

Here are the following changes and/or clarifications to the zoning draft dated June 14, 2017.

- 1) Section 120-6, Table 1 – Under Room Rental Home, change "sp" to "p" in the Residential and Village Center districts.
- 2) Section 120-6, Table 1 – Change the "X" or "SP" to "P" for the "Day care, family" and "Day care, family group" uses.
- 3) Strike Section 120-28 (C) (8).
- 4) Replace the first sentence of Section 120-17, Bed and breakfast establishments and room rental home with the following sentence:

A Bed and breakfast establishment may be allowed in an owner-occupied single family dwelling and a Room rental home may be allowed in an owner-occupied single or two family dwelling, subject to applicable Special Permit and Site Plan approvals and compliance with the following standards:
- 5) In Section 120-17 (I), strike the words "As a condition of the Special Permit."
- 6) In the first line of Section 120-13 (A) (1), replace the word "sound" with the words "steady sound."
- 7) In Section 120-13 (A) (1) (a) and (b), change the hours from "7:00 a.m. and 8:00 p.m." to "7:00 a.m. and 10:00 p.m."; also change "8:00 p.m. and 7:00 a.m." to "10:00 p.m. and 7:00 a.m."
- 8) Add a Section 120-19 (J) which provides: "The Planning Board may grant a special permit and/or a historical designation for an existing sign with historical character after consultation with the Rhinebeck Historical Society."
- 9) In Section 120-19 (I) (1), Strike the word "repaired" and replace with the word "altered."
- 10) In the last sentence of Section 120-29 (C), strike the words "and non-conforming use provisions."
- 11) In the second sentence of Section 120-39 (D) (1), strike the words "such as a home occupation or accessory apartment." Strike the word "considered" and replace with the word "encouraged."
- 12) Add a Section 120-47 (C) (16) which provides: "The site plan map shall show sidewalks, curbing and planting strip widths that comply with Sections A125-28 and A125-29, Road Specifications."
- 13) Replace the last sentence in Section 120-64, Manufactured or Mobile Home, with the following: "This use is not permitted in the Historic Overlay District, nor on lots directly adjoining said district."

14) Add the following sentence to Section 120-46(B)(2): Any real property within 500 feet of a farm operation in an agricultural district also requires review by the Dutchess County Department of Planning and Development.

15) Add the following words as the penultimate sentence in Section 120-64, Application: "Applications include permits and approvals beyond those solely for a Building or Structure."

16) Under Section 120-64, Lodging Facilities, strike the words "bed and breakfast homes," and replace with the words "room rental homes."

17) In Section 120-14, all restrictions affecting the height of fences, gates, and vegetative screening, have been increased by two inches.