



RED HOOK VILLAGE

SAINT JOHN ST

NBROADWAY

W MARKET ST

CHERRY ST

GRAVES ST

EM 11272



Dutchess County
New York

Parcel Lines

Dutchess County, NY

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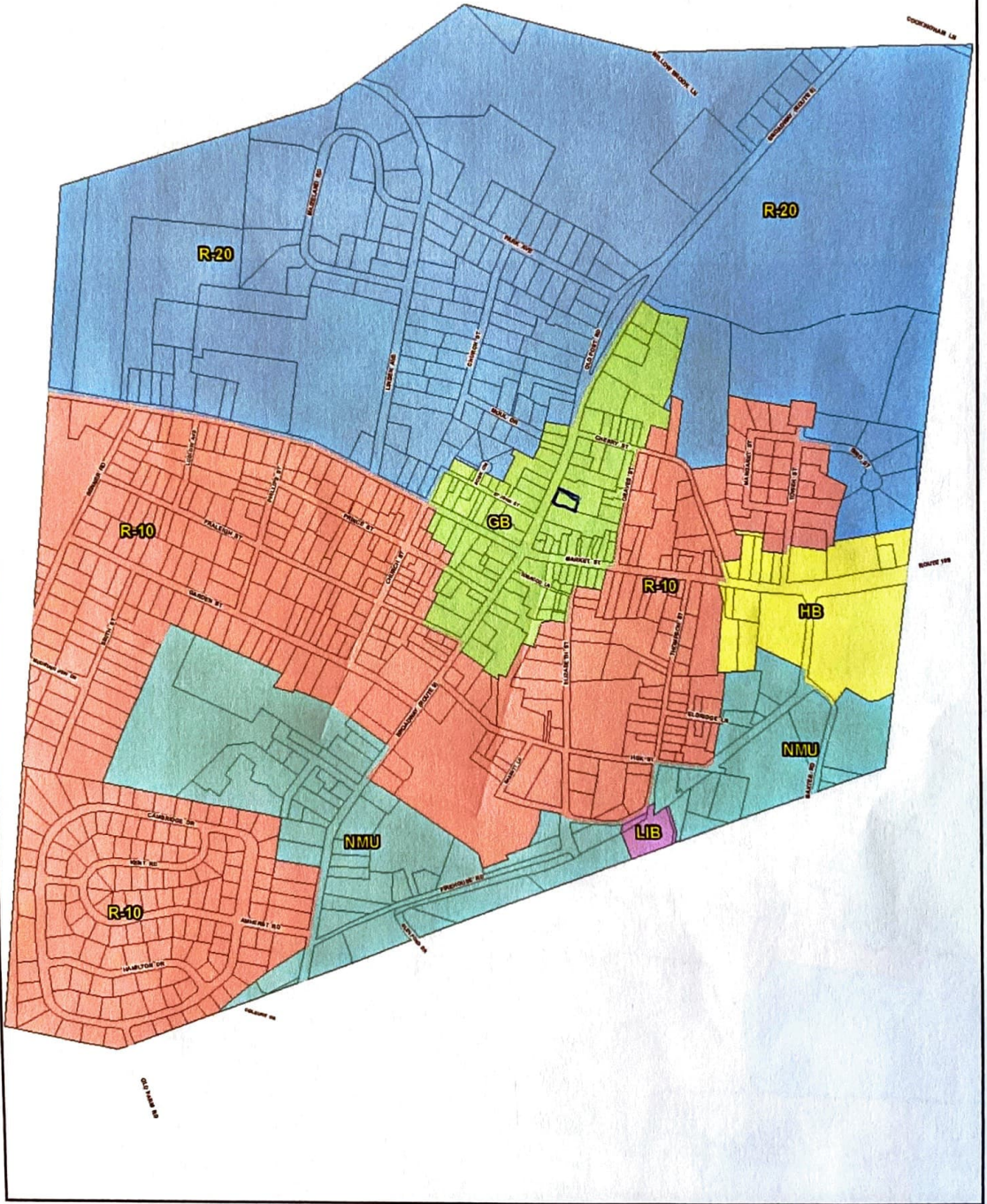
1/5/2021

