



## **PUBLIC HEARING MEETING AGENDA**

Monday, May 2, 2022 06:00pm  
Common Council Chambers

### **City of Poughkeepsie Common Council Public Hearing;**

Pursuant to the Charter and Codes of the City of Poughkeepsie, Administrative Code, Section 14.04, a Common Council Public Hearing will be held on Monday, May 2, 2022 at 6pm and will be held in the Common Council Chambers, for the purpose of receiving comments on the proposed introductory ordinance amending Section 19-3.19 of the City of Poughkeepsie Code of Ordinances, entitled "Central Urban Density Residence District (R-4A)".

- I.** Welcome
- II.** Public Participation:
- III.** Adjournment:

**CITY OF POUGHKEEPSIE, NEW YORK  
COMMON COUNCIL'S  
PUBLIC HEARING  
Monday, May 2, 2022  
6:00 p.m.**

**NOTICE IS HEREBY GIVEN** that pursuant to the Charter and Codes of the City of Poughkeepsie, Administrative Code, Section 14.04, a Common Council Public Hearing will be held on Monday, May 2, 2022 at 6pm and will be held in the Common Council Chambers, for the purpose of receiving comments on the proposed introductory ordinance amending Section 19-3.19 of the City of Poughkeepsie Code of Ordinances, entitled "Central Urban Density Residence District (R-4A)".

**When:** May 2, 2022 06:00 PM EST

**Topic:** City of Poughkeepsie Common Council Public Hearing

**Location:** Common Council Chambers (Third Floor), City Hall, 62 Civic Center Plaza, Poughkeepsie, NY 12601

All are welcome to comment and provide feedback.

###

Dated: April 19, 2022

Respectfully submitted,

Jasmin Nicole Davis  
City Chamberlain

**O-R-D-I-N-A-N-C-E**  
**(O-X-X)**

**ORDINANCE AMENDING CHAPTER 19, SECTION 19-3.19 OF THE CITY OF  
POUGHKEEPSIE CODE OF ORDINANCES ENTITLED “Central Urban Density  
Residence District (R-4A)”**

**INTRODUCED BY COUNCILMEMBER SALEM:**

**BE IT ORDAINED**, by the Common Council of the City of Poughkeepsie, as follows:

**SECTION 1:** Section 19-3.19 of the Code of Ordinances of the City of Poughkeepsie is hereby amended by the following additions so as to read in pertinent part as follows:

Section 19-3.19 **Central Urban Density Residence District (R-4A).**

[Ord. of 4-1-1991, § 2; Ord. of 11-21-1996, § 9]

**(1) Purpose of district.** The purpose of this district is to provide areas for a broad range of housing types with opportunity for appropriate nonresidential uses at a fairly high density commensurate with the scale and characteristics of the city's older neighborhoods; these are areas with access to major transportation arteries and a range of community services.

**(2) Permitted uses.** No building or premises shall be used, in whole or in part, for any purpose except those listed below:

**(a) Uses permitted by right:**

1. Single-family detached dwellings.
2. Two-family dwellings.
3. Townhouses.
4. Multifamily dwellings.
5. Home occupations, subject to the requirements of Section 19-4.1 of this Chapter or professional offices, subject to the requirements of Section 19-4.2 of this Chapter.
6. Municipal parks and recreational facilities, including refreshments and service buildings accessory thereto and any other governmental uses and structures of the City of Poughkeepsie, the County of Dutchess or the state or federal governments or agencies thereof.
7. Public, private and parochial schools as regulated in Section 19-3.12(2)(a)4 herein.
8. Cemeteries.
9. Renting of not more than two rooms by the resident family, provided that no sign advertising the availability of such rooms shall be displayed.
10. Student home, subject to the requirements of Section 19-4.22 of this chapter.

**11. Standard restaurants, cafes and coffee shops, provided such businesses are located in existing buildings and close by 11pm. Drive-through facilities are prohibited.**

**12. Retail establishments.**

**13. Convenience stores, provided that a variety of fresh produce is available for purchase.**

**14. Personal service establishments.**

**15. Artisanal uses offering a trade or handcrafted service or product, such as but not limited to butchers, cheese shops, fish markets, and candy shops.**

(b) Uses subject to issuance of a special permit by the Planning Board in accordance with the requirements of Section 19-6.2 herein:

1. Places of worship, including parish houses, religious schools, meeting rooms and recreation facilities and customarily accessory thereto, subject to the following requirements:

(i) The site shall have an area of not less than 20,000 square feet.

(ii) Except as set forth hereinafter, no building or part thereof or parking or loading area shall be located nearer than 25 feet to any street line or property line in any R-1 through R-6 District. A parish house, rectory or parsonage shall comply with the requirements for a single-family dwelling. (iii)

Lot coverage shall not exceed 50%.

