

Town of Red Hook Zoning Chapter
District Schedule of Area and Bulk Regulations*

Zoning District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Frontage (feet)	Minimum Yards ¹ (feet)			Maximum Height (feet)	Maximum Building Coverage (percent)	Minimum Open Space ⁴ (percent)
				Front ²	Side ³	Rear ³			
Waterfront Conservation WC**	10 acres	500	300	100/60	75/50	75/50	35	3	90
Limited Development LD***	5	400	240	100/60	75/50	75/50	35	5	85
Rural Development RD 5***	5	300	200	75/50	50/25	50/25	35	5	80
Rural Development RD 3***	3	240	160	60/35	35/20	35/20	35	7	80
Residential R1.5***	1.5	180	135	50/25	20/10	25/15	35	10	70
Residential R1***	1.0	160	120	35/15	15/5 ⁵	25/15	35	12	65
Hamlet H***									
Upper Red Hook	1.5	180	135	50/25	20/10 ⁵	25/15	35	10	70
Annadale and Barrytown	5	300	200	75/50 ⁶	50/25 ⁵	50/25	35	5	80
Institutional I****	5	400	320	100/60	50/25	50/25	35	5	75
Business 1 B1*****	1.0	150	120	80/40	20/10	50/25	35	15	40 ⁷
Business 2 B2*****	1.5	200	160	80/40	20/10	50/25	35	20	35 ⁷
Light Industrial LI*****	See § 143-49 of this chapter						35	10	40 ⁷
Traditional Neighborhood Development	See § 143-49.1 of this chapter								
Agricultural Business District	See § 143-39.1 of this chapter							7	80

Notes applicable to District Schedule of Area and Bulk Regulations:

* All stated requirements are minimum requirements for compliance with the Town of Red Hook Zoning Chapter; greater minimum lot area, other increased lot dimensions and/or the provision of central water supply and common sewage facilities may be necessary to comply with minimum development standards under the Public Health Law and/or related law, rules and regulations of the Dutchess County Health Department and/or the New York State Departments of Health and Environmental Conservation.

** See § 143-53 of this chapter for additional special permit criteria applicable to residential uses in the WC District.

*** Cited minimum lot area requirements apply to permitted single- or two-family dwellings and authorized accessory uses and structures; see Article V, of this chapter and/or special use permit standards (§ 143-52 et seq. of this chapter) for requirements which apply to certain other permitted residential use types and/or nonresidential uses permissible within the zoning district.

**** Permitted residential dwellings in the I District subject to LD District standards if situated to the west of NYS Route 9G and RD3 District standards if situated elsewhere in the town. Also see prior note regarding supplementary regulations and special use permit standards.

***** Permitted residential dwellings in the B1 and B2 Districts subject to R1 District standards. Also see prior note regarding supplementary regulations and special use permit standards.

***** See § 143-49 for standards applicable to any LI District use and § 143-52 et seq. for additional standards applicable to certain special permit uses authorized within the LI District.

¹ First figure is required minimum setback for principal structure; second figure is required minimum setback for off-street parking spaces and related accessways, except for driveways serving single-family or two-family dwellings.

² See supplementary regulations (Article V of this chapter) for increased minimum front setbacks applicable to parcels that either front on user highways or are located within designated scenic areas.

³ Where side or rear yards abut land in a more restricted zoning district, the side or rear yard requirement of the more restrictive zoning district applies. See § 143-22 of Article IV.

⁴ Not less than forty percent (40%) of the required minimum open space associated with any nonresidential land use, as such is set forth in the District Schedule of Use Regulations, shall be provided between the front building line and the public right-of-way, except in the case of a corner lot where not less than fifty percent (50%) of the required minimum open space shall be so located.

⁵ Side yard may be reduced to zero (0) feet in the R1 and H Districts to accommodate zero-lot line residential development.

⁶ Front yard may be reduced to twenty-five (25) feet in H District if consistent with established building setback on the contiguous parcels fronting the same street or roadway.

⁷ Pedestrian linkages to neighboring sites and establishments, as required by the Planning Board in its review and approval of a site plan pursuant to Article VII of this chapter, may be installed and maintained within that portion of the site designated as satisfying the minimum open space requirements.