

**VILLAGE OF RHINEBECK**

**LOCAL LAW NO. \_\_\_ OF THE YEAR 2024**

**A LOCAL LAW TO AMEND THE ZONING CODE OF THE VILLAGE OF RHINEBECK TO  
CREATE THE BULKELEY SCHOOLHOUSE OVERLAY DISTRICT**

BE IT ENACTED by the Board of Trustees of the Village of Rhinebeck as follows:

**Section 1. Legislative Intent**

The Bulkeley Schoolhouse is located within the Residential District, which limits residential uses to one- and two-family dwellings. The Village intends to support the adaptive reuse of the former Bulkeley Schoolhouse, which is listed on the State and National Registers of Historic Places and which has local significance as a former municipal school, through the creation of the Bulkeley Schoolhouse Overlay District. The intent of the local law is to provide flexibility in uses and dimensional regulations to facilitate and encourage the preservation and reuse of the historic structure. The law has the secondary benefit of providing for the creation of additional housing units to meet the increased demand for housing in the Village. Lastly, the adaptive reuse of an existing structure is consistent with the Village's sustainability goals. This local law is adopted pursuant to the powers conferred upon the Board of Trustees by Section 10 of the Municipal Home Rule Law.

**Section 2. The Zoning Map referenced in Section 120-5A of the Code of the Village of Rhinebeck, entitled, "Zoning Map; interpretation of boundaries; lots in more than one district" is hereby replaced with the Zoning Map attached to this Local Law as Exhibit A.**

**Section 3. Section 120-4 of the Code of the Village of Rhinebeck, entitled, "Establishment of Districts" is hereby amended to insert the Bulkeley Schoolhouse Overlay District (BSO) into the list of overlay districts in Subsection B.**

**Section 4. A new Article VIII.I, entitled "Bulkeley Schoolhouse Overlay District (BSO)" is hereby created to read as follows:**

§ 129-39.1. Bulkeley Schoolhouse Overlay District.

- A. Purpose. The purpose of the Bulkeley Schoolhouse Overlay (BS-O) District is to provide flexibility in uses and dimensional regulations to facilitate and encourage the preservation and reuse of the historic structure and to provide for the creation of additional housing units to meet the increased demand for housing in the Village.
- B. Permitted Uses. All principal and accessory uses permitted in the Residential District, as set forth in §120-28, shall be permitted. In addition, multifamily dwellings are permitted through the adaptive reuse of, and within, the former Bulkeley Schoolhouse.

C. Site Plan approval shall be required for all uses in the BS-O and for all exterior enlargements, demolition or alterations of existing structures in accordance with Article XI of this chapter, except for maintenance and like-kind replacement. In addition to the standards for Site Plan approval in Article XI of this chapter, the Planning Board shall ensure the site plan for each new structure is consistent with the design standards in sections 120-26, 120-27 and 120-39 of the Zoning Code and that all site plans are consistent with the following:

1. The site plan shall require vegetative and other screening to improve privacy and reduce visual intrusion between lots.
2. The site plan shall minimize adverse impacts of illumination on neighboring lots
3. The site plans shall require design of buildings and grounds, including architecture, layout and landscaping, consistent with the residential and historic character of the neighborhood.
4. The site plan shall incorporate any practicable measures to reduce adverse impacts of traffic generated by new development on the safety of pedestrian, automobile and bicycle transportation, if any.
5. The site plan shall incorporate any practicable measures to reduce the adverse impacts of construction on the neighborhood, particularly relating to any noise, dust, and disruption and hazardous conditions for automobile, bicycle and pedestrian travel, if any.

D. Bulk Regulations.

1. Density. The maximum density within the BS-O shall be 29 bedrooms.
2. Minimum Front yard setback – 10 feet
3. Maximum Front yard setback- 25 feet
4. Minimum Side yard setback – 10 feet
5. Minimum Rear yard setback – 10 feet
6. Minimum Frontage – 60 feet
7. Minimum Depth and Width – 60 feet
8. Off-street Parking – 1.5 cars per dwelling unit

- a) For multi-family dwellings:
  - i. At least two of the spaces shall be equipped with EV charging stations.
  - ii. 1 bicycle parking space shall be provided per dwelling unit.

9. Maximum Lot Coverage Area – 30%

10. Maximum Building Height – 35 feet.

- a) Permitted Obstructions. The following structures may penetrate the maximum building height of the Bulkeley Schoolhouse:
  - i. Awnings or other sun control devices, which shall not exceed 8 feet above the roof.
  - ii. Parapet walls or railings around the perimeter of the roof, not to exceed four feet from the roof.
  - iii. Chimneys or flues.
  - iv. Decks or other surfaces for recreational activities, not to exceed 3 feet, 6 inches from the roof.
  - v. Elevator or stair bulkheads, not larger than 60 square feet in area.
  - vi. Roof water tanks or other accessory mechanical equipment provided such equipment is located not less than 10 feet from the street wall of the building and all equipment is screened on all sides.
  - vii. Additional roof thickness, up to eight inches, to accommodate additional insulation.
  - viii. Skylights, clerestories or other daylighting devices not to exceed four feet in height from the roof and shall be located at least eight feet from the street wall edge.
  - ix. Solar energy systems.

- x. Vegetated roofs, not to exceed 3 feet, 6 inches in height, excluding vegetation. Weirs, check dams, gutters or other stormwater management equipment.

#### E. Lighting

1. All exterior lighting shall be directed to aim away from adjacent structures, streets, and property lines and shall be dark-sky compliant.
2. Except for security lighting, all exterior lighting shall be placed on timers and motion activated.

#### F. Additional Regulations

1. All provisions of Articles IV and VIII of this Chapter shall apply to the Bulkeley Schoolhouse Overlay District, unless inconsistent with the provisions of this section.
2. In the event of conflict between the provisions of this section and any other section of the Zoning Law, the provisions in this Section shall prevail.

### **Section 5. Severability**

The invalidity of any word, section, clause, paragraph, sentence, part of provision of this Local Law shall not affect the validity of any other part of this local law, which can be given effect without such part or parts.

### **Section 6. Effective Date**

This local law shall take effect immediately upon filing in the office of the Secretary of State of New York as provided by law.