ZONING

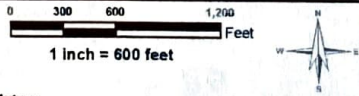
200 Attachment 2

Village of Red Hook

Zoning Map



- Zoning**
- 10,000 Residential (R-10)
 - 20,000 Residential (R-20)
 - General Business (GB)
 - Highway Business (HB)
 - Light Industry Business (LIB)
 - Neighborhood Mixed Use (NMU)
 - Red Hook Tax Parcels (2012)



- Map Notes:**
1. The locations and features depicted on this map are approximate and do not represent a field survey.
 2. The Zoning District Boundaries shown have been adopted by the Village of Red Hook (September 12, 2016).
 3. Wetland maps within the Village and other environmental reference maps are available at Village Hall.

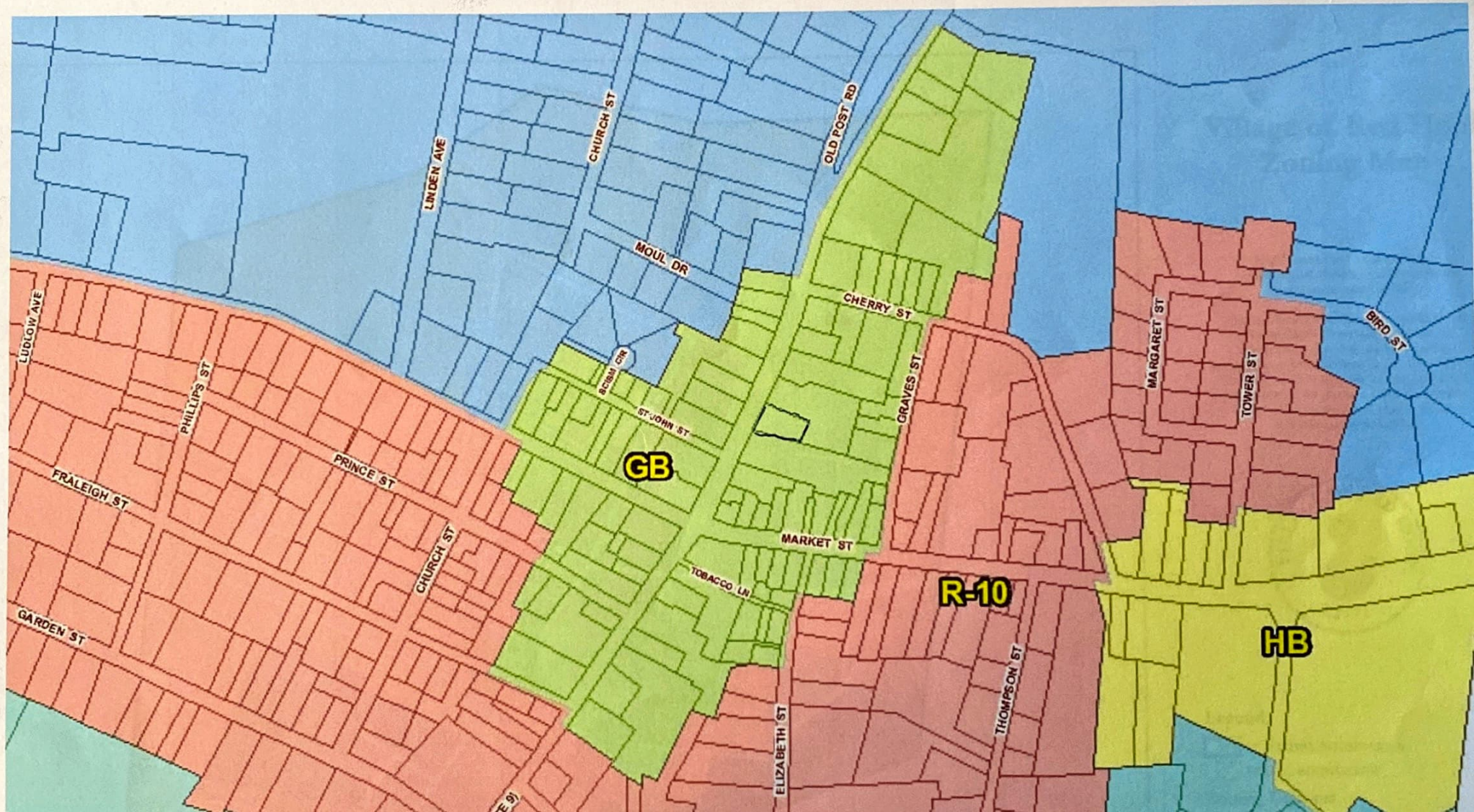
Village of Red Hook Zoning

Village of Red Hook Dutchess County, New York



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Project Number: 13.134
 Date: 09/12/2016
 Date Source: NYSGIS Clearing house
 Projection: State Plane 144283 NYS (Feet)
 Date: September 27, 2016
 File: VRedHook016Zoning11x17.mxd
 GIS: C Sector



