

Article VIII. Neighborhood Design Standards and Guidelines

A. Intent.

The intent of this Article is to encourage and implement the Town of Rhinebeck's *Comprehensive Plan* smart growth policies by establishing standards and guidelines for creating compact walkable residential neighborhoods near the Village of Rhinebeck. This Article is also intended to establish standards and guidelines for infill development in the Town's only shopping center area with a focus on compact walkable design that gradually transforms the area from an auto-oriented commercial strip into a secondary pedestrian-oriented shopping district for the community in accordance with Greenway Compact principles. By facilitating new development in a pattern reminiscent of a traditional village, other policies and objectives of the *Comprehensive Plan* can be achieved including, but not limited to: preservation of open space, farmland, natural beauty and environmental quality; creation of a range of housing opportunities, price levels and choices to accommodate a variety of age and income groups and residential preferences; and creation of greater opportunities for traditional community living for residents of the Town.

B. Purpose.

1. The specific purposes of the Neighborhood Design Standards and Guidelines, as applied to residential development, are to:
 - a. Create a place or places in the Town where new development reflects the traditional scale, density and character of the Village of Rhinebeck.
 - b. Fully integrate new residential development with a pedestrian orientation and a diversity of housing types.
 - c. Provide for compact development while avoiding suburban sprawl, more efficient delivery of infrastructure, while avoiding or reducing environmental degradation and traffic congestion.
 - d. Support development that takes advantage of proximity to the Village's existing centralized water and/or sewer services, including the upgrading of such services by the developer or creation of new water and sewer services by the developer, if necessary, rather than strict reliance on individual wells and septic disposal systems.
 - e. Create pedestrian and bicycle networks through sidewalks, bicycle paths, trails and crosswalks, in order to create connections to public transportation, stores and the Village.
 - f. Take advantage of compact building design to promote housing affordability, energy efficiency, and minimization of greenhouse gas emissions.
 - g. Make development decisions predictable, fair and cost-effective.
2. The specific purposes of the Neighborhood Design Standards and Guidelines, as applied to non-residential development, are to:
 - a. Reclaim an existing auto-oriented shopping strip by incrementally redesigning and transforming the strip into a compact and walkable retail area that will always be secondary

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- to the Village of Rhinebeck as the primary retail center for the community.
- b. Restrict further development of the highway frontage on Route 9 by limiting the commercial district to its existing Route 9 frontage and consolidating the multiple entrances along this highway by connecting existing and future businesses with internal service streets.
 - c. Help to unify the streetscape of Route 9 with generous landscaping, continuous street trees and if possible, planted medians, reminiscent of a boulevard.
 - d. On the east side of Route 9, fill in the front of the large parking areas by replacing them with buildings. Site new buildings back from the road and buffer the buildings with trees, berms, landscaping, and other natural elements to protect the viewscales and compliment the open space areas on the west side of Route 9.
 - e. Use “Low Impact Development” strategies for new development as well as redevelopment of the shopping center’s stormwater management system to enhance and protect surface and ground water quality, maintain the integrity of aquatic resources and ecosystems, and preserve the physical integrity of the District’s wetlands and tributaries.
 - f. Create pedestrian and bicycle networks through sidewalks, bicycle paths, trails and crosswalks, in order to create connections to shared parking, public transportation and between stores and nearby housing in the Neighborhood Residential and Planned Conservation Neighborhood Overlay districts.
 - g. Enhance and diversify the local tax base by generating additional revenues to meet the costs of municipal and educational services.
 - h. Provide for new development close to services and along a public transit bus line, while simultaneously protecting the greenbelts around them as treasured open space, free of development.
 - i. An artist’s rendering of the Town’s intent to reclaim the shopping strip is shown below in the graphic illustrations prepared for the Dutchess County Greenway Compact’s *Greenway Guide*:



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Rebuilding a Commercial Center Step by Step

C. Applicability.

1. This Article applies to all new development within the Zoning districts specified in Article VIII, Section D below. The District requirements identified in Subsection D below are mandatory.
2. Subsections F through I of this Article uses different terms in reference to the standards and guidelines for designing development projects. In this context, use of the terms "shall" requires adherence to a standard or guideline to the greatest extent practicable; "should" when adherence to the standard or guideline is recommended; and "may" when adherence to the standards and guidelines is preferred.
3. Unless specifically identified herein, the provisions of this Article, when in conflict with other Articles of the Town of Rhinebeck Zoning Law, the Subdivision Regulations, and other Local, State or Federal Laws and standards, shall not take precedence over those other Laws, regulations, and standards.
4. The standards and guidelines outlined in this Article do not replace other Town standards and regulations found elsewhere in this Zoning Law. It is the applicant's responsibility to ensure they have obtained and reviewed all other applicable Laws and requirements in conjunction with Subdivision, Site Plan and Special Use Permit development applications.
5. For the purposes of this Article, standards will be considered mandatory requirements. References to guidelines are more discretionary. It will be the applicant's responsibility to demonstrate to the Planning Board how the standards and guidelines have been adequately addressed.
6. The Planning Board shall make a consistency determination for all applications subject to this Article, that the standards and guidelines identified herein have been incorporated into the development's design plans to the greatest extent practicable. Such determination shall clearly state in the Planning Board's findings how the decision, and any modifications thereto, incorporate the standards and guidelines.
7. For development projects that involve the granting of a density bonus, the Planning Board's findings shall include a rationale for any waiver or modification granted to a specific standard or guideline. The Planning Board may, in granting waivers or modifications to these standards and guidelines, incorporate such reasonable conditions as will, in its judgment, substantially secure the objectives of the requirements so waived.

D. Districts.

1. **Planned Conservation Neighborhood Overlay (PCN).**

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- a. Within the PCN Overlay District, no application for Site Plan approval, Special Use Permit approval, and/or Major Subdivision approval, as that term is defined in the Town of Rhinebeck Subdivision Regulations, shall be approved unless the standards and guidelines of this Article have been incorporated into the development design to the greatest extent practicable. The Planning Board, as a condition of such approval, may impose reasonable modifications to the development project that would have to be incorporated into the proposed action to merit a determination of consistency with the standards and guidelines set forth herein.
- b. All applications subject to this Article shall be designed and clustered in accordance with the four-step design process for conservation subdivisions found in Article V, Section I(7)(c) of the Zoning Law. For residential development projects in the PCN District, that include density bonuses in accordance with this Article, the Planning Board may make adjustments to the required open space to permit a minimum required 65 percent open space.
- c. Density Bonuses are available for development projects within the PCN District. The Town Board has determined that it is appropriate to make adjustments to permissible density for the specific purpose of encouraging development that is consistent with the Comprehensive Plan, Smart Growth principles, the Open Space and Affordable Housing Implementation Plan, and the Greenway Compact principles and guides. To achieve this intent, the gross density of the underlying RA10 Zoning District may be increased for PCN projects in accordance with the following, provided a minimum of seventy-five percent (75 %) of the proposed dwelling units are sited within approximately one-half (½) mile of the municipal boundaries between the Town and Village of Rhinebeck:
 - i. All residential development projects are subject to the Town of Rhinebeck Affordable Housing Program, which mandates a minimum of ten percent (10%) of all units being designated as affordable, as that term is defined in Article XIII. Development projects in the PCN Overlay District, that provide and construct on-site twenty percent (20%) of the base number of units as affordable, are eligible for a forty-five percent (45%) increase in density over the base density (number of dwelling units).
 - ii. Development projects that provide development of and public access to multi-purpose trails on the applicant's lands within the Land Conservation - Trails (LC-T) Zoning District, are eligible for a forty-five percent (45%) increase in density over the base density (number of dwelling units).
 - iii. The following table illustrates, by example, the density bonuses available to applicants:

Site Acreage Examples	Base Density Acres/10	Affordable Housing Bonus Units x 45%	Trails Bonus Units x 45%	Total Achievable Density
100 acres	10 units	5 units	5 units	20 units
200 acres	20 units	9 units	9 units	38 units
500 acres	50 units	23 units	23 units	96 units

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2. Village Gateway (VG) District.

- a. Within the VG District, no application for Site Plan approval, Special Use Permit approval, and/or Subdivision approval shall be approved unless the standards and guidelines of this Article have been incorporated into the development design to the greatest extent practicable. The Planning Board, as a condition of such approval, may impose modifications that would have to be incorporated into the proposed action to merit a determination of consistency with the standards and guidelines set forth herein.
- b. All applications subject to this Article shall be designed and clustered in accordance with the four-step design process for conservation subdivisions found in Article V, Section I(7)(c) of the Zoning Law.

3. Community Business - South (CB-S) District.

- a. Within the CB-S District, no application for Site Plan approval, Special Use Permit approval, and/or Subdivision approval shall be approved unless the standards and guidelines of this Article have been incorporated into the development design to the greatest extent practicable. The Planning Board, as a condition of such approval, is empowered to modify the Area and Bulk Regulations found in Article IV and may impose modifications that would have to be incorporated into the proposed action to merit a determination of consistency with the standards and guidelines set forth herein.
- b. Projects deemed consistent with the standards and guidelines of this Article by the Planning Board, are eligible for an increase in density of fifty percent (50%) over the minimum requirements of Article IV, the Area and Bulk Regulations. Any increase in density granted shall comply with the 8,000 square foot building limitation for specific uses subject to Article VI, Section D(11) of the Zoning Law. Nothing herein shall prevent the development of multiple buildings to achieve the density permitted, provided each individual building complies with the 8,000 square foot limitation.
- c. All projects within the CB-S District shall fully comply with the Town's Stormwater Management requirements and Freshwater Wetlands Law and proper provisions shall be made for sewage disposal in accordance with Dutchess County Department of Health requirements.

4. Historic Preservation (HP20), Rural Agricultural (RA10), and Residential Low Density (RL5) Districts.

- a. Article V, Section DD of the Zoning Law provides for a Town Density Transfer (Transfer of Development Rights or TDR) Program. This program allows for the voluntary transfer of development rights among landowners, subject to issuance of a Special Use Permit from the Planning Board. Development rights may be transferred from properties within the HP20 District to properties within the RA10 and RL5 Districts, between properties within the RA 10 District, and from properties within the the RA10 District to properties within the RL5 District.
- b. Development Plans prepared in accordance with the requirements of Article V, Section DD of the Zoning Law shall incorporate the standards and guidelines of this Article to the greatest extent practicable.

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E. Provision of Water and Wastewater Infrastructure.

1. The Town envisions that development within the PCN District would be served by community water and sewer systems, whether by formation of special districts pursuant to Articles 12, 12-A, and 12-C of New York State Town Law, established through the New York State Transportation Corporations Law, or through contractual arrangements with the Village of Rhinebeck.
2. Applications within the PCN Overlay District may include individual on-site wells and individual on-site sub-surface sanitary treatment systems (septic systems) provided that those systems meet the applicable Dutchess County Department of Health, New York State Department of Environmental Conservation, and/or New York State Department of Health regulations. Applications shall include a demonstration of how such individual wells and septic systems will be retrofitted to connect to community water supply and sewer systems once those facilities become available in the future. Properties within the PCN Overlay District that are served by individual wells or septic systems shall make connections to a community water supply system and/or community sewer system when those services become available.

F. Guidelines Applicable to both Residential and Non-Residential Development.

1. The standards and guidelines described in this Article address the placement, configuration and function of buildings, as well as their architectural, landscape, parking, signage, and ambient standards.
2. Applications for Subdivision and/or Site Plan approval shall show the following:
 - a. For Sketch/Concept Plan approval:
 - i. Building placement
 - ii. Building configuration
 - iii. Building function
 - iv. Parking and circulation standards
 - v. Open space and trail designs
 - vi. Open space management plans
 - vii. Inclusionary housing plan
 - b. For Final Subdivision/Site Plan approval, in addition to the above:
 - i. Architectural standards
 - ii. Landscape standards
 - iii. Signage standards
 - iv. Ambient standards
 - v. Additional requirements
3. General Building Placement

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- a. Lots shall be generally dimensioned according to the guidelines of Table 4.
- b. One principle building at the frontage, and one outbuilding to the rear of it, may be built on each lot as shown on Figure 6.
- c. Buildings shall be oriented in relation to the boundaries of their lots according to Figure 7 and Table 4.

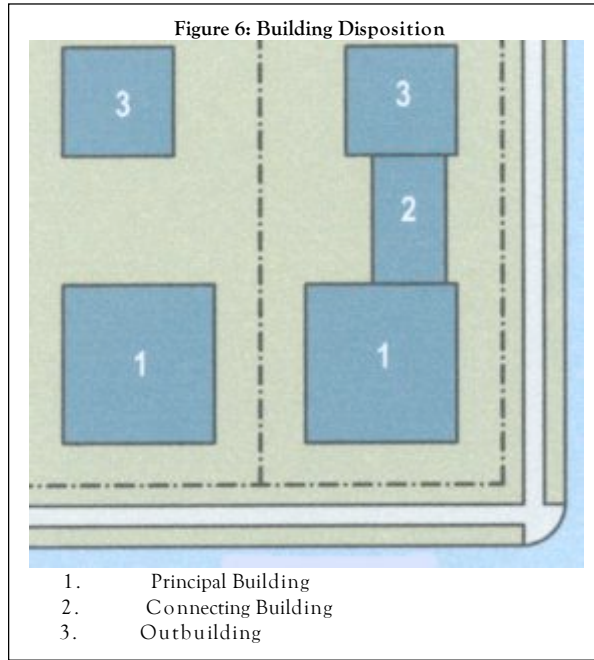
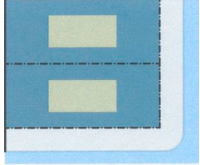


Figure 7: Appropriate Building Types		
	Yard Types	Neighborhood
<p>Edge Yard: A building that occupies the center of its lot with setbacks on all sides. The front yard sets it back from the frontage and is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed connecting building and/or outbuilding.</p>		Residential
<p>Side Yard: A building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits climatic orientation in response to the sun or the wind.</p>		Residential Non-residential
<p>Rear Yard: A building that occupies the full frontage, leaving the rear of the lot as the sole yard. The continuous facade steadily defines the public street. The rear elevations may be articulated for functional purposes. In its residential form, this type is the rowhouse. For its commercial form, the rear yard can accommodate substantial parking.</p>		Non-residential

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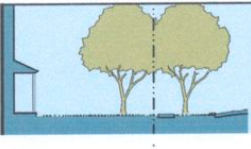
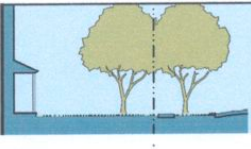
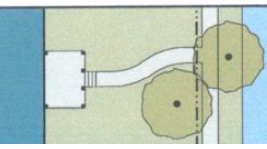
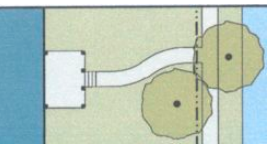
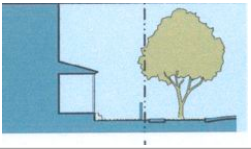
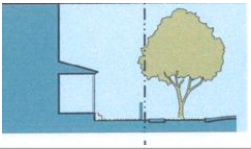
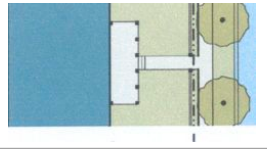
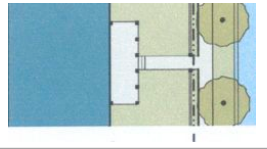
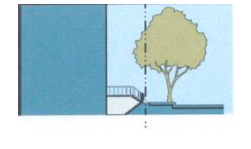
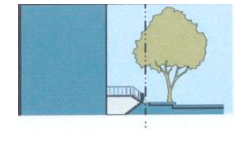
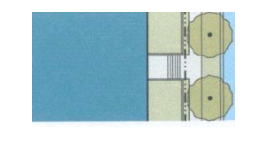
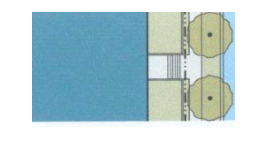
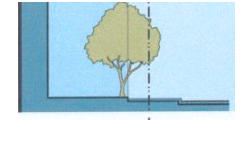
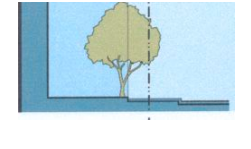


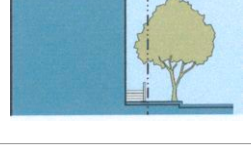
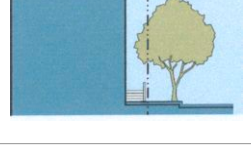






<p>Court Yard: A building that occupies the boundaries of its lot while internally defining one or more private patios. This type is able to shield the private realm from all sides while strongly defining the public street and can accommodate incompatible activities, masking them from all sides.</p>		<p style="text-align: center;">Non-residential</p>
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Facades shall be built parallel to the principle frontage line or parallel to the tangent of a curved principle frontage line.

- d. Setbacks for principle buildings shall be as shown in Table 4. In the case of an infill lot, setbacks shall match one or the other of the existing adjacent setbacks. Setbacks may be otherwise adjusted by the Planning Board.
 - e. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the alley or rear lane easement. In the absence of rear alley or lane, the rear setback shall be as shown in Table 4.
 - f. Awnings may encroach the public sidewalk without limit. Stoops may encroach 100% of the depth of a setback. Open porches and awnings may encroach up to 50% of the depth of the setback. Balconies and bay windows may encroach up to 25% of the depth of the setback.
4. General Building Configuration
- a. Private Frontage types shall be as described in Figure 8 and shown in Table 4.

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Figure 8: Private Frontages

	Section		Plan		Neighborhood
	Private Frontage	Public Frontage	Private Frontage	Public Frontage	
<p>Common Yard: Here the façade is set back substantially from the frontage line. The front yard remains unfenced and is visually continuous with adjacent yards. The deep setback provides a buffer from the street.</p>					Residential
<p>Porch & Fence: Here the façade is set back from the frontage line with an attached porch. A fence at the frontage line demarks the yard. The porches should be no less than 8 feet deep.</p>					Residential
<p>Terrace or Light Court: Here facade is set back from the frontage line by an elevated terrace or a sunken light court. This buffers residential use from sidewalks and removes the private yard from public realm. The terrace is suitable for outdoor cafes.</p>					Residential Non-residential
<p>Forecourt: Here the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicle drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.</p>					Residential Non-residential
<p>Stoop: Here the façade is aligned close to the frontage line with the first story elevated from the sidewalk to secure privacy. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.</p>					Residential Non-residential
<p>Shopfront and Awning: Here the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.</p>					Non-residential

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- b. Building heights shall be as described in Figure 9 and as shown in Table 4.
5. General Building Use & Density
- a. Buildings may be dedicated to uses permitted or specially permitted in the Zoning District(s).
 - b. Uses shall be limited by the number of parking spaces available to meet the required parking set forth in Table 3.
6. General Parking Standards
- a. Vehicular parking for residential and non-residential uses shall be provided as required in Table 3.
 - b. Shared parking is encouraged and should be provided by multiplying the lower of the parking requirements for the proposed uses by the Sharing Factor provided in Figure 10.

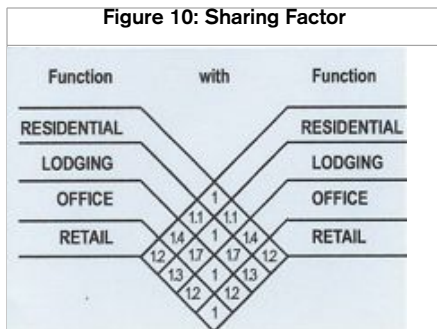
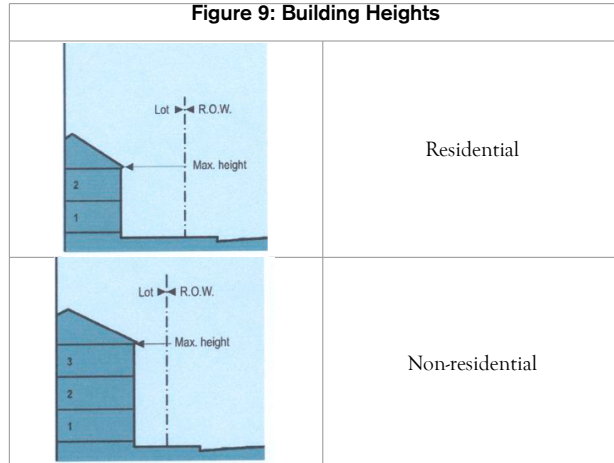


Table 3: Parking Guidelines

Uses	Residential	Non-Residential
Residential	1.5 / dwelling	1.0 / dwelling
Office	3.0 / 1,000 sq. ft.	2.0 / 1,000 sq. ft.
Retail	4.0 / 1,000 sq. ft.	3.0 / 1,000 sq. ft.
Other	As determined by Planning Board	As determined by Planning Board

Note: See Article V, Sections B(5) and (6) for additional requirements.

- c. On-street parking available along the frontage lines that correspond to each lot should be counted toward the parking requirement of the building on the lot.
 - d. Parking shall be accessed by the alley or rear lane, when such are available on the Subdivision and/or Site Plan.
 - e. Parking shall be located as described in Article VIII, Sections G and H.
 - f. Parking lots shall be visually screened from the frontage by a liner building or street screen as specified in Article VIII, Sections G and H.
 - g. Bicycle racks shall be provided where appropriate.
 - h. Maximum parking ratios may be established by the Planning Board.
 - i. Accommodations shall be made for the use of porous pavers for parking wherever feasible.
7. General Architectural Standards

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- a. Street screens are usually a freestanding wall built along the frontage line, to mask a parking lot from the street. Street screens should be between 3.5 and 8 feet in height, designed and constructed of a material matching the adjacent building façade or the street screen may be a hedge or fence as part of a planned landscape area. Street screens shall have openings no larger than necessary to allow automobile and pedestrian access. In addition, all street screens over 4 feet high should be 30% permeable or articulated.
 - b. All openings, including porches, galleries, arcades and windows, shall be square or vertical in proportion. Arches are allowed where specifically approved by the Planning Board.
 - c. Openings above the first story shall not exceed 50% of the total building wall area, with each facade being calculated independently.
 - d. The facades on Retail Frontages shall be detailed as storefronts and glazed with clear glass no less than 70% of the sidewalk-level story.
 - e. Doors and windows that operate as sliders are prohibited along frontages.
 - f. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that porches and attached sheds may be no less than 2:12.
 - g. Flat roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical or electronic equipment to the satisfaction of the Planning Board.
8. General Landscape Standards
- a. A minimum of one tree to match the species of street trees on the public frontage shall be planted for each 30 feet of frontage line as illustrated in Figures 1, 3, and 5.
 - b. Street trees shall be of a type illustrated in Figure 5.
 - c. Other landscape standards of the Zoning Law shall apply.
9. General Signage Standards. Signs shall not exceed the Town of Rhinebeck Sign Standards found in Article V, Section C.
- a. One address number no more than 6 inches vertically shall be attached to the building in proximity to the principle entrance or at a mailbox or as required by the Dutchess County 911 addressing system.
 - b. For non-residential uses, each building shall be limited to a total sign area of one (1) square foot in area for every two (2) linear feet of ground-floor street frontage occupied by an establishment, but not exceeding twenty (20) square feet, for any sign parallel to and flat against the façade of a building or ten (10) square feet for any other sign. No one sign shall exceed six (6) square feet.
 - c. Where illuminated, signs shall only be lit externally from above and directed downward with a full-spectrum source.
 - d. No attached sign shall extend more than four (4) feet over the street right of way/property line.
 - e. Freestanding signs shall not be permitted where the building is set less than forty (40) feet back from the property line.
 - f. The bottom of projecting signs shall be not less than seven (7) feet from the ground.

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- g. No sign shall exceed ten (10) feet in height or extend above the façade of the building to which it is attached.
 - h. Interior sign coverage shall not exceed twenty percent (20 %) of the glass area or window in which it is displayed.
10. General Ambient Standards
- a. Sound levels shall not exceed the Town's noise requirements found in Article V Section X.
 - b. Lighting levels measured in foot-candles at the building frontage shall not exceed the Town's lighting requirements found in Article V Section V.
 - c. Streetlights shall be of a general type illustrated in Figure 4.
 - d. Outdoor storage, including waste receptacles, shall be screened from view from any frontage by a street screen or appropriate landscaping, and in conformance with Articles V, Section D and VII, Section C(4) of the Zoning Law.

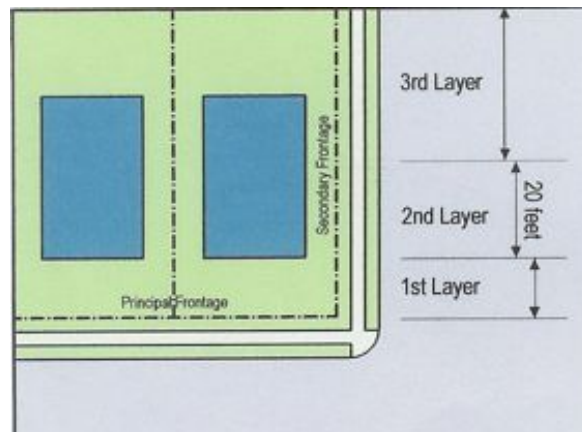
G. Non-Residential Neighborhood Areas.

- 1. Building Placement
 - a. In addition to the general specifications in Article VIII, Section F, specific building placement shall be as shown in Figure 7.
 - b. Facades shall be built parallel to the principle frontage line along a minimum of 70% of its length on the setback shown in Figure 8.
 - c. Buildings shall have their principle pedestrian entrances on a frontage line.
 - d. For buildings that have frontage on two streets, there will be two facades.
- 2. Building Configuration
 - a. A first level residential or lodging function shall be raised a minimum of two (2) feet from average sidewalk grade.
- 3. Parking Standards
 - a. In addition to the general specification shown in Article VIII, Section F, parking shall be provided as specified in Table 3 and Figure 10.
 - b. All parking areas shall be located at the Third Lot Layer and be masked by a Street screen, Liner Building, or landscaping as determined by the Planning Board.
 - c. The required parking may be provided on sites elsewhere by waiver from the Planning Board.
 - d. Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line.
 - e. The vehicular entrance of a parking lot or garage on a frontage shall be no wider than 30 feet.
- 4. Architectural Standards

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- a. In addition to the general specifications shown in Article VIII, Section R(8), specific standards shall be as follows:
 - i. The exterior finish materials on all facades shall be limited to stone, brick, cement reinforced clapboard siding, wood and/or stucco. Vinyl, plastic and aluminum are acceptable as an incidental part of the window treatments when such material is designed to resemble wood or clad wood.
 - ii. Balconies, galleries and arcades should be made of concrete, wood, wood composite or earth-based materials such as brick, stone, and/or stucco but may be faced with such materials. Vinyl, plastic and aluminum facing are acceptable but discouraged. Railings may be made of metal, stone or wood.
 - iii. Buildings may have flat roofs enclosed by parapets and with architectural cornices or sloped roofs.
 - iv. Streetscreens shall be located on the same plane with the building facade line.
5. Environmental Standards
 - a. Management of stormwater shall be in accordance with the Town of Rhinebeck Stormwater Management requirements found in Article V, Section Z or the New York State Stormwater Guidance Manual (as amended from time to time), whichever is more stringent.
6. Landscape Standards
 - a. In addition to the general specifications shown in Article VIII, Section F, the landscape materials installed shall consist of native species that are durable, adapted to local conditions and tolerant of soil compaction.
 - b. The First Layer as shown in Figure 11 shall be landscaped or paved to match the Public Frontage as shown in Figure 3.

Figure 11: Lot Layers



- c. Trees shall be a species with shade canopies that, at maturity, can be trimmed to remain clear of building frontages.

Neighborhood Design Standards and Guidelines

H. Residential Neighborhood Areas.

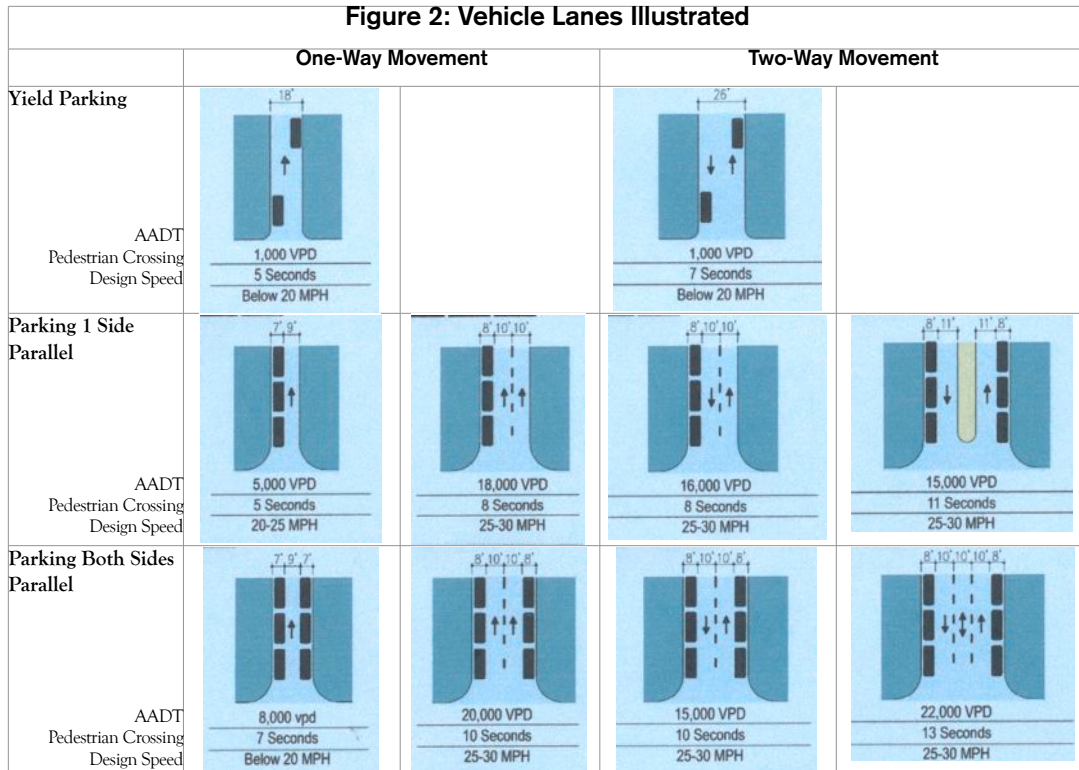
1. Building Layout
 - a. A minimum residential housing mix of three types (none less than 20%) shall be selected from one-family, two-family, rowhouse or townhouse and multi-family.
2. Building Configuration
 - a. In addition to the general specifications of Article VIII, Section F, specific building configuration shall be as shown in Figure 7, and summarized in Table 4.
3. Parking Standards
 - a. In addition to the general specification shown in Article VIII, Section F, parking shall be provided as specified in Tables 3 and Figure 10.
 - b. All parking areas except for driveways shall be located at the Third Layer, as illustrated in Figure 11. Garages shall be at the Third Layer.
 - c. Parking may be accessed from a rear alley or rear lane.
4. Architectural Standards
 - a. In addition to the general specifications shown in Article VIII, Section F, specific standards shall be as follows:
 - b. The exterior finish materials on all facades shall be limited to wood siding, and/or earth-based materials such as brick, stone, cement reinforced clapboard siding and/or stucco. Vinyl, plastic and aluminum siding are acceptable but discouraged.
 - c. Balconies and porches shall be made of wood, wood composite and/or earth-based materials such as brick, stone, cement reinforced clapboard siding and/or stucco. Railings shall be made of wood, wood composite or metal. Vinyl, plastic and aluminum trim elements are acceptable but discouraged.
 - d. Buildings shall have sloped roofs.
 - e. Fences, if provided, shall be within the First Lot Layer, as illustrated in Figure 11 and shall be in conformance with Article V, Section D. Fences at other Layers may be of wood, wrought iron, or similar materials. Vinyl and plastic fences are prohibited.
5. Environmental Standards
 - a. In addition to the general specifications shown in Article VIII, Section F, the species of landscape installed shall consist primarily of durable native species tolerant of soil compaction and local conditions.
 - b. Impermeable surfaces shall be confined to the ratio of lot coverage by building, as shown in Table 4.
 - c. Management of stormwater shall be in accordance with the Town of Rhinebeck Stormwater Management requirements found in Article V, Section Z or the New York State Stormwater Guidance Manual, (as amended from time to time), whichever is more stringent.
6. Landscape Standards

