floor Area
- h. Permitted building types within a Transect Zone
- i. Thoroughfare right-of-way width

1.3.5 The Planning Board is hereby authorized to grant a Waiver to the off-street parking and loading requirements identified in Section 98-17 of the Town PID Law on a case by case basis provided the Planning Board finds justification for the grant of such Waiver.

1.4 REGULATING PLAN & TRANSECT ZONES

1.4.1 Transect Zones: Tuxedo Farm is best designed by grouping various areas for development into "Transect Zones" (T-Zones). Each Transect Zone represents a similar type of development to be governed by the same set of standards. The Transect Zone descriptions on Table 1 describe the general character of each Transect Zone.

1.4.2 A Transect Zone may include any of the elements indicated for its T-Zone number throughout this Code, in accordance with intent and the dimension standards summarized Table 1 and detailed in Table 6.

1.4.3 Regulating Plan: The Regulating Plan for Tuxedo Farm delineates the Transect Zones for the project.

1.4.4 Road Hierarchy Diagram: The Road Hierarchy Diagram delineates the Thoroughfare types and their location for the project.