

5/22/2025

Kazolias Properties - Zoning Summary

The grouping of eleven properties at Church/Academy and Noxon in the City of Poughkeepsie lie in two zoning districts. Along Church Street, parcels are in PID-B – Poughkeepsie Innovation District B (Sec. 19-3.4). Along Academy and Noxon Streets, the majority of parcels are in MU-5 – Mixed Use 5 District (sec. 19.32).



CITY OF POUGHKEEPSIE – ZONING MAP

The PID-B District allows multi-unit residential development with allowances for some offices, manufacturing and ground floor uses for restaurants, bars, and services. Lot coverage is 60% minimum to 100% but outdoor activity space of 10% of the lot area is required. Rooftop decks can be counted towards this requirement. Driveway minimum width is 20'. Front yard setback is 0/15', secondary street setback is 0/6'. Rear yard setback is 8'. Permitted height is 6 stories or 81' with bonus stories up to 9 allowed for 10-20% affordable housing inclusion. After 5 stories, a 5' setback depth is required. Ground story height 14' with 50% transparency.

The MU-5 District allows residential uses, retail, office and service. Lot coverage is 80% maximum. Outdoor activity space is not required. Driveway minimum width is 20'. Front yard setback is 0/15', secondary street setback is 0/15'. Rear yard setback is 15'. Permitted height is 5 stories or 68' with bonus stories up to 7 allowed for 10% affordable housing inclusion. After 5 stories, a 5' setback depth is required. Ground story height 14' with 50% transparency.

Zoning Data

(S 19-5.5) Permitted Uses as of Right

Uses allowed via Special Permit

MU5 5+ Residential Units
 Short Term Rental / Student Residence
 Cultural Center or Recreational Facility
 Public Garage
 Professional Office, Service Business
 Outpatient Medical / Pharmacy
 Performing Arts Studio
 Bar, Brewery, Cannabis, Club
 Conference Center / Event Space, Theater
 Convenience Store
 Hotel
 Day Care Center
 Restaurant, including sidewalk cafe
 Retail
 Print Shop

MU5 Live-Work Housing
 Schools / College

PID-B 5+ Residential Units
 Short Term Rental / Student Residence
 Cultural Center or Recreation
 Public Garage
 Professional Office, Service Business
 Outpatient Medical / Pharmacy
 Crafts / Food Market
 Performing Arts Studio
 Bar, Brewery, Cannabis, Club
 Conference Center / Event Space, Theater
 Convenience Store
 Hotel
 Day Care Center
 Restaurant, including sidewalk cafe
 Retail
 Artisan Food, Beverage or Manufacturing

PID-B Live-Work Housing
 Parking Structure
 College

(S 19-5.30) Accessory uses permitted in the PID-B District notes that off-street parking is permitted, provided that it is located behind the front building line of the primary use or in the interior of the lot and not visible from the street.

BULK REQUIREMENTS

PID-B

Lot Coverage		60% minimum
Outdoor Activity Space		10% minimum
Parking Locations		20' minimum setback from side and rear yards None permitted in front yard 20' maximum driveway width
Setbacks	Primary Street	0' min. / 15' max. 80% build-to frontage min.
	Side	0' min. / 11' max.
	Rear	8' min.
Height	Base	6 stories / 81' (5' stepback required after 5 stories where facing street)
	Bonus	8 stories with 10% affordable units 9 stories with 20% affordable units
Width	Max. Street Facing	225'
Ground Story Height		14' with 50% min transparency

MU5

Lot Coverage		80% maximum (including all impervious surfaces)
Outdoor Activity Space		None
Parking Locations		10' minimum setback from side yard 15' minimum setback from rear yards None permitted in front yard 20' maximum driveway width
Setbacks	Primary Street	0' min. / 15' max. 60% build-to frontage min.
	Side	0' min. / 15' max.
	Rear	15' min.
Height	Base	5 stories / 68'
	Bonus	7 stories with 10% affordable units (5' stepback required after 5 stories where facing street)
Width	Max. Street Facing	225'
Ground Story Height		14' with 50% min transparency

MISC REGULATIONS

(S 19-6.6) Street access. No building shall be erected on a lot that does not have direct access to a public street or indirect access to a public street via a private street or way approved by the Planning Board. All buildings and structures shall be so located as to provide safe and convenient access for servicing, fire and police protection and off-street parking and/or loading.

PARKING REGULATIONS

(S 19-6.2) Layout and location of off-street parking facilities.

All parking may be located adjacent to a building but not between the building and the front lot line.

Access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces and at least two ten-foot wide lanes for parking areas with more than 20 spaces.

No entrance or exit to any off-street parking area with a capacity of more than four spaces shall be located within 50 feet of any street intersection.

Each required space, exclusive of drives and aisles, shall be not less than 20 feet long nor less than nine feet wide and shall be served by an aisle between rows of parking spaces of not less than 22 feet wide. Must be adequately illuminated.

Whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet is required. Not more than 12 parking spaces shall be permitted in a continuous row, and not more than 24 spaces shall be permitted in a single parking area without being interrupted by landscaping.

Parking space ratio for residential and related uses:

Multifamily Dwelling / Hotel = 1.25 spaces per dwelling unit/rental unit

Commercial Office / Retail = 1 space per 300 GSF of floor area

Restaurant = 1 space per 75 GSF of floor area

Parking ratios in the Poughkeepsie Innovation District (PID-B)

Use	Minimum Parking
MultiFamily Residential Dwelling	0.75 space per unit plus 1 visitor space per 10 units General Retail 1 space per 500 square feet of gross floor area
Personal Service Business	1 space per 350 square feet of gross floor area
Restaurant, Cafe, or Bar	1 space per 250 square feet of gross floor area
Office and NonRetail Commercial	1 space per 400 square feet of gross floor area

Waiver or deferral of parking requirements. All or portions of the off-street parking requirement may be waived by the Planning Board, provided that:

- a. **The proposed use is within 600 feet of a municipally operated off-street parking facility or privately owned parking area.**

NOTE – The parking lot located at 50 Cannon Street is within 50’ of the combined subject parcels, with the City of Poughkeepsie noted as primary owner. It is estimated that this lot has an existing parking capacity of approximately 210 vehicles.

- b. The Planning Board shall, at the time of its approval of a site development plan, certify on such plan that the municipally operated off-street parking facility or, in the case where nearby private parking area is to be utilized, the private parking facility has adequate capacity for storage of passenger vehicles generated by activities proposed to be conducted on the subject lot in addition to those generated by any other lots already serviced by such off-street parking facility. In determining the existence of such adequate capacity, the Planning Board shall consider the need for preventing frequent parking on the street by persons visiting or connected with each use which is proposed to be served by such off-street municipal or private parking facility.
- c. Where a private parking facility is to be utilized, the applicant shall provide assurance that such facility will be available.

Fee in lieu of off-street parking in the PID Districts

1. An optional waiver with a fee in lieu of parking provides applicants with an alternative to restrictive on-site parking requirements and can encourage better and more efficient site design.
2. Where an applicant does not meet the required number of off-street parking spaces for development within the Poughkeepsie Innovation District, the applicant may seek a waiver from the Planning Board.

Number of Parking Spaces Waived	Fee per Waived Parking Space
1 to 6 spaces	\$500
7 to 10 spaces	\$1,000
11 to 20 spaces	\$3,000
More than 20 spaces	\$5,000

(S 19-6.7) Bonus Heights:

1. In order to encourage superior design, sustainable land use, and inclusive development, an incentive of additional stories/height as described below is offered to applicants of housing developments in the MU3, **MU5**, PID-A, and **PID-B** districts if their buildings incorporate any one of the following features.
 - a. **20% Affordable Housing - In the PID-B District only. Three additional stories** may be added to the permitted base building height for developments that include 20% or more of the total units as affordable housing. Fifty percent of the affordable units shall be priced to be affordable at 60% to 80% of Dutchess County AMI, and 50% of the affordable units shall be priced to be affordable at 80% to 100% of Dutchess County AMI.
 - b. **10% Affordable Housing -Two additional stories in the MU-5, PID-A, and PID-B Districts** and one additional story/height in the MU3 District may be added to the permitted base building height for developments that include more than 10% of units as affordable housing with 50% of the affordable units priced to be affordable at 60% to 80% of Dutchess County AMI and 50% of the affordable units priced to be affordable at 80% to 100% of Dutchess County AMI. c. **Green Building Practices** Two additional stories in the MU-5, PID-A, and PID-B Districts and one additional story/height in the MU3 District may be added to the permitted base building height for that building receiving Gold or Platinum certification through LEED Building and/or Neighborhood Development Rating System.

Maximum cumulative bonuses shall not exceed the height maximums as indicated in Article 3.

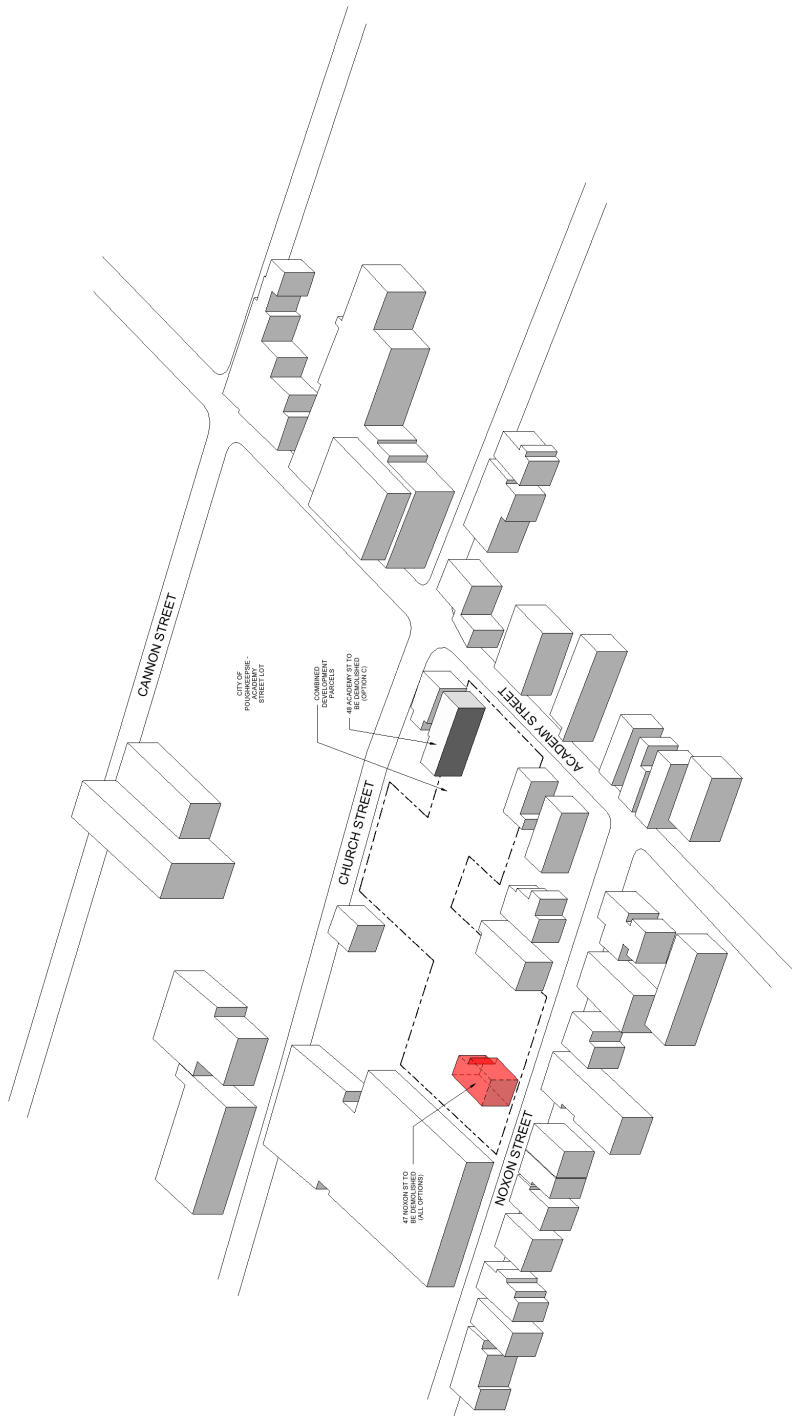
PID-B = 9 stories, 120 ft.

