

VILLAGE OF RHINEBECK
FAIRGROUNDS DISTRICT

Chapter 120 of the Village of Rhinebeck Code entitled “Zoning” is hereby amended to add a new Article as follows:

Article IIA
Fairground District

I. Fairground District Purpose.

The Fairground District is created for the purpose of promoting agricultural, horticultural, mechanical, and domestic arts, fine arts, and allied sciences consistent with the mission of the Dutchess County Agricultural Society which operates the Dutchess County Fairground, including but not limited to temporary and seasonal educational, exhibition and entertainment events, and to ensure that new construction and activities on the Fairgrounds are undertaken in a manner that are harmonious with the residential and commercial development patterns of adjacent and nearby property.

A. Activities, uses, and improvements in the Fairground District shall:

1. Serve and promote the public convenience of fairgrounds visitors and the general welfare of Village residents.
2. Result in development compatible with the historic settlement patterns of the Village and that would not alter the essential character of the Village as expressed in the Village of Rhinebeck Master Plan.
3. Not result in significant depreciation of residential or commercial property in the Village.
4. Be consistent with the goals and objectives of the Village of Rhinebeck Master Plan.

B. Site plan review. All building and zoning permit applications in the Fairground District shall be subject to site plan approval in accordance with Article VII of this chapter. Any improvements and structures developed or constructed after the effective date of this section shall be compatible with the agricultural and educational uses and architectural context of the Fairgrounds. Improvements, structures, uses, and lot lines as depicted on a map entitled “As-Built Survey and Fairgrounds District Map” prepared by Mark Graminski, P.E. & L.S. dated October 23, 2012 and bearing a latest revision date of November 13, 2013 shall be deemed conforming for purposes of this section. Upon the adoption of this section the Chairman of the Village Planning Board shall sign the said As-Built Survey which shall be deemed the approved site plan for the Fairground District.

C. Permitted principal uses.

1. Agricultural fairs and exhibits, including antique displays and agricultural production and tasting demonstrations.
2. Boarding, training, breeding and keeping of livestock, horses, and other

animals.

3. Auctions, craft fairs, antique shows, car shows, boat shows, recreational vehicle shows and gatherings, gem and mineral shows, swap meets, including but not limited to other similar seasonal and temporary events.

4. Concerts, theatrical and religious events, dance and variety shows, and other similar forms of live entertainment in conjunction with permitted activities and events in the District. Such entertainment events shall be designed to direct noise away from residences and to limit noise and other impacts on surrounding residential districts.

5. Temporary and seasonal day camps and supervised youth programs, community sponsored programs, reunions, weddings, and other public and private assembly and mass gathering events, which adhere to the purposes and principals set forth in the Fairground District and section 120-1 of the Village Code.

6. 4H events and 4H dormitories, and 4H administration.

7. Passive and active recreational activities consistent with the Master Plan and of this Chapter.

8. Exhibit buildings and related structures for temporary and seasonal uses and events.

9. Winter storage of motor homes, campers, boats and other vehicles.

10. Restaurant and food services in conjunction with permitted activities and events in the district, including indoor and outdoor seating, and kiosk food vendors where no seating is provided.

D. Permitted accessory uses.

1. Administrative offices including first aid and emergency services.

2. Storage, maintenance, and repair; including outdoor storage of bulk materials such as gravel, stone, mulch, sand and other similar materials used in the maintenance of roads and landscaping and general grounds maintenance.

3. Indoor and outdoor vehicle and equipment storage; maintenance and repair for vehicles and equipment used as part of the Fairgrounds operation.

4. Greenhouses.

5. Up to three (3) caretaker residences.

6. Tents, canopies, amusement park rides, kiosks, and other temporary structures in conjunction with permitted activities and events in the district.

7. Parking for permitted uses and events.

8. Temporary camping and overnight parