

**Town of Rhinebeck**  
**Proposed Local Law, Workforce Housing**  
**Executive Summary**

The Town Board has introduced and scheduled for Public Hearing on February 11, 2018, a proposed local law entitled ***“A Local Law Amending Town Code Chapter 125, Zoning, in the matter of Establishing a Workforce Housing District as a Floating District, Providing a Procedure for Locating a Workforce Housing District and Setting Forth Regulations for Development Therein”***.

The proposed local law was drafted by the Town’s Affordable Housing Committee with assistance from Planners East Incorporated and the Town Attorney and recommended by the Affordable Housing Committee for consideration of adoption by the Town Board as an important step in the Town’s efforts to nurture the creation of workforce housing within the Town.

As such, the proposed local law complements the Affordable Housing Law earlier prepared by the Affordable Housing Committee and adopted by the Town Board in June 2017 in the form of a comprehensive amendment of Section 125-63 of the Town’s Zoning Law.

The principal components of the proposed local law are the following:

1. Amendment of Section 125-15 of the Town’s Zoning Law to establish a Workforce Housing District – Floating (WH-F) at Subsection A and adding a new Subsection GG describing the District:

***GG. Workforce Housing District – Floating (WH-F). A zoning district established for the purpose of fostering the Town’s overall affordable housing objectives as set forth within the Town Comprehensive Plan and intended to be mapped on a site-specific basis by the Town Board as a Workforce Housing (WH) District to enable development of a specific project meeting the affordable housing objectives and standards set forth within Section 125-63 of this chapter. The application and review procedures to be followed by the Town Board in considering the establishment of a project-specific Workforce Housing (WH) District through reclassification of certain lands now classified within the Village Gateway (VG) District are set forth within Section 125-64.4 of this chapter.***

The proposed employ of a floating district is neither a concept new to Rhinebeck nor are the requirements set forth within the proposed local law for initiating and carrying forth review of a proposed development within the floating district. More specifically, the establishment of the Workforce Housing District – Floating (WH-F) would provide for a second floating district within the Town’s Zoning Law, the first being the Active Senior Housing District – Floating (ASH-F) set forth upon adoption of the current Town Zoning Law in December 2009 while the application and review requirements stated within the proposed local law for consideration of a workforce housing development follow closely those set forth previously at Zoning Law Section 125-68.KK(18) for consideration of an active senior housing development.

2. Amendment of Section 125-20 of the Town's Zoning Law to set forth within the District Schedule of Use Regulations the specific uses permitted within a Workforce Housing (WH) District:

***Multi-family (new construction)***  
***One-family dwelling (new construction)***  
***Row house or town house***  
***Two-family dwelling (new construction)***  
***Customary accessory uses***  
***Civic uses***

3. Amendment of Section 125-21 of the Town's Zoning Law to set forth within the District Schedule of Area and Bulk Regulations the dimensional requirements for development within a Workforce Housing (WH) District:

***Except as set forth within Article V, Supplementary Regulations, Section 125-64.4, all development within the Workforce Housing (WH) District shall be subject to the Area and Bulk Regulations applicable within the Village Gateway (VG) District.***

4. Amendment of Section 125-64 of the Town's Zoning Law to first provide within a new Section 15-64.4 at Subsection C standards for the Town Board's consideration of a project-specific request for rezoning of a site within the Village Gateway (VG) District to Workforce Housing (WH) District to accommodate a workforce housing development including among others the following set forth within Subsection C:

- ***Not less than eighty percent (80%) of all proposed dwelling units within an affordable housing development within the Workforce Housing (WH) District shall be affordable housing units as defined within and governed by the provisions of Article V, Supplementary Regulations, Section 125-63, Affordable housing, of this chapter, and/or, as may be applicable, any other regulations established by a governmental or other not-for-profit funding agency. The remaining twenty percent (20%) of the dwelling units may be market-rate units.***
- ***The maximum density of an affordable housing development within the Workforce Housing (WH) District shall be ten (10) dwelling units per buildable acre as determined in consideration of the requirements governing land use found both throughout the Town Code, including but not limited to Chapter 101, Subdivision of Land. Chapter 120, Wetlands, and this chapter, and related documents including the Town's adopted Comprehensive Plan and Local Waterfront Revitalization Plan.***
- ***The maximum number of dwelling units within an affordable housing development within the Workforce Housing (WH) District shall be eighty (80).***

Further provision within Subsection D of application requirements for initiating the Town Board's consideration of a request for such project-specific rezoning of a site to Workforce

Housing (WH) District and outline of the review procedures to be followed by the Town Board including among others:

- ***A preliminary concept plan that includes all of the following components:***
  - ***General statement. The preliminary concept plan shall include a narrative which describes how the proposal serves the goals and objectives of the Town Comprehensive Plan. This narrative should include information about potential phasing, an explanation of how the proposal complies with the design standards set forth herein and a description of the housing mix, including affordable units and, as may be applicable, market rate units. The narrative shall additionally include an affirmative statement of the intent to construct the affordable workforce housing development and maintain its occupancy for a specified period of years in full compliance with the standards set forth within Section 125-63 of this chapter. To the extent any deviation from these standards may be proposed any such deviation shall be specifically identified in the application and may be considered by the Town Board at its discretion during the rezoning process.***
  - ***Environmental analysis. The preliminary concept plan shall include a map showing New York State protected freshwater wetlands, federal jurisdictional wetlands, Town-regulated wetlands, streams, one-hundred-year floodplains, ecologically significant habitats as identified by Hudsonia Ltd., areas of 25% and greater slope, and such other environmental features and development limitations that would affect development of the site as more fully described in Article V, Section 125-43G of this chapter.***
  - ***Sketch plan. The preliminary concept plan shall include a sketch plan, showing at an appropriate level of detail, buildings and other structures, the pedestrian, bicycle, and vehicle circulation system, vehicle parking areas, open space areas, and other required items.***

Should the Town Board in its legislative discretion upon consideration of the concept plan for a proposed workforce housing development approve the requested project-specific rezoning of a site to Workforce Housing (WH) District details of the site plan layout and related building and site improvements would then be subject to review and approval by the Planning Board in accordance with the requirements, standards and procedures set forth within Article VII of the Town's Zoning Law and with due consideration of substantial conformance with the concept plan considered by the Town Board.