MU5 = 7 stories, 94 ft.

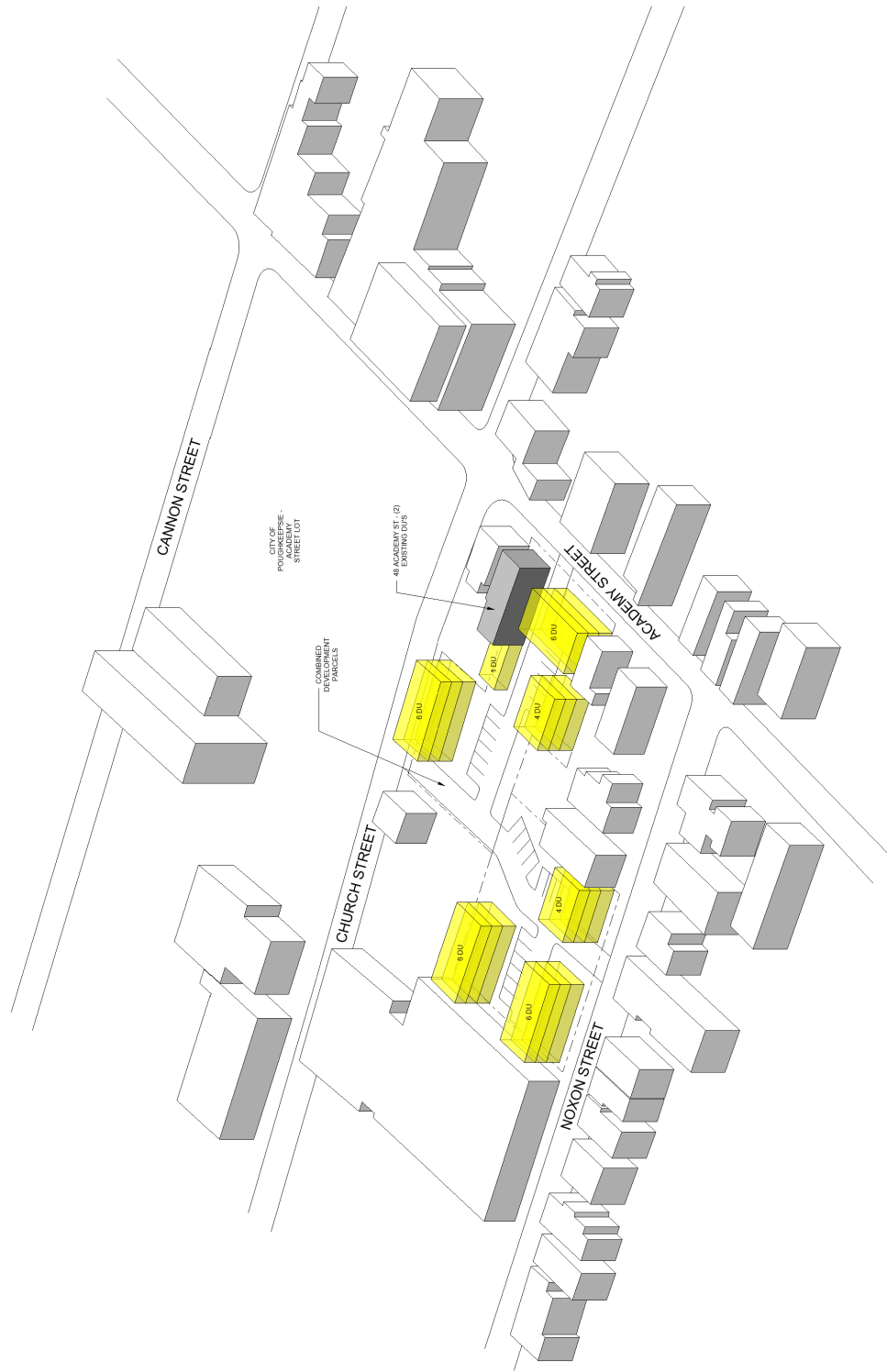
HISTORIC DISTRICT REGULATIONS

The properties do not lie within a City Historic District. However, the Barret Art Center at 55 Noxon Street, immediately adjacent to the parcel is noted as listed on the National, State of Local Register of Historic Places. Historically, it appears that there was at one time a small garage attached to the structure extending onto the adjacent parcel. The Barrett Center building appears to be approximately 2' off the shared property line. The West façade has a third floor door and existing fire escape, a first floor door and windows at this property line. Minimum required separation from the Barrett Center will require Planning Board input.