GB

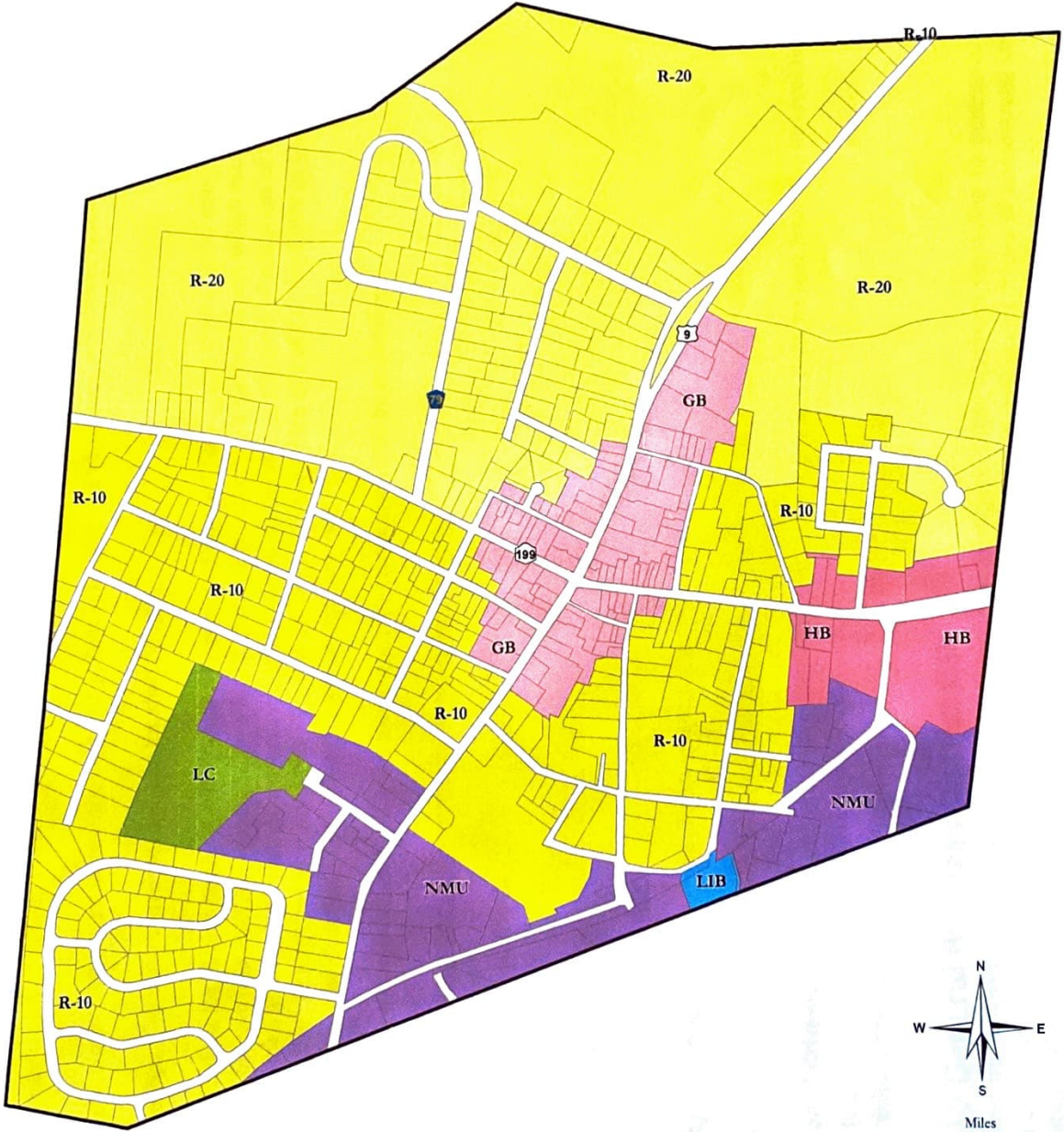
R-10

HB

Village of Red Hook Zoning Map

Map Prepared By Dutchess County
 Department of Planning and Development
 Issued: January 7, 2016

Zoning District boundaries are enacted by the
 Municipalities. These maps are based on
 information supplied by the Municipalities,
 per agreement with Dutchess County Department of
 Planning and Development. Zoning district lines
 are updated at the pleasure of the Municipality.
 Check with local municipal officials for most
 recent boundary delineations.



Legend

- MUNICIPAL BOUNDARIES
- PARCEL BOUNDARIES
- Zoning Districts**
- GB, GENERAL BUSINESS
- HB, HIGHWAY BUSINESS
- LC, LAND CONSERVATION
- LIB, LIGHT INDUSTRIAL BUSINESS
- NMU, NEIGHBORHOOD MIXED USE DISTRICT
- R-10, RESIDENTIAL
- R-20, RESIDENTIAL



- (7) Side yards; interior lots; accessory buildings and dwelling structures. There shall be two side yards each with a minimum width of 15 feet.
- (8) Yards, corner lots; dwelling structures. In the case of a corner lot, both yards abutting streets shall be considered front yards and be determined as provided in Subsection D(4)(a)[1] above. In addition, there shall be one rear yard with a minimum width of 25 feet and one side yard with a minimum width of 10 feet.
- (9) Height. No building or structure shall exceed 35 feet in height or 2 1/2 stories, whichever is less.
- (10) Coverage. The maximum coverage of a lot shall be 15%.
- (11) Substandard lot. A one-family dwelling shall be permitted on a lot having less than 20,000 square feet, if the area is not served by central sewer, or 10,000 square feet if the area is served by a central sewer, which was separately owned and not adjoined at the side by other unoccupied land in same ownership at the time of adoption of this chapter, or on any numbered lot in a recorded subdivision that was on record in the office of the County Clerk at the time of adoption of this chapter, provided that the following requirements are met:
 - (a) The minimum front and rear yard dimensions for the district shall be maintained.
 - (b) The following side yard dimensions shall be maintained:

Existing Lot Width (feet)	Each Side Yard (feet)
75 to 124	15
74 or less	10

- (c) The maximum coverage of a lot shall be 15%.

[1] *Editor's Note: See Diagram S located at the end of this chapter.*

- E. Location of driveways. No driveway center line shall intersect a street line less than 70 feet from the intersection of any two street lines.^[2]

[2] *Editor's Note: See Diagram F located at the end of this chapter.*

§ 200-10 General Business District GB.

The land uses most appropriate in this central commercial area include those business appealing to pedestrians, as well as institutions and public facilities with community-wide orientation. In addition, the upper floors of commercial structures may provide limited opportunities for accessory residences, especially for seniors.

