

3.3 FRONTAGE OCCUPANCY

Frontage Occupancy is the minimum amount of building face that must be built along a Build-to-Line. This ensures that the street wall is built that will spatially define the streets and public realm. Frontage occupancy requirements apply to all floors of buildings (excluding occupied or unoccupied space in roofs). A covered second or third story porch should be counted as occupied frontage. If an individual building is recessed from the Build-to-Line to save an existing tree or omitted to save an existing tree, that frontage shall be counted as occupied frontage.

3.4 BUILDING GUIDELINES:

1. Buildings should be located at block corners thereby establishing the edge of the frontage occupancy be located at block corners.
2. Front, or primary, facades should be located along Build-to-Lines.
3. Corner buildings should have two primary facades (composed of the same materials) that are oriented to both streets.
4. Single buildings that form a 23', or narrower, courtyard by recessing a portion of the occupied building a maximum of 30' from the Build-to-Line should be measured (for frontage occupancy purposes) as the full width of the building parallel to the Build-to-Line.
5. The majority of buildings in the Town Center should be two or three stories in height, and shall not exceed four stories in height, except existing buildings such as the Administration Building or special function buildings such as the railroad station.

3.5 ALLEY AND DRIVEWAY ENTRANCES:

1. Alleys and driveways should align with each other when across a street, or should be separated by a minimum of 75 feet.
2. Alleys and driveways should be a minimum of 55 feet from an intersection.
3. Alley openings should not face a public green space.

3.6 BUILDING HEIGHT

1. At block corners, buildings should not have a lower height than any building on either block face.
2. Should be measured by the number of stories.
3. Tower elements may exceed the maximum building height by one story.
4. One-story buildings occupying the build-to-line should be designed to look like two-story buildings at a minimum.
5. Raised basements should not exceed 1/2 of a story in height along the front facade.

Additionally, structured parking, if present:

1. Shall have a maximum height of five levels (four stories) when wrapped by 4 story buildings, all with pitched roofs.
2. No portion of the structured parking should be visible from street, except at the actual vehicular entry point.
3. Should not exceed in stories the shortest building on the block by more than one story when a pitched roof is used.
4. Should not exceed in stories the shortest building on the block when a flat roof is present on any building on the block.

Exhibit 30

FRONTAGE OCCUPANCY/ BUILDING GUIDELINES/ALLEY AND DRIVEWAY ENTRANCES/ BUILDING HEIGHT

THE KNOLLS OF DOVER
Town of Dover, New York

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