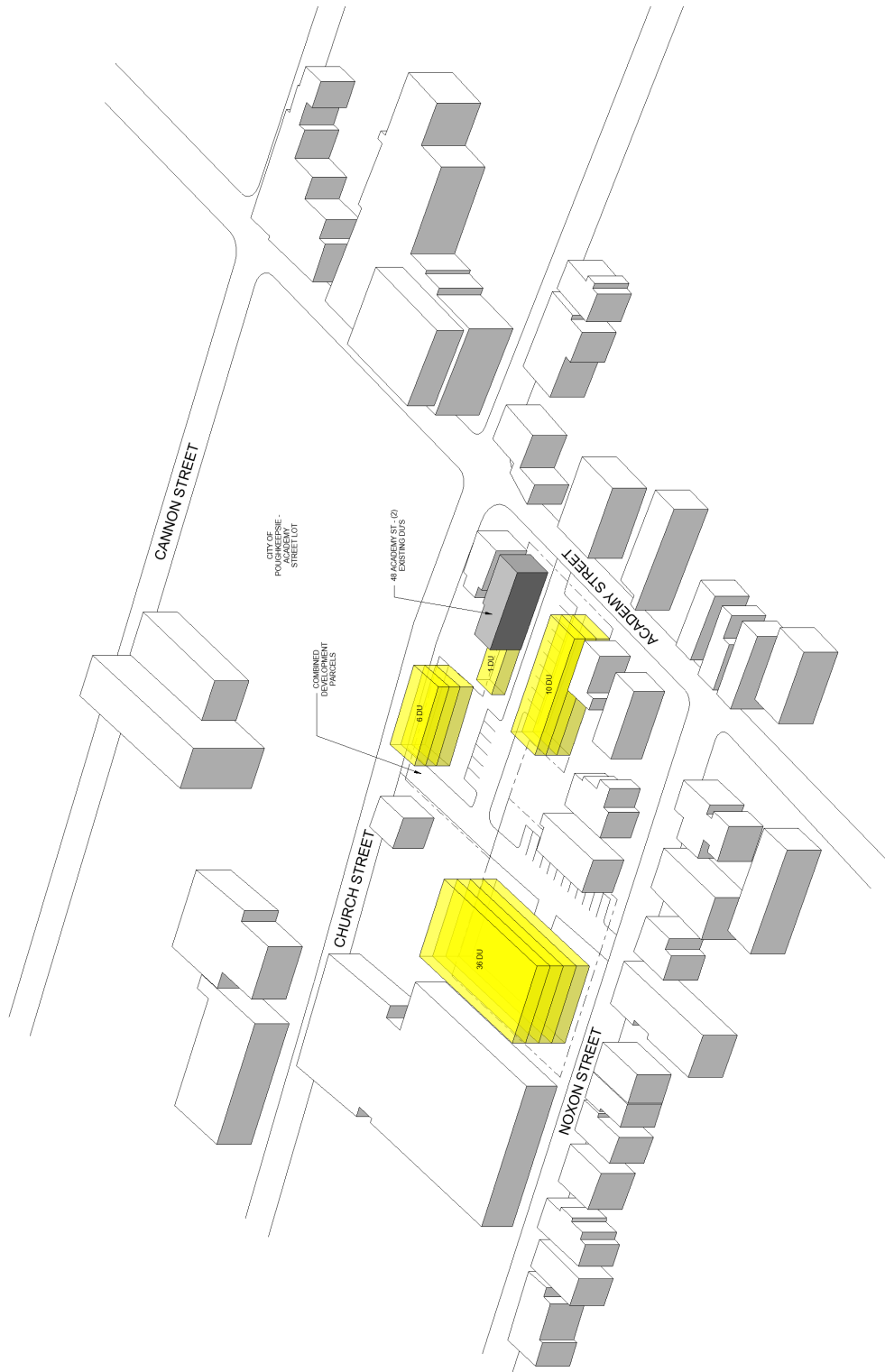
EXISTING CONDITIONS



CONCEPT OPTION A: 35 RESIDENTIAL UNITS / 26 PARKING SPACES



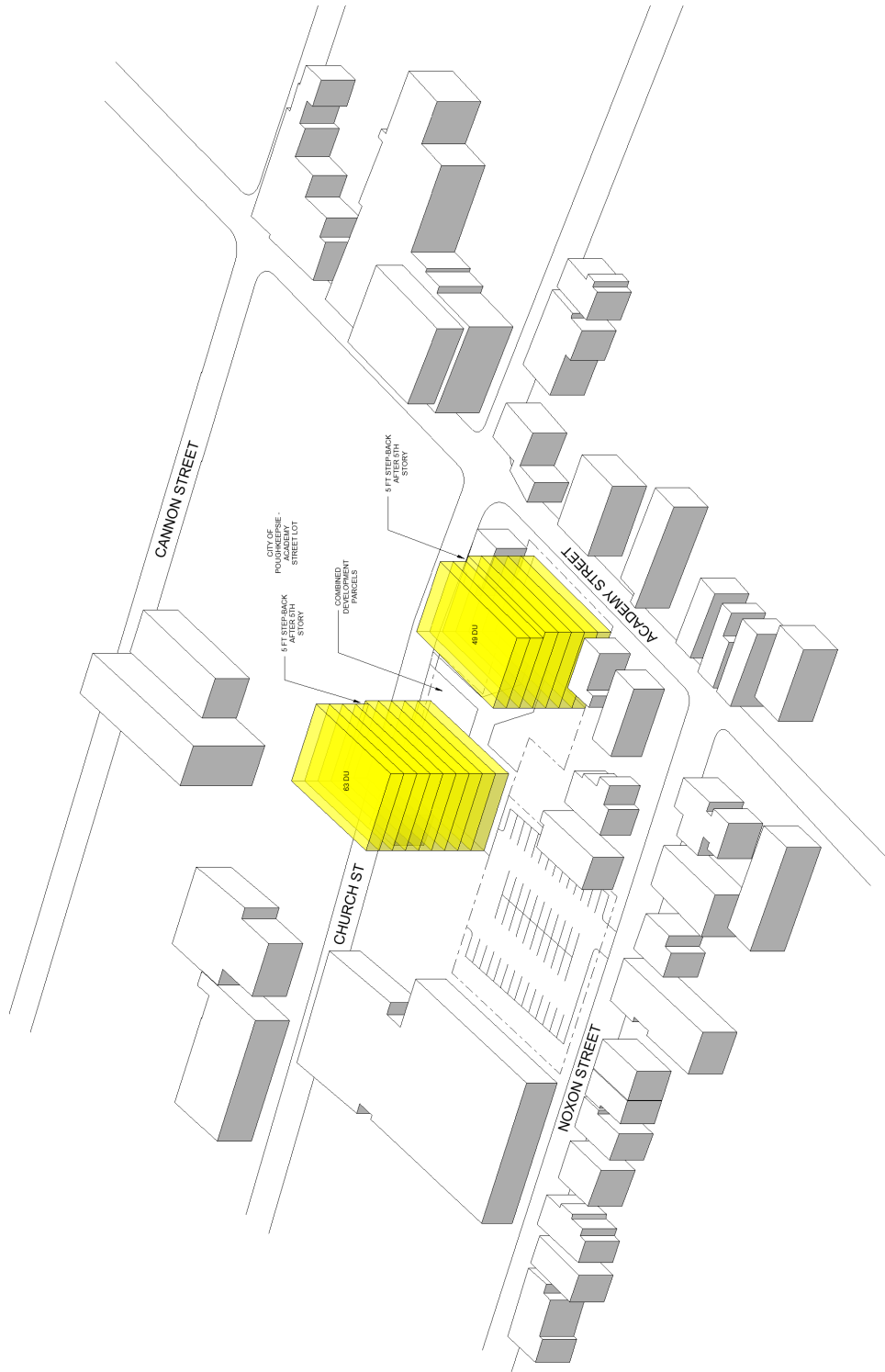
CONCEPT OPTION B: 55 RESIDENTIAL UNITS / 28 PARKING SPACES



CONCEPT OPTION C: 76 RESIDENTIAL UNITS / 52 PARKING SPACES



CONCEPT OPTION D: 116 RESIDENTIAL UNITS / 49 PARKING SPACES



SITE PLAN

EXISTING

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 6 FT
SIDE (MIN/MAX):	0 FT / 11 FT
REAR (MIN/MAX):	8 FT

HEIGHT	
BASE HEIGHT:	6 STORY / 81 FT
BONUS (10% AFFORDABLE):	8 STORY / 107 FT
BONUS (20% AFFORDABLE):	9 STORY / 120 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

LOT INFO	
COVERAGE (MAX.):	80%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 15 FT
SIDE (MIN):	0 FT
REAR (MIN):	15 FT

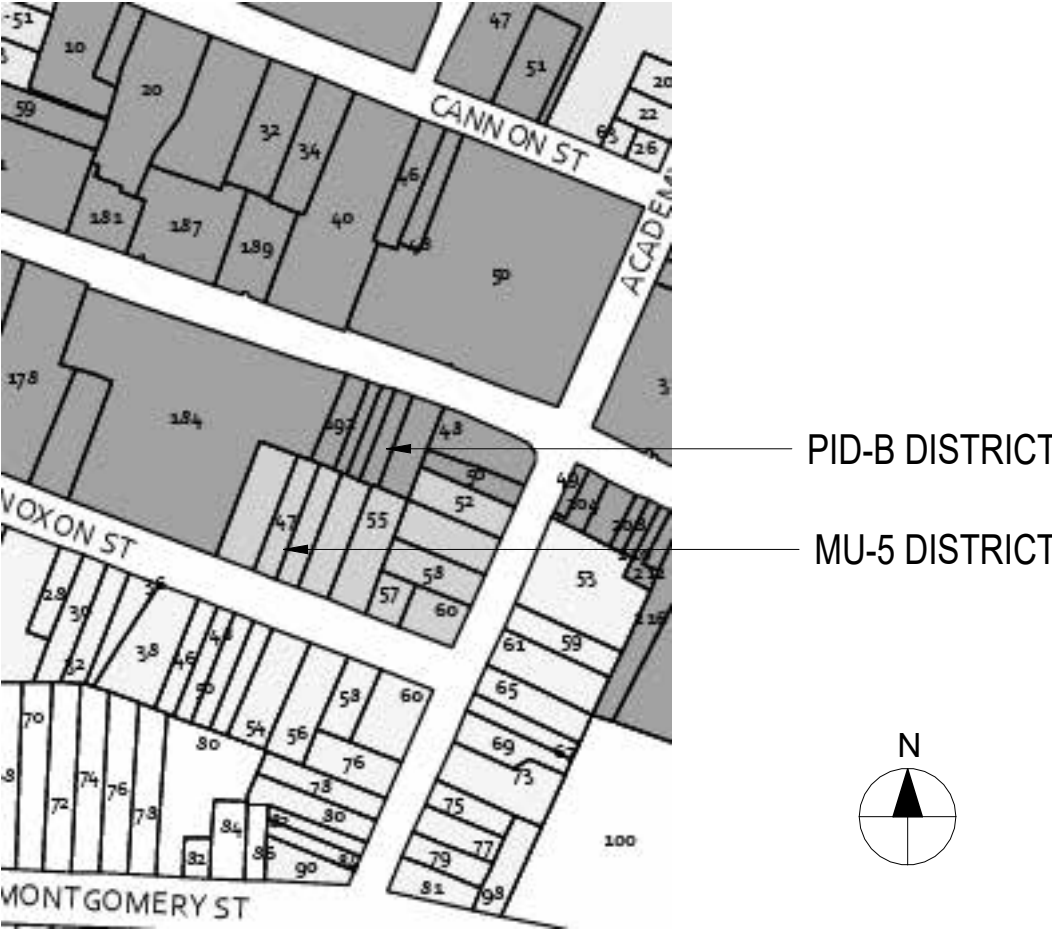
HEIGHT	
BASE HEIGHT:	5 STORY / 68 FT
BONUS (10% AFFORDABLE):	7 STORY / 94 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

PLAN LEGEND

- REAR SETBACK
- EXISTING STRUCTURE (OWNED)
- ADJACENT STRUCTURE (NOT OWNED)
- PROPERTY LINE DISTANCE
- PROPERTY LINE

ZONING MAP



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Professional Seal

Tinkelman Architecture PLLC
Cert. No. | 1289621

Submissions		
No.	Description	Date

CLIENT NAME:

KAZOLIAS PROPERTIES
47 NOXON STREET, POUGHKEEPSIE, NY

PROJECT NAME:

PROPOSED DEVELOPMENT
47 NOXON STREET, POUGHKEEPSIE, NY

SITE PLAN - EXISTING

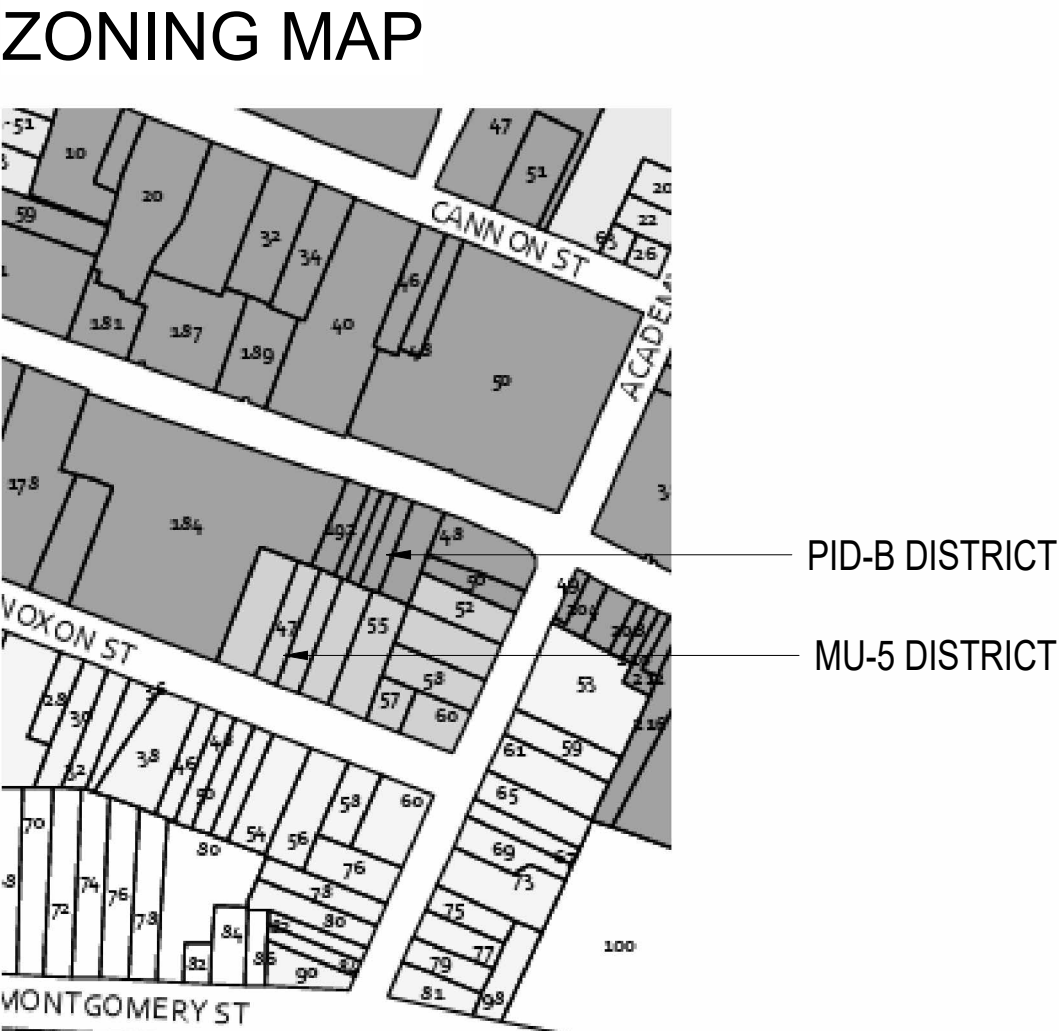
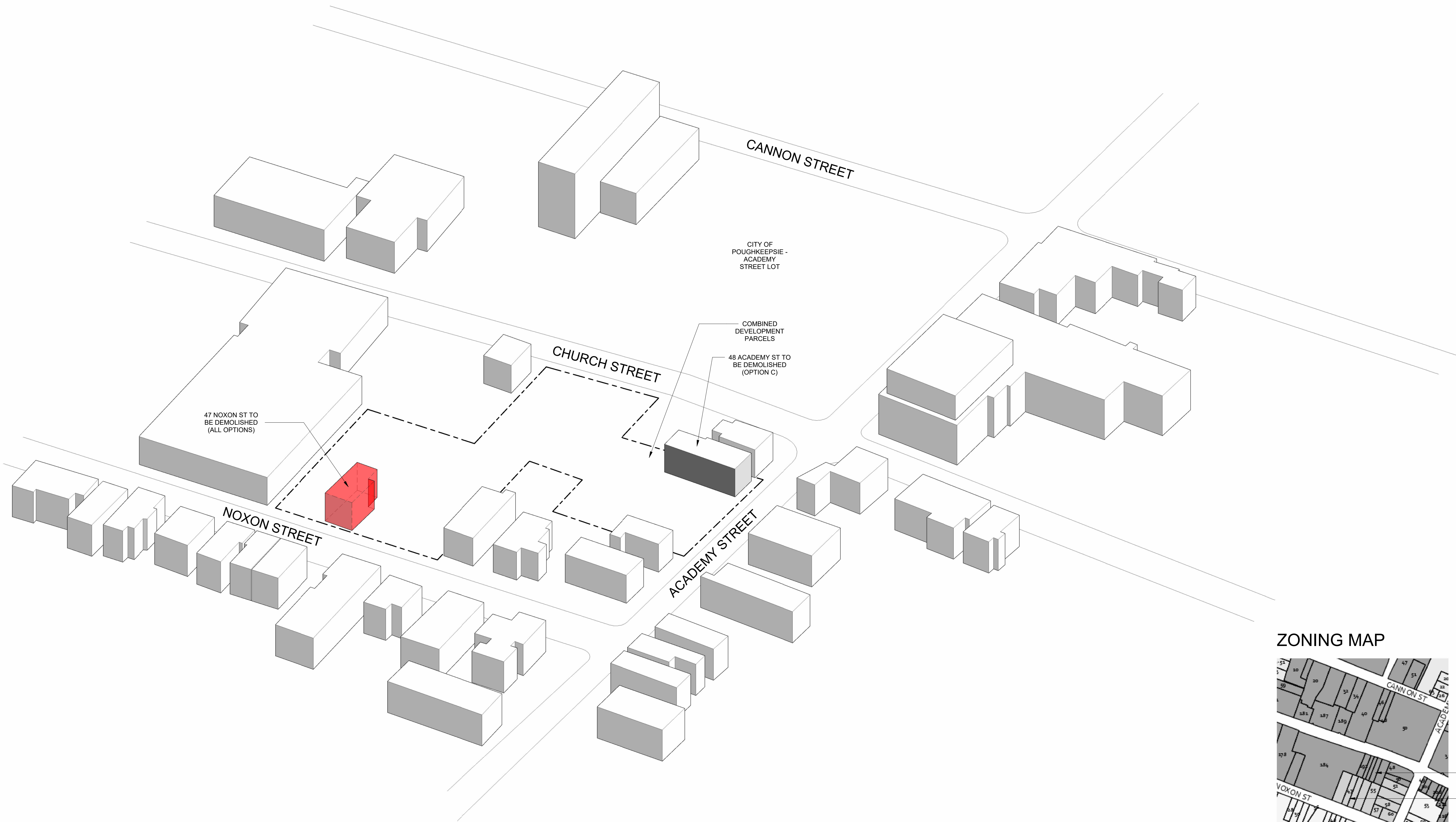
Date5/22/2025

Proj. NoC2511.00

Drawn ByJL

SP-E

EXISTING



AERIAL VIEW

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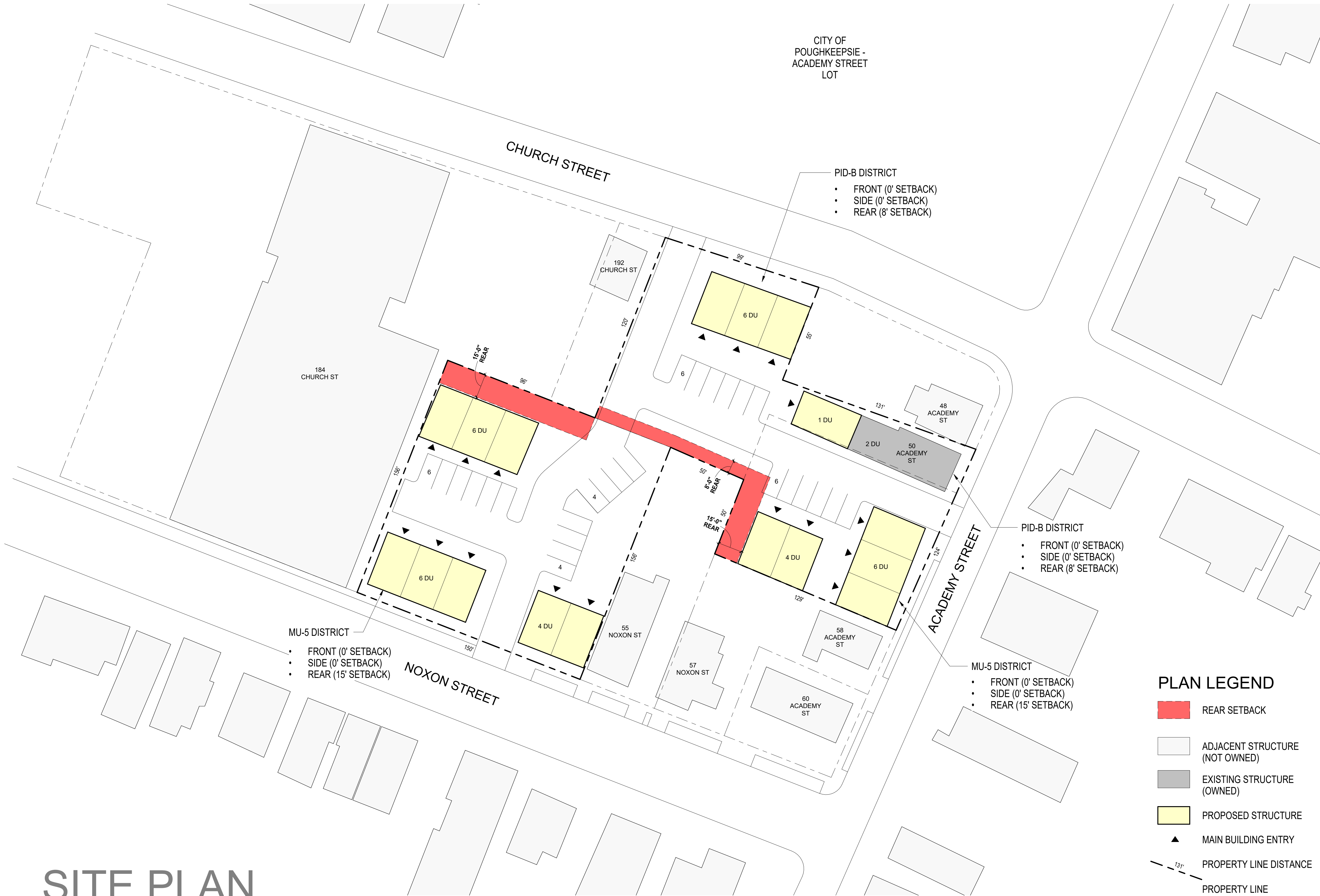
Date5/22/2025

Proj. NoC2511.00

Drawn ByJL

A-E

SITE PLAN



OPTION A

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%
SETBACKS	
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REAR (MIN/MAX):	8 FT

HEIGHT	
BASE HEIGHT:	6 STORY / 81 FT
BONUS (10% AFFORDABLE):	8 STORY / 107 FT
BONUS (20% AFFORDABLE):	9 STORY / 120 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

LOT INFO	
COVERAGE (MAX.):	80%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 15 FT
SIDE (MIN):	0 FT
REAR (MIN):	15 FT

