

ZONING

125 Attachment 3

Town of Rhinebeck

District Schedule of Area and Bulk Regulations

[Amended 3-12-2012 by L.L. No. 1-2012; 7-25-2016 by L.L. No. 5-2016; 4-18-2017 by L.L. No. 1-2017; 6-10-2019 by L.L. No. 2-2019]

Zoning District	Maximum Density*	Minimum Building Setbacks (Principal Buildings) (feet)			Minimum Parking Setbacks (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Minimum Lot Coverage	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Open Space
		Front	Side	Rear	Front	Side	Rear						
HP20	1 du/20 acres	200	150	100	100	50	50	35	5%	20%	500	500	80%
RA10	1 du/10 acres	150	100	75	50	20	20	35	7%	20%	400	400	80%
RC5	1 du/5 acres	100	50	50	25	5	5	35	7%	25%	400	240	75%
RL5	1 du/5 acres	100	50	50	25	5	5	35	7%	25%	400	240	75%
RM1	1 du/1 acre	50	20	25	25	5	5	35	10%	35%	150 interior	100	65%
NR	1 du/6,000 square feet	10 minimum 25 maximum	10	25	—	—	—	35	30%		60	60	—
VG	1 du/6,000 square feet	10 minimum 25 maximum	10	25	—	—	—	35	30%		60	60	—
Rc-H		See Article VI, § 125-69, for special bulk regulations that apply in the Rhinecliff – Hamlet District.											
Rc-HT		See Article VI, § 125-70, for special bulk regulations that apply in the Rhinecliff – Hamlet Transition District.											
Rc-B	1/10 acre/est. FAR of 0.75	50	20	25	25	5	5	35	10%	35%	150 interior	240	65%
NI-O	1 du/1 acre	50	20	25	25	5	5	35	10%	35%	150 interior	100	65%
BP	3 acres/est.	10	0 or 5 each	10	10	—	—	35	50%	80%	50	50	20%
Cr-B	1 acre/est.	100	35 each	100	100	5	5	35	15%	65%	350	350	35%
CB-N	1 acre/est.	60	60 total 20 minimum	50	30	20	20	35	10%	55%	200	200	45%
CB-S	1 acre/est/	60	60 total 20 minimum	50	30	20	20	35	10%	55%	200	200	45%
Gw-N	1 acre/est.	60	60 total 20 minimum	50	30	20	20	35	10%	55%	200	200	45%
Gw-E	1 acre/est.	60	60 total 20 minimum	50	30	20	20	20 1 story	10%	55%	200	200	45%
Gw-S	1 acre/est.	60	60 total 20 minimum	50	30	20	20	20 1 story	10%	55%	200	200	45%
GB	1/2 acre/est. FAR of 0.3	60	60 total 20 minimum	50	30	20	20	20 1 story	10%	55%	200	200	45%
ORP	6 acres/est.	50	30 total 10 minimum	25	30	20	20	35	15%	65%	100 interior 150 corner	100 150	35%
LC	5 acres	200	50 each	200	200	20	20	35	15%	60%	400	400	40%
CIV		Municipally sponsored civic uses are subject to review by the Planning Board under the general standards of Article VI, § 125-67.											
CIV2		Both private and municipally sponsored uses within the Civic 2 District are subject to review by the Planning Board under the general standards of Article VI, § 125-67, except where otherwise set forth in Article II, Use Regulations, § 125-20, District Schedule of Use Regulations.											
WH		Except as set forth within Article V, Supplementary Regulations, § 125-64.4, all development within the Workforce Housing (WH) District shall be subject to the Area and Bulk Regulations applicable within the Village Gateway (VG) District.											

NOTES:

* Except as specifically provided for in § 125-23, Maximum density per dwelling unit, of this chapter.