2. Cluster development, in accordance with the requirements of Section 19-4.16 of this Chapter.

3. Nursery or preschool educational establishments or day-care centers, subject to the requirements of Section 19-3.12(2)(b)3 of this Chapter.

4. Libraries, museums and/or art galleries on lots having an area of not less than 20,000 square feet.

5. Golf, tennis and swimming clubs, subject to the requirements of Section 19-3.12(2)(b)6 of this Chapter.

6. Family day-care homes.

7. Agency group homes, agency community residences or family care homes, subject to the requirements of Section 19-3.12(2)(b)8 of this Chapter.

8. Conversion and remodeling of buildings in existence on the effective date of this Chapter for use by practicing physicians or dentists, either singly or in groups.

9. Membership clubs, catering exclusively to members and their guests, provided that the following are prohibited:

(i) Outdoor entertainment, live or mechanical,

(ii) Use of outdoor public address systems.

(iii) Exterior lighting other than that which is essential for the safety of users of the premises.

(iv) Location of any part of the building nearer than 30 feet to any street or property line in an R-1 through R-6 District.

10. Professional or business offices as part of a multifamily dwelling, subject to the following requirements:

- (i) Office uses shall be limited to the first floor.
- (ii) Office uses shall be primarily to serve residents of the immediate neighborhood.
- (iii) Such office space shall be limited to 800 square feet for each 10 dwelling units or major fraction thereof.
- (iv) Entrances and exits to office shall be separate front the residential portion of the building.

11. **Rooftop and courtyard seating areas for standard restaurants and coffee shops.**

(3) *Accessory uses.* Accessory uses shall be as follows:

- (a) Off-street parking.
- (b) Buildings for housing pets; playhouses.
- (c) Garden houses, greenhouses.
- (d) Signs, subject to the requirements of Section 19-4.9 of this Chapter.
- (e) Swimming pools and/or tennis courts and related recreational facilities, subject to the applicable requirements of Sections 19-4.7 and/or 19-4.8 of this Chapter.
- (f) Keeping of not more than three customary household pets over six months old. The commercial breeding or boarding of pets shall be prohibited.
- (g) **Sidewalk seating areas for standard restaurants and coffee shops pursuant to Section 15-14 of the code.**

(4) *Lot and bulk requirements.* Lot and bulk requirements shall be as follows:

- (a) Minimum required lot area for one- and two-family dwellings and townhouses:
  - 1. One-family dwellings, townhouses: 2,000 square feet per DU.
  - 2. Two-family dwellings: 2,250 square feet.
- (b) Minimum required lot area per dwelling unit for multifamily dwellings shall be as follows, except in buildings with offices on the first floor, no additional lot area shall be required specifically for that use:
  - 1. Efficiency or studio unit: 750 square feet.
  - 2. One-bedroom unit: 900 square feet.
  - 3. Two-bedroom unit: 1,050 square feet.
  - 4. Three-or-more-bedroom unit: 1,200 square feet.
- (c) Minimum required lot area for all uses except one-family and two-family dwellings and townhouses: same as R-3 Districts [Section 19-3.14(4)].
- (d) Minimum required lot width:
  - 1. Townhouse: 18 feet.
  - 2. All other uses: 30 feet.
- (e) Minimum required side yards: six feet.

- (f) Minimum required rear yards: 1/2 the height of the principal structure closest to the rear property line or 15 feet, whichever is greater.
- (g) Minimum distance between principal buildings on one site: 2/3 of the height of the taller principal building or 25 feet, whichever is greater.
- (h) Minimum required front yard: none; provided, however, that in cases where the mean front yard setback of residential properties located on the same street line and wholly or partly located within 100 feet of the subject property exceeds 2 1/2 feet, said mean front yard setback shall be the minimum front yard required for the subject property.
- (i) Maximum height: three stories or 40 feet. Maximum F.A.R.: 1.0.
- (j) Maximum lot coverage: 40%.
- (k) Required open space: same as R-4 [Section 19-3.15(4)(i)].

(5) *Parking and loading.* Off-street parking and loading spaces shall be provided in accordance with Section 19-4.3 herein.

(6) *Landscaping and screening.* Landscaping and screening shall be provided, subject to the requirements of Section 19-4.11 of this Chapter.

**SECTION 2:** This Ordinance shall take effect immediately.

**SECONDED BY COUNCILMEMBER** \_\_\_\_\_

|                                                                                                                                                                                                     |                                                                                                                                                                                        |
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| <p>Submitted to Council:<br/> Council Action:<br/> Roll call vote taken: Yes _____ No _____<br/> Ayes    Nays    Abstain    Absent<br/> Approved by Mayor on _____<br/> Mayor's Signature _____</p> | <p>I hereby certify the foregoing to be a true and correct copy of a Ordinance duly adopted at a regular meeting of the Common Council held _____<br/> _____<br/> City Chamberlain</p> |
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