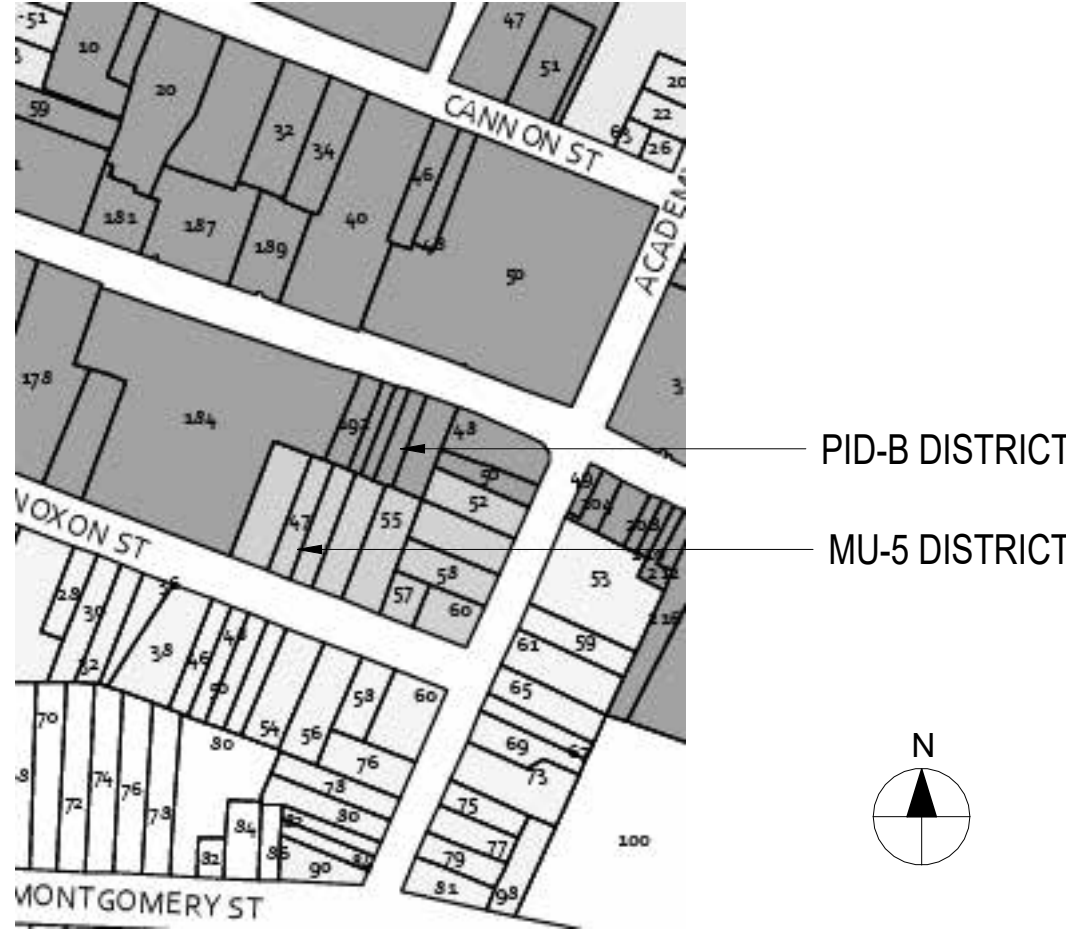
HEIGHT	
BASE HEIGHT:	5 STORY / 68 FT
BONUS (10% AFFORDABLE):	7 STORY / 94 FT
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GROUND FLOOR HEIGHT:	14 FT

PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

RESIDENTIAL UNIT SUMMARY

PROPOSED DWELLING UNITS: 33 NEW / 2 EXISTING
PARKING: 40 SPACES REQUIRED / 26 PROVIDED

ZONING MAP



OPTION A

BULK TABLE - ZONING

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PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

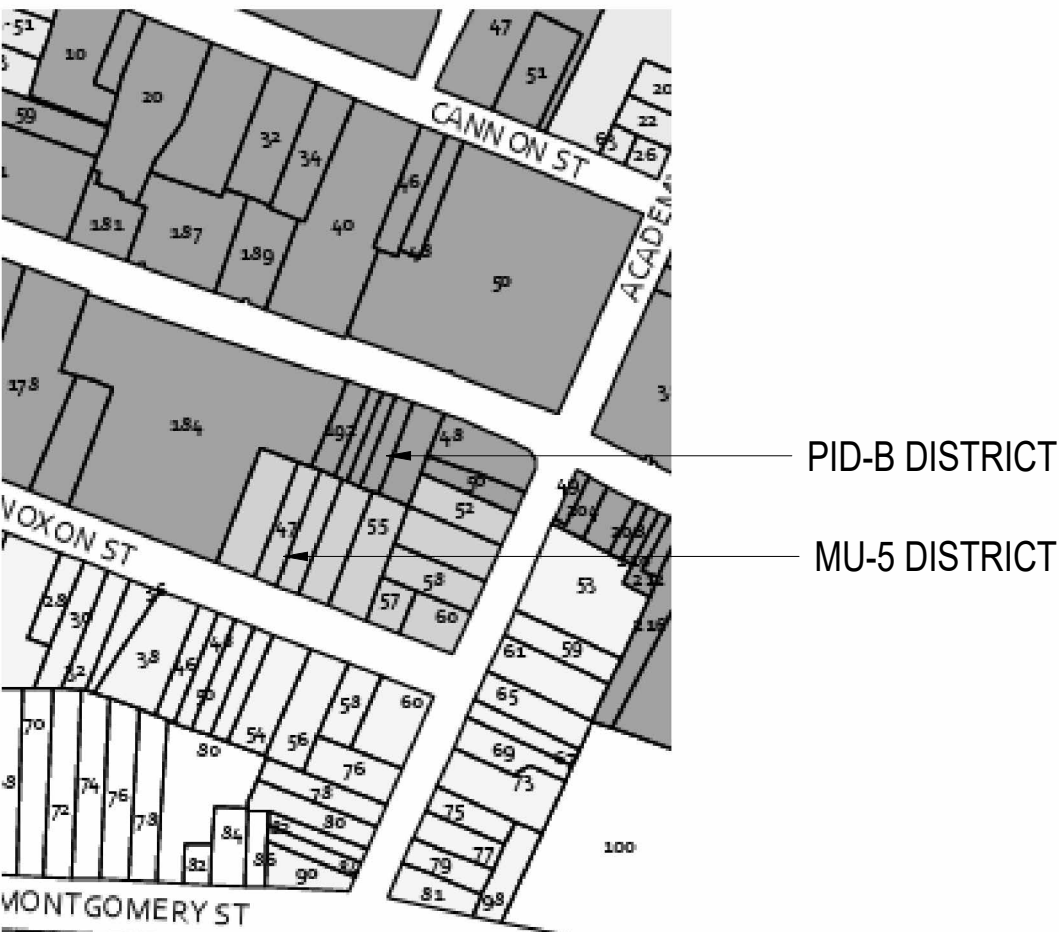
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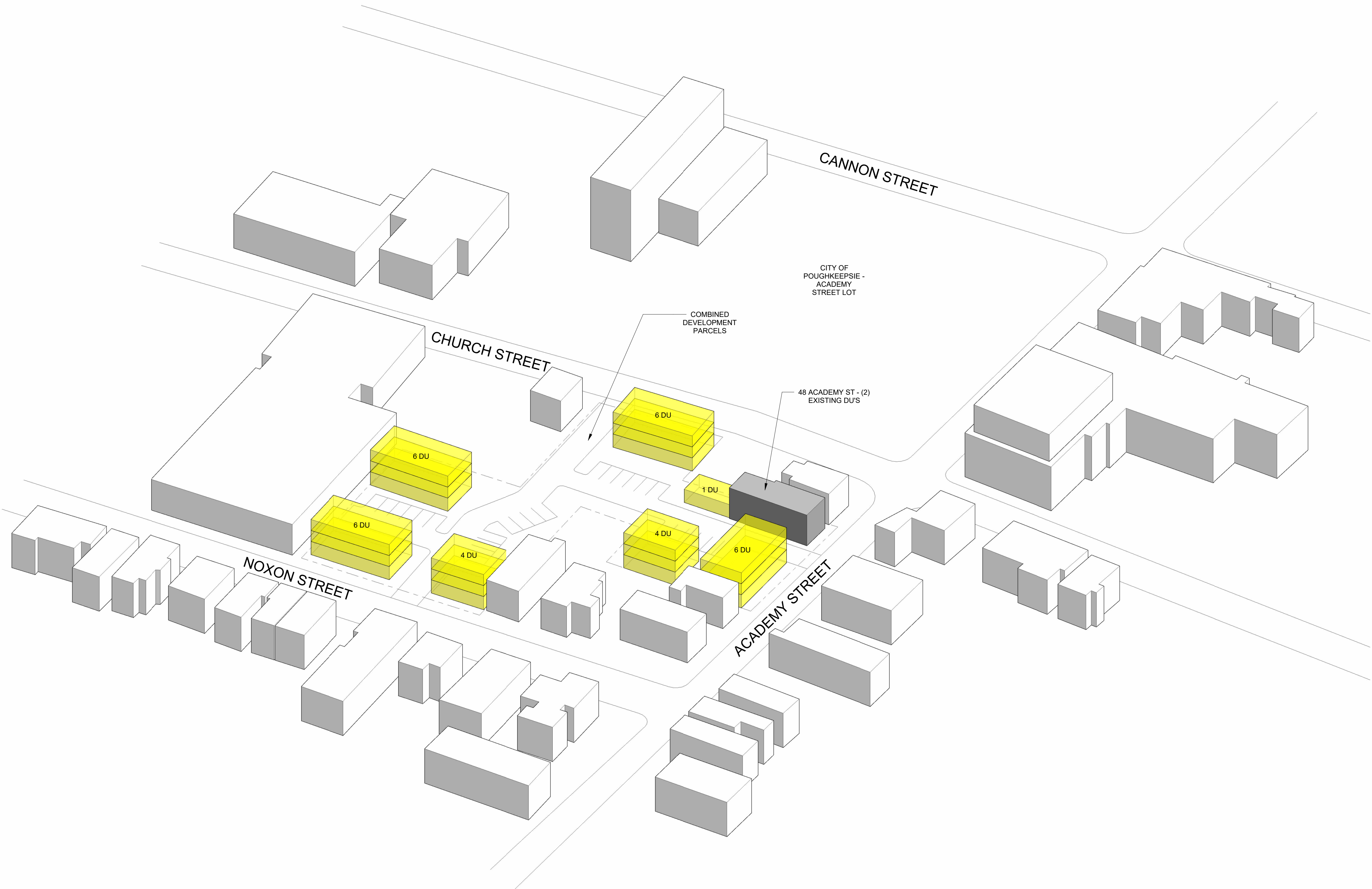
RESIDENTIAL UNIT SUMMARY

PROPOSED DWELLING UNITS: 33 NEW / 2 EXISTING
PARKING: 40 SPACES REQUIRED / 26 PROVIDED

ZONING MAP



AERIAL VIEW



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PROJECT NAME:

PROPOSED DEVELOPMENT
47 NOXON STREET, POUGHKEEPSIE, NY

AERIAL VIEW - CONCEPT
OPTION A

Date
5/22/2025

Proj. No
C2511.00

Drawn By
JL

A-1

BULK TABLE - ZONING

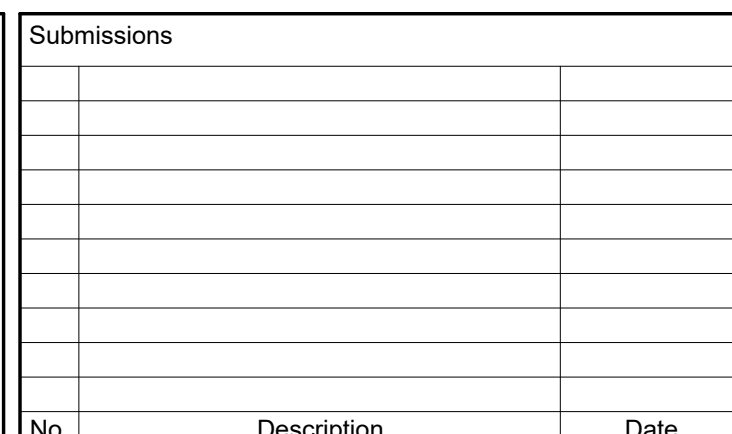
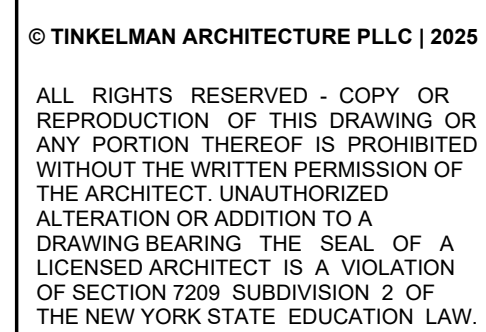
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COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%

HEIGHT	
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MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

6-STORY MULTI-FAMILY (2 STORY STEEL / 4 STORY WOOD)
PROPOSED DWELLING UNITS: 71 NEW / 2 EXISTING
PARKING: 87 SPACES REQUIRED / 28 PROVIDED

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SITE PLAN - CONCEPT OPTION B

Date	
5/22/2025	
Proj. No	Drawn By
C2511.00	JL

SP-B

OPTION B

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
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OUTDOOR ACTIVITY SPACE (MIN):	10%

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MU-5 (MIXED-USE 5 DISTRICT)

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STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

RESIDENTIAL UNIT OPTIONS SUMMARY

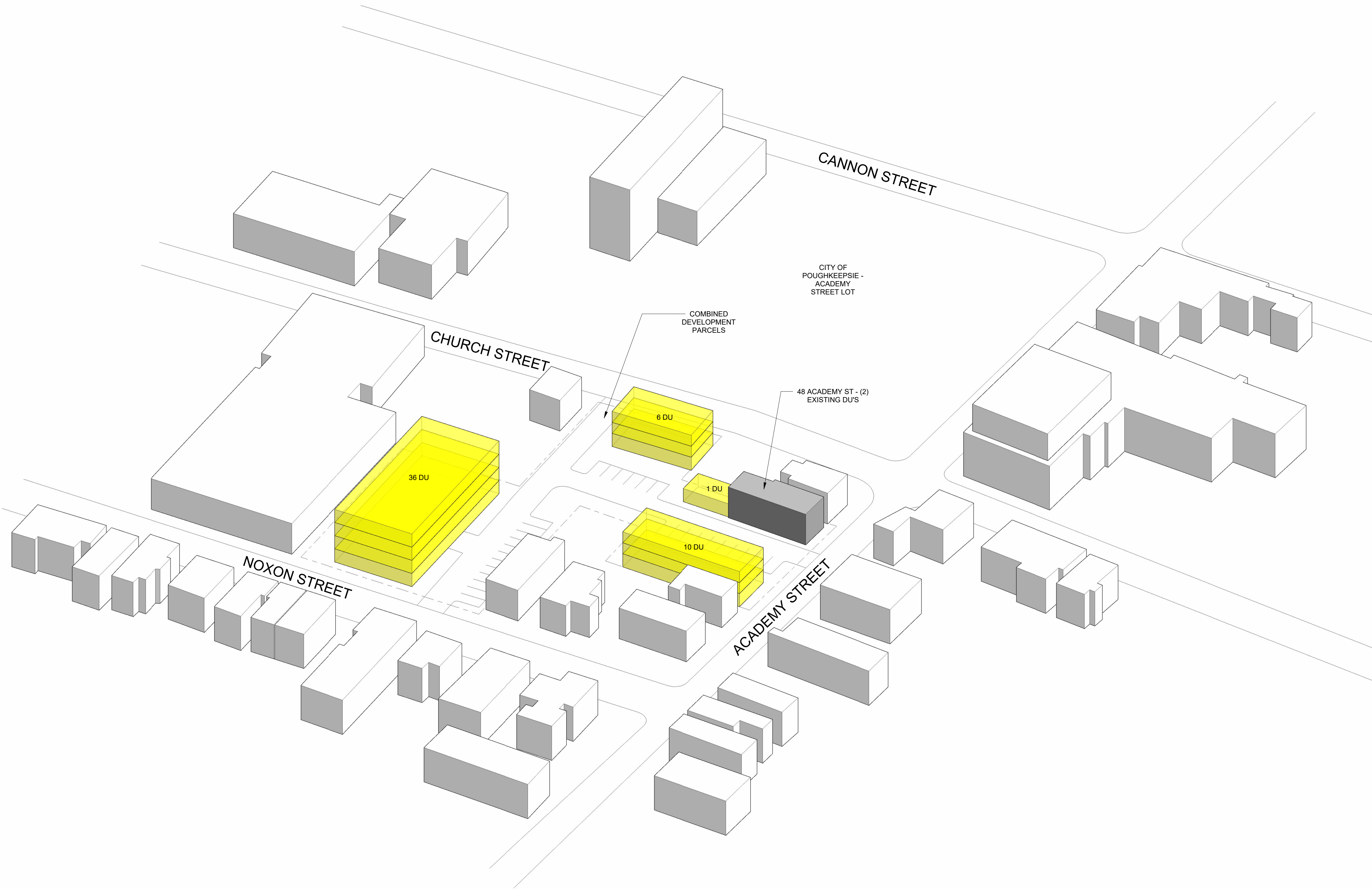
4-STORY MULTI-FAMILY (ALL WOOD)
PROPOSED DU'S: 53 NEW / 2 EXIST.
PARKING: 65 SPACES REQ. / 28 PROV.

6-STORY MULTI-FAMILY (2 STORY STEEL / 4 STORY WOOD)
PROPOSED DWELLING UNITS: 71 NEW / 2 EXISTING
PARKING: 87 SPACES REQUIRED / 28 PROVIDED

ZONING MAP



AERIAL VIEW



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PROJECT NAME:

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47 NOXON STREET, POUGHKEEPSIE, NY

AERIAL VIEW - CONCEPT
OPTION B

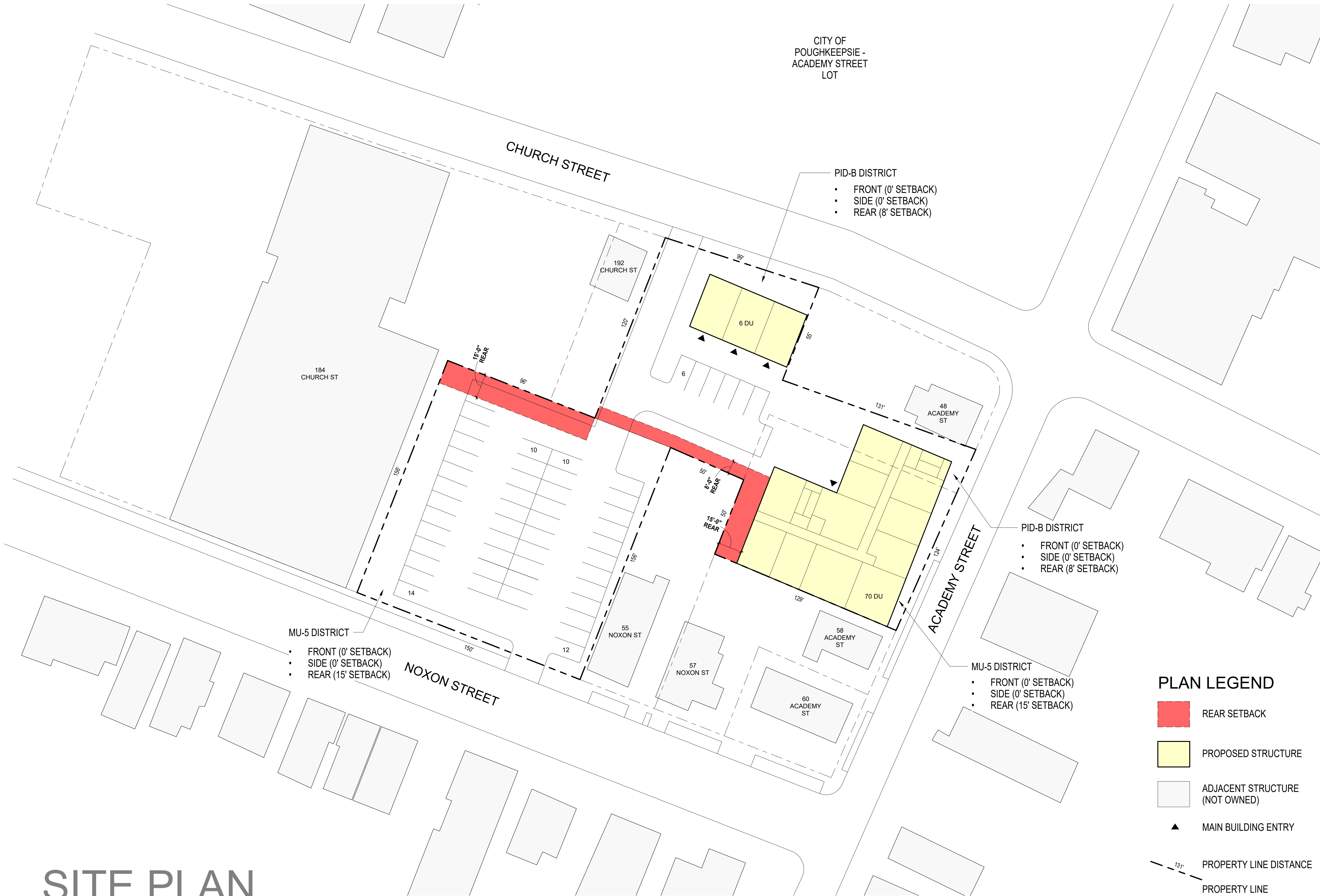
Date
5/22/2025

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C2511.00

Drawn By
JL

A-2

SITE PLAN



OPTION C

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
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BONUS (10% AFFORDABLE):	8 STORY / 107 FT
BONUS (20% AFFORDABLE):	9 STORY / 120 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

LOT INFO	
COVERAGE (MAX.):	80%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 15 FT
SIDE (MIN):	0 FT
REAR (MIN):	15 FT

HEIGHT	
BASE HEIGHT:	5 STORY / 68 FT
BONUS (10% AFFORDABLE):	7 STORY / 94 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

RESIDENTIAL UNIT OPTIONS SUMMARY

5-STORY MULTI-FAMILY (1 STORY STEEL / 4 STORY WOOD)
PROPOSED DU'S: 56 NEW
PARKING: 68 SPACES REQ. / 52 PROV.