- A. Site plan approval. All use changes in this district shall be subject to site plan approval as provided by § 200-16.
- B. Permitted principal uses, buildings and other structures shall be as follows:
 - (1) Apparel and accessory stores.
 - (2) Antique stores.
 - (3) Amusement and recreation services.
 - (4) Art galleries.
 - (5) Banks.
 - (6) Bars or taverns.
 - (7) Bed-and-breakfasts.
 - (8) Boardinghouses and/or rooming houses.

- (9) Clinics, dental/medical.
- (10) Clubhouses.
- (11) Credit agencies other than banks.
- (12) Drugstores.
- (13) Eating and drinking establishments.
- (14) Financial establishments.
- (15) Food stores.
- (16) Funeral homes.
- (17) Furniture stores.
- (18) General merchandise stores.
- (19) Grocery stores.
- (20) Hardware stores.
- (21) Home furnishing and equipment stores.
- (22) Hotels.
- (23) Insurance agencies.
- (24) Inns.
- (25) Legal services.
- (26) Libraries.
- (27) Medical and health services.
- (28) Miscellaneous retail stores, including the making of articles to be sold at retail on the premises, provided that any such manufacturing and processing shall be incidental to the retail business and not more than five persons shall be employed in such manufacturing or processing.
- (29) Motels, subject to the provisions of § 200-30.
- (30) Motion-picture theaters, other than a drive-in.
- (31) Offices, business/professional.
- (32) Places of assembly.
- (33) Real estate establishments.
- (34) Restaurants.
- (35) Services, miscellaneous/personal/professional.
- (36) Theaters.
- (37) Tourist homes.

(38) Video rentals and or sales.**C. Permitted accessory uses, buildings and other structures shall be as follows:**

- (1) Accessory buildings and structures customarily associated with the principal use permitted.**
- (2) In a commercial structure, an apartment, subject to the provisions of § 200-19.**
- (3) Off-street parking for commercial vehicles while loading and unloading, as required by § 200-34.**
- (4) Off-street parking and automobile storage space, as required by § 200-33.**
- (5) Signs as permitted by § 200-38.**
- (6) Temporary structures as permitted by § 200-41.**
- (7) EV charging stations.**
[Added 7-13-2015 by L.L. No. 1-2015]

D. Uses for which the Planning Board may issue a special permit in accordance with the provisions of § 200-15.

- (1) Automobile sales area.**
- (2) Bakeries employing not more than five persons.**
- (3) Drive-through window subject to the provisions of § 200-22.**
[Amended 2-1-2014 by L.L. No. 1-2014]
- (4) Garages, public, subject to the additional provisions of § 200-36.**
- (5) Laundries, coin-operated, and dry cleaners.**
- (6) ^[1]Nursing or convalescent homes.**
^[1] *Editor's Note: Former Subsection E(6), regarding motor vehicle stations, was repealed 10-15-2018 by L.L. No. 4-2018. This local law also renumbered former Subsection E(7) through (9) as E(6) through (8), respectively.*
- (7) Wholesale businesses.**
- (8) Residential mixed use precedent as to uses in existing context.**

E. Bulk coverage and yard provisions.

[Amended 2-1-2014 by L.L. No. 1-2014]

- (1) Coverage. The maximum lot coverage permitted, by building area, shall be 65% of the lot.**
- (2) Yards. All buildings and structures constructed on lots which abut nonbusiness districts shall be so located as to conform in respect to the abutting yard width with the side or rear yard requirements as the case may be for the district against which the lot abuts.**
- (3) Corner lots. All buildings and structures built on corner lots shall conform to § 200-32.**
- (4) Height. No building or structure shall exceed 45 feet in height or 3 1/2 stories, whichever is less. The Planning Board may waive the maximum permitted height for church spires, antennas, civic buildings, and monuments.**
- (5) Setback. There is no minimum setback. New structures shall be located as close to the street line as practical with adequate space provided for sidewalks, lighting, street trees and other public amenities. Where there is a significant difference between the setback of the new structure and the setback of an existing adjacent structure(s), the Planning Board may increase the setback of the new structure to maintain a continuous streetscape, but in no case beyond the existing setback of the adjacent structure. In no case shall the setback be increased to permit parking in the front yard.**