

**TOWN OF RHINEBECK**

**PROPOSED LOCAL LAW NO \_\_\_ OF THE YEAR 2020**

**BE IT ENACTED** by the Town Board of the Town of Rhinebeck as follows:

**Section 1:** \_\_\_\_\_ Title

This Local Law shall be entitled “A Local Law Amending Town Code Chapter 125, Zoning, in the matter of adding definitions pertaining to hospitality uses in Article XIII, Definitions, in the Town of Rhinebeck.”

**Section 2:** \_\_\_\_\_ Revise Town Code Chapter 125, Zoning

A. Purpose and intent: The Town has identified a lack of certain definitions pertaining to hospitality uses that, as noted by the Town of Rhinebeck Planning Board, are needed to clearly define and clarify the terms so that their meaning will reflect the exact intentions of the Town Board. Furthermore, adding these definitions are vital to ensuring that the terms can be properly, fairly and consistently applied by the Town Planning Board, Zoning Board of Appeals, and the Zoning Administrator in the administration of the Zoning Law; and to ensure that they are clear to Town boards, Town staff, applicants and the public.

B. Amend Section 125-135 (Terms used throughout this Chapter) to add the following definitions.

**Bedroom:** the portion of a dwelling unit designed to be suitable for sleeping purposes, which may contain closets, may have access to a bathroom, and meets Uniform Building Code requirements for room size, light and ventilation. Any room designated on building plan submittals as a den, library, study, loft or extra room will be considered to be a bedroom for the purpose of this local law. For the purpose of establishing and/or regulating density for residential and commercial uses in this chapter that include sleeping facilities, a bedroom shall be defined as providing sleeping facilities for two adults.

**Guest room:** a room occupied by up to two individuals for sleeping purposes. The term ‘guest room’ is interchangeable with the term ‘bedroom’ for the purposes of establishing and/or regulating density for any residential or commercial use providing sleeping facilities in this chapter.

**Lodging unit:** a room occupied by up to two individuals for sleeping purposes. The term ‘lodging unit’ is interchangeable with the use and meaning of the terms ‘bedroom’ and ‘guest room’ for the purpose of establishing and/or regulating density for any residential or commercial use providing sleeping facilities in this chapter.

**Suite:** A room or combination of rooms consisting of one or more bedrooms as defined herein, attached only by way of access through a common room, used for sleeping by one or more individuals. Suites may provide provisions for cooking.

**Section 3.**      Supersession

This local law is hereby adopted pursuant to the provisions of Section 10 of the New York State Municipal Home Rule Law and Section 10 of the New York State Statute of Local Governments. It is the intent of the Town Board to supersede any provisions of the New York State Town Law to the extent they may be inconsistent with the provisions of this Local Law.

**Section 4.**      Severability

If any section or part of this local law is declared invalid or unconstitutional by a court of competent jurisdiction, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this local law.

**Section 5.**      Effective Date

This local law shall take effect immediately upon filing in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.