7-STORY MULTI-FAMILY (7 STORY STEEL)
PROPOSED DWELLING UNITS: 76 NEW
PARKING: 93 SPACES REQUIRED / 52 PROVIDED

ZONING MAP



*THIS DRAWING IS FOR SCHEMATIC DESIGN PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION. ACTUAL CONSTRUCTION DRAWINGS, AND SUBSEQUENT CONSTRUCTION MAY DIFFER SIGNIFICANTLY FROM THIS REPRESENTATION.

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Professional Seal

Tinkelman Architecture PLLC
Cert. No. | 1289621

Submissions		
No.	Description	Date

CLIENT NAME:

KAZOLIAS PROPERTIES

47 NOXON STREET, POUGHKEEPSIE, NY

PROJECT NAME:

PROPOSED DEVELOPMENT

47 NOXON STREET, POUGHKEEPSIE, NY

SITE PLAN - CONCEPT
OPTION C

Date
5/22/2025

Proj. No
C2511.00

Drawn By
JL

SP-C

OPTION C

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 6 FT
SIDE (MIN/MAX):	0 FT / 11 FT
REAR (MIN/MAX):	8 FT

HEIGHT	
BASE HEIGHT:	6 STORY / 81 FT
BONUS (10% AFFORDABLE):	8 STORY / 107 FT
BONUS (20% AFFORDABLE):	9 STORY / 120 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

LOT INFO	
COVERAGE (MAX.):	80%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 15 FT
SIDE (MIN):	0 FT
REAR (MIN):	15 FT

HEIGHT	
BASE HEIGHT:	5 STORY / 68 FT
BONUS (10% AFFORDABLE):	7 STORY / 94 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

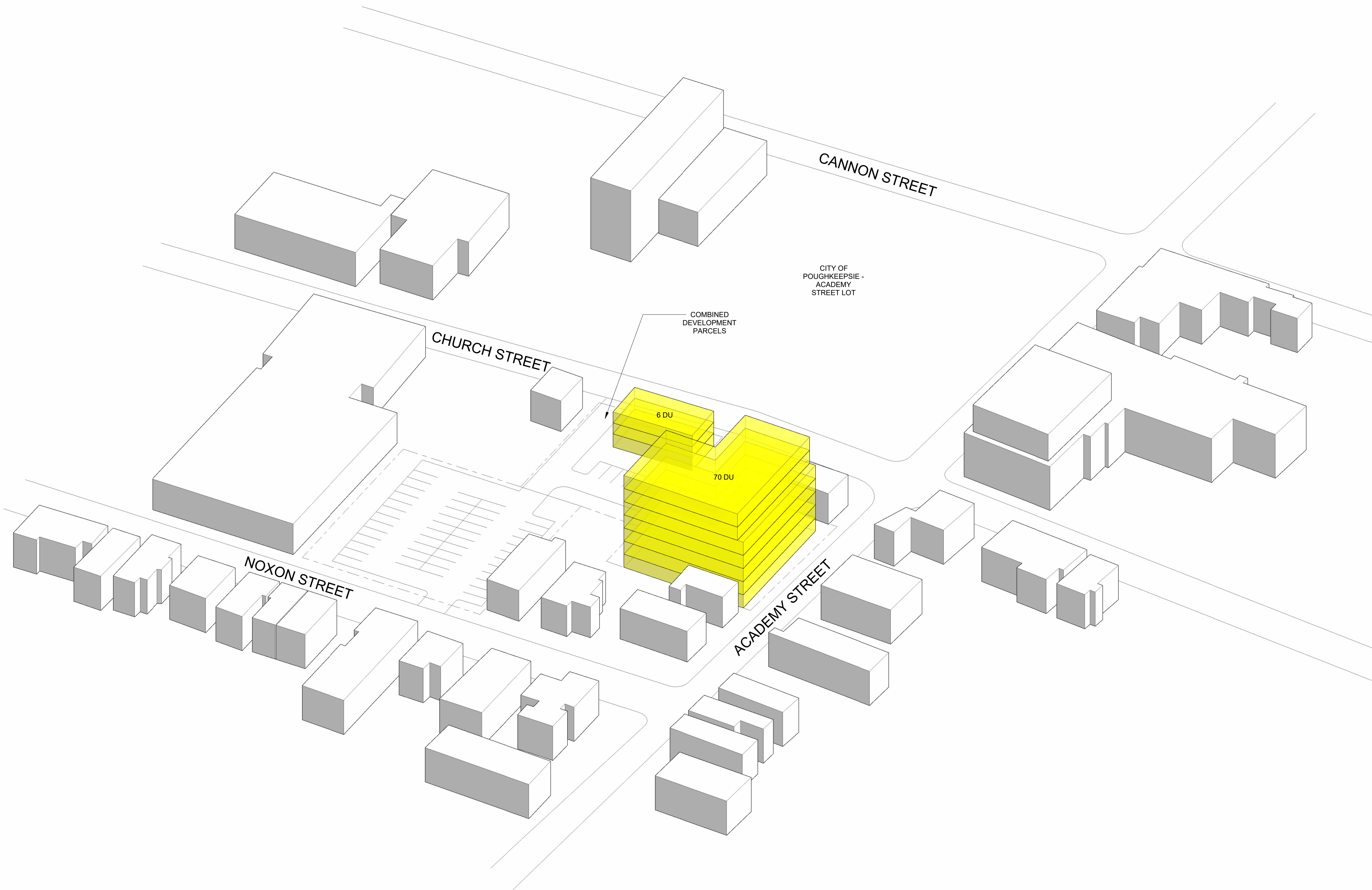
PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

RESIDENTIAL UNIT OPTIONS SUMMARY

5-STORY MULTI-FAMILY (1 STORY STEEL / 4 STORY WOOD)
PROPOSED DU'S: 56 NEW
PARKING: 68 SPACES REQ. / 52 PROV.

7-STORY MULTI-FAMILY (7 STORY STEEL)
PROPOSED DWELLING UNITS: 76 NEW
PARKING: 93 SPACES REQUIRED / 52 PROVIDED

ZONING MAP



AERIAL VIEW

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Professional Seal

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Submissions		
No.	Description	Date

CLIENT NAME:

KAZOLIAS PROPERTIES

47 NOXON STREET, POUGHKEEPSIE, NY

PROJECT NAME:

PROPOSED DEVELOPMENT

47 NOXON STREET, POUGHKEEPSIE, NY

AERIAL VIEW - CONCEPT
OPTION C

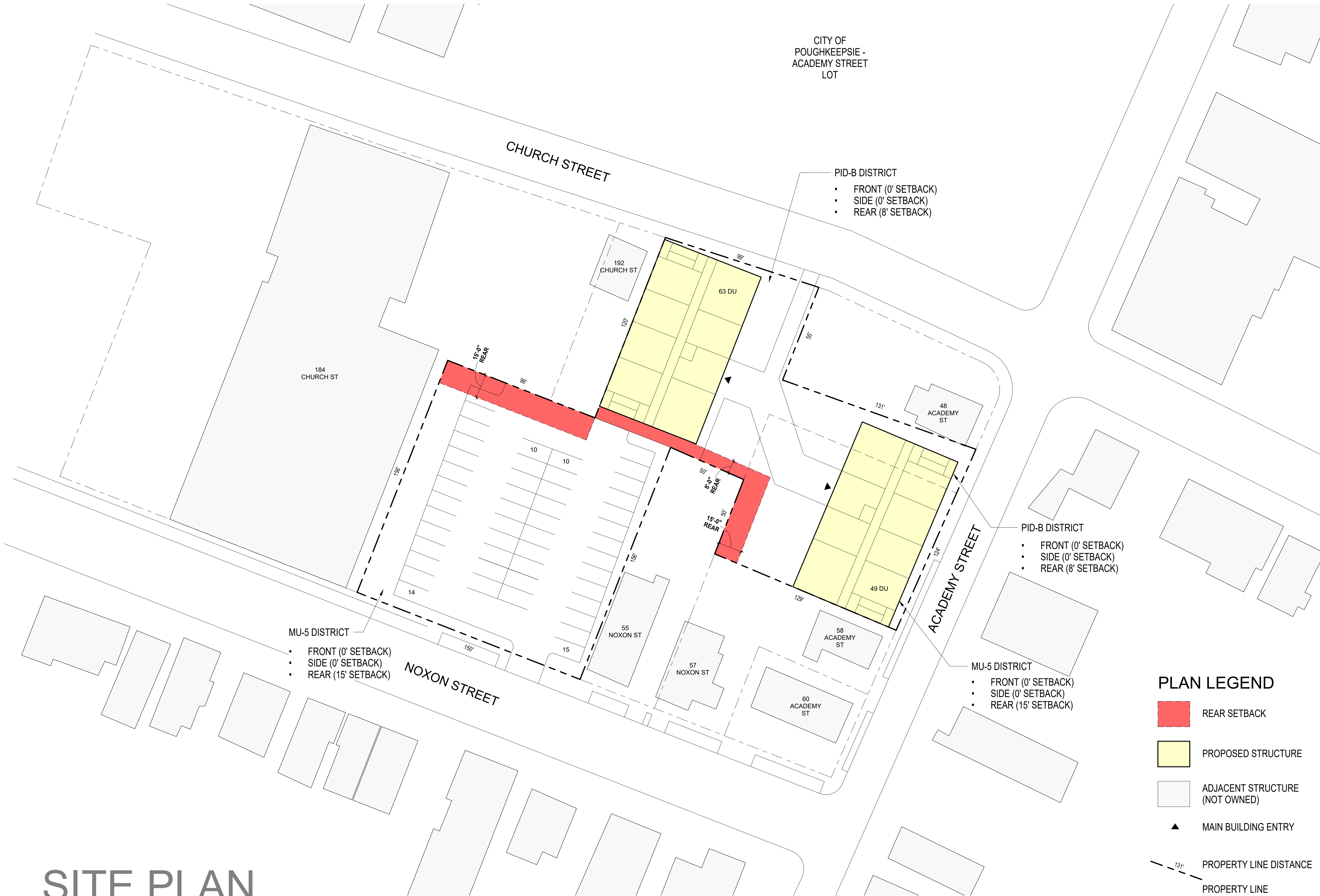
Date
5/22/2025

Proj. No
C2511.00

Drawn By
JL

A-3

SITE PLAN



OPTION D

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%
SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 6 FT
SIDE (MIN/MAX):	0 FT / 11 FT
REAR (MIN/MAX):	8 FT