Neighborhood Design Standards and Guidelines

- a. Landscaping shall be in accordance with the Town landscaping requirements found in Article VII, Section C.
- 7. Sign Standards
 - a. There shall be no signage permitted other than that specified in Article VIII, Section F.

I. Street Requirements Applicable to Residential and Non-residential Areas.

- 1. General
 - a. The streets are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.
 - b. The streets consist of vehicular lanes and public frontages as illustrated on Figure 1. The lanes provide the traffic and parking capacity. They consist of vehicular lanes in a variety of widths for parked and for moving vehicles. The frontages contribute to the character of the neighborhood. They include the types of sidewalk, curbing, planter, and street tree.



Neighborhood Design Standards and Guidelines

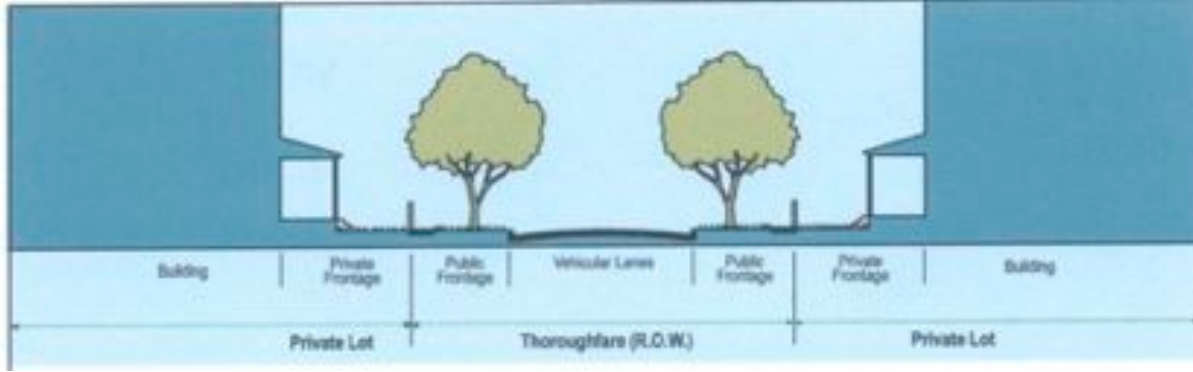


Figure 1: Streets

- c. Streets should be designed in context with the form and desired design speed of the neighborhood through which they pass. Streets that pass from one neighborhood to another shall adjust their Public Frontages accordingly, or alternatively, the neighborhood may follow the alignment of the street to the depth of one lot, retaining a single public frontage throughout its course.
- d. Within the neighborhoods, pedestrian comfort shall be a primary consideration of the street. Design conflict between vehicular and pedestrian movement shall be decided in favor of the pedestrian.

2. Streets

- a. The standards for vehicle lanes shall be as shown in Table 1 and Figure 2. All intersections shall be provided with crosswalks using raised pavers or other acceptable method of delineating pedestrian safety zones. The design average annual daily traffic (AADT) is the determinant for each of the vehicle lane standards.

Table 1: Vehicle Lane Standards			
Design Speed	Travel Lane Width	Non-Residential	Residential
Below 20 mph	8 feet		■
20-25 mph	9 feet	■	■
25-35 mph	10 feet	■	■
Parking Lane Width			
20-25 mph	(Angle) 18 feet	■	
20-25 mph	(Parallel) 7 feet		■
25-35 mph	(Parallel) 8 feet	■	■
Effective Turning Radius			
Below 20 mph	5-10 feet	■	■
20-25 mph	10-15 feet	■	■
25-35 mph	15-20 feet	■	■

- b. The street network shall be designed to define blocks not exceeding a perimeter of 3,000 feet for residential uses and 2,400 feet for non-residential uses. The size shall be measured as the sum of lot frontage lines.
- c. All streets shall terminate at other streets, forming a network. Internal streets shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be permitted only when

Neighborhood Design Standards and Guidelines

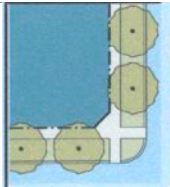
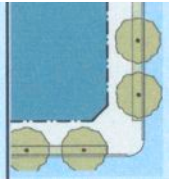
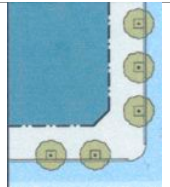
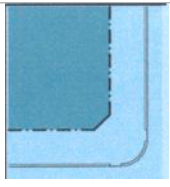
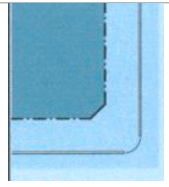
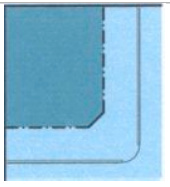
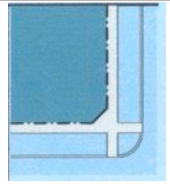
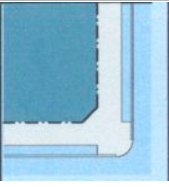
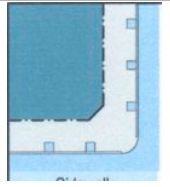
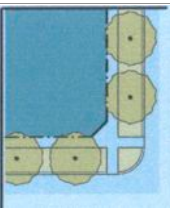
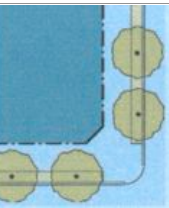
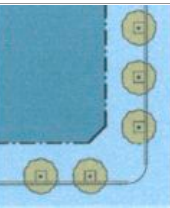
warranted by natural site conditions.

- d. Lots shall front on a street, except that twenty percent (20%) of the lots within each neighborhood may front on a pedestrian passage.
- e. A bicycle network consisting of trails, routes and lanes shall be provided. The community bicycle and trails network should be connected to existing or proposed bicycle and trail networks wherever possible.

3. Public Frontages

- a. Public frontages shall be designed as shown in Figure 3 and shown within neighborhoods as specified in Table 4.

Figure 3: Public Frontages

Frontage Type	Residential	Non-Residential	
Public Frontage			
Total Width	12-18 feet	18-24 feet	18- 30 feet
Curb			
Type Radius	Raised curb 5-20 feet	Raised curb 5-20 feet	Raised curb 5-20 feet
Walkway			
Type Width	Sidewalk 4-8 feet	Sidewalk 12-20 feet	Sidewalk 12-30 feet
Planter			
Arrangement Species Planter Type	Regular Single Continuous planter	Regular Single Continuous planter	Opportunistic Single Tree well
Tree Guidelines	Pin Oak Red Oak White Oak Ginkgo Biloba London planetree	Ginkgo Biloba White Ash Hackberry	Ginkgo Biloba White Ash Hackberry

Neighborhood Design Standards and Guidelines

- b. Within the public frontages, the prescribed type of street trees and examples of street light types shall be as shown in Figures 3, 4, and 5. The spacing may be adjusted to accommodate specific site conditions, such as building entrances.

Figure 4: Street Light Types (for illustration purposes only)

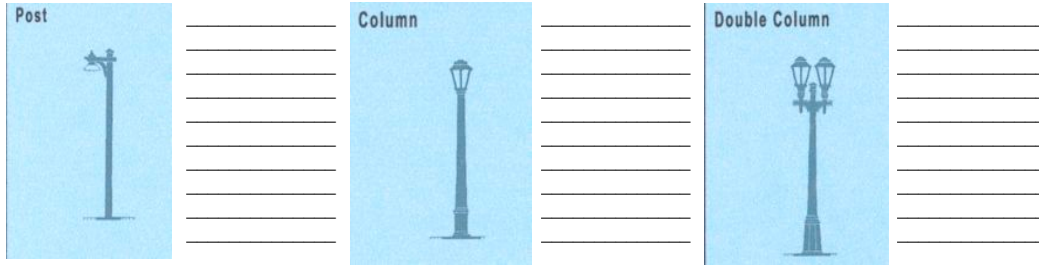


Figure 5: Street Trees

	Residential	Non-Residential
	■	■
	■	■
	■	
	■	
	■	

Neighborhood Design Standards and Guidelines

NEIGHBORHOOD	TABLE 4: USE AND DIMENSIONAL GUIDELINES BY NEIGHBORHOOD	
	Residential	Non-Residential
A. BLOCK SIZE		
Block Perimeter	3000 ft. max.	2400 ft. max.
B. MINIMUM LOT AREA	6000 square feet	4000 square feet
C. LOT OCCUPATION		
Lot Width	18 ft. min. 96 ft. max.	18 ft min. 180 ft. max.
Lot Coverage	30% max	80% max
D. BUILDING SETBACK		
Front	10 ft. min. 25 ft. max.	0 ft. min. 12 ft. max.
Side	10 ft. min.	0 ft. min. 24 ft. max.
Rear	25 ft. min.	3 ft. min.
E. BUILDING DISPOSITION (see Figure 6) or 15 ft. from center of alley		
Edgeyard		prohibited
Sideyard	permitted	
Rearyard	permitted	
F. PRIVATE FRONTAGES (see Figure 8)		
Common Yard		prohibited
Porch & Fence	permitted	prohibited
Terrace or L.C.	permitted	
Forecourt	permitted	
Stoop	permitted	
Shopfront & Awning	permitted	
Gallery	permitted	
Arcade		permitted
G. BUILDING HEIGHT (see Figure 9)		
Principle Building	35'	3 stories max, 2 min.
Outbuilding	2 stories max.	2 stories max.
J. BUILDING USES (see Table 2)		
Residential	open use	open use
Lodging	restricted use	open use
Office	restricted use	open use
Retail	restricted use	open use