HEIGHT	
BASE HEIGHT:	6 STORY / 81 FT
BONUS (10% AFFORDABLE):	8 STORY / 107 FT
BONUS (20% AFFORDABLE):	9 STORY / 120 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

LOT INFO	
COVERAGE (MAX.):	80%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 15 FT
SIDE (MIN):	0 FT
REAR (MIN):	15 FT

HEIGHT	
BASE HEIGHT:	5 STORY / 68 FT
BONUS (10% AFFORDABLE):	7 STORY / 94 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

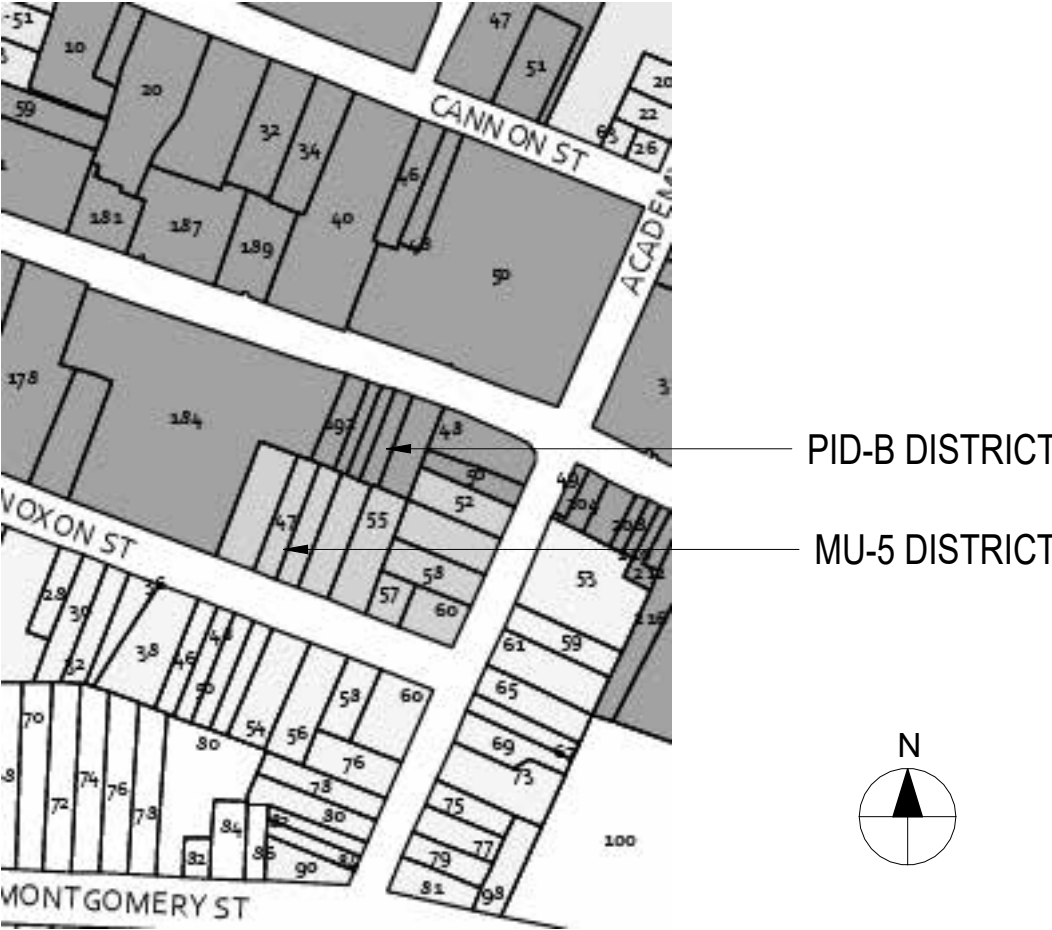
PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

RESIDENTIAL UNIT OPTIONS SUMMARY

6-STORY / 5-STORY MULTI-FAMILY
PROPOSED DU'S: 77 NEW
PARKING: 56 SPACES REQ. / 49 PROV.

9-STORY / 7-STORY MULTI-FAMILY
PROPOSED DWELLING UNITS: 112 NEW
PARKING: 116 SPACES REQ. / 49 PROV.

ZONING MAP



OPTION D

BULK TABLE - ZONING

PID (POUGHKEEPSIE INNOVATION DISTRICT)

LOT INFO	
COVERAGE (MIN.):	60%
OUTDOOR ACTIVITY SPACE (MIN):	10%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 6 FT
SIDE (MIN/MAX):	0 FT / 11 FT
REAR (MIN/MAX):	8 FT

HEIGHT	
BASE HEIGHT:	6 STORY / 81 FT
BONUS (10% AFFORDABLE):	8 STORY / 107 FT
BONUS (20% AFFORDABLE):	9 STORY / 120 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

PARKING: 0.75 SPACES PER UNIT PLUS 1 VISITOR PER 10 UNITS

MU-5 (MIXED-USE 5 DISTRICT)

LOT INFO	
COVERAGE (MAX.):	80%

SETBACKS	
PRIMARY STREET (MIN/MAX):	0 FT / 15 FT
SECONDARY STREET (MIN/MAX):	0 FT / 15 FT
SIDE (MIN):	0 FT
REAR (MIN):	15 FT

HEIGHT	
BASE HEIGHT:	5 STORY / 68 FT
BONUS (10% AFFORDABLE):	7 STORY / 94 FT
MINIMUM HEIGHT:	2 STORY / 29 FT
STEP-BACK DEPTH (AFTER 5TH FLR)	5 FT
GROUND FLOOR HEIGHT:	14 FT

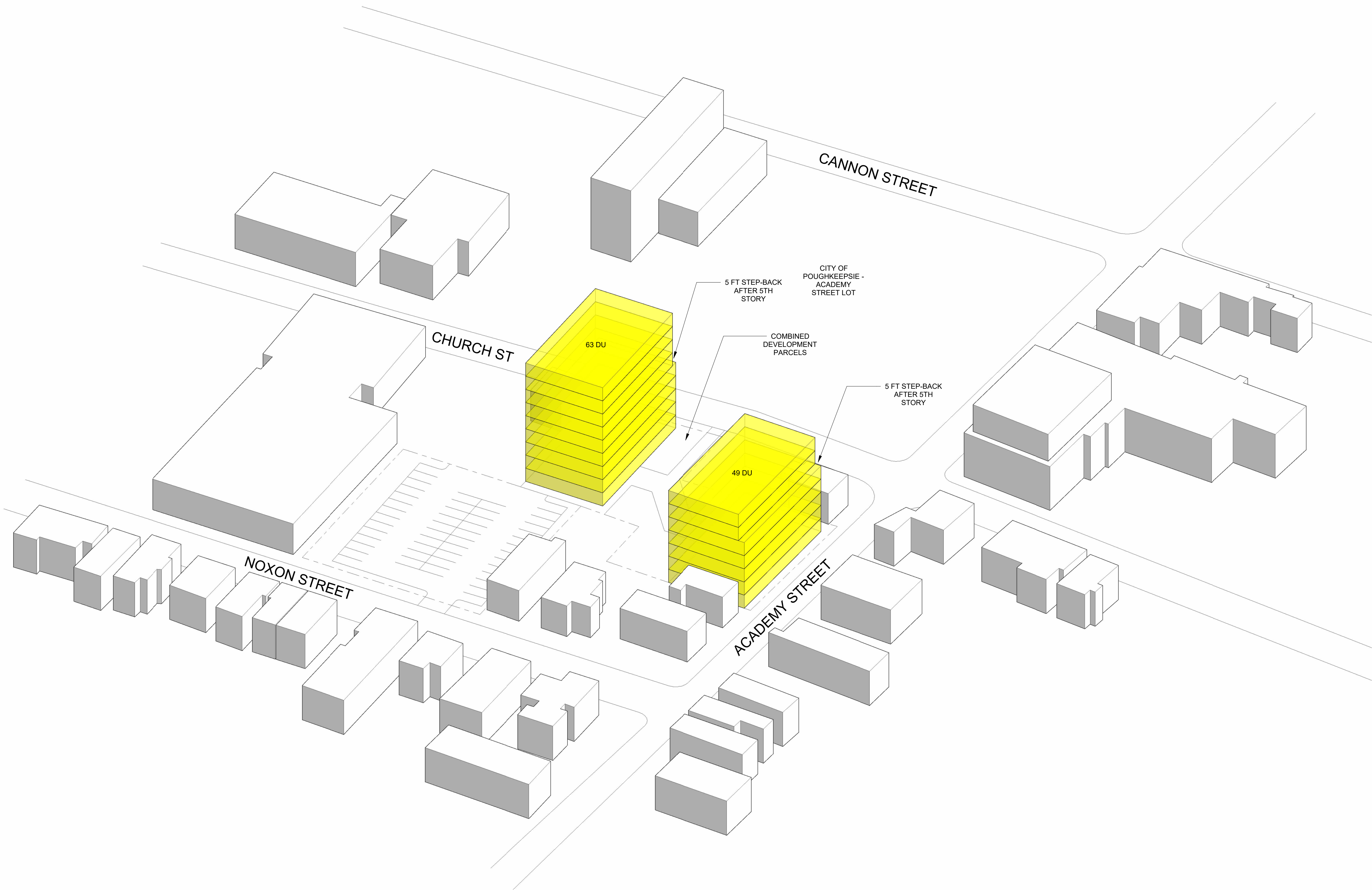
PARKING: 1.25 SPACES PER DU (MULTI-FAMILY DWELLING)

RESIDENTIAL UNIT OPTIONS SUMMARY

6-STORY / 5-STORY MULTI-FAMILY
PROPOSED DU'S: 77 NEW
PARKING: 56 SPACES REQ. / 49 PROV.

9-STORY / 7-STORY MULTI-FAMILY
PROPOSED DWELLING UNITS: 112 NEW
PARKING: 116 SPACES REQ. / 49 PROV.

ZONING MAP



AERIAL VIEW

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AERIAL VIEW - CONCEPT
OPTION D

Date
5/22/2025

Proj. No
C2511.00

Drawn By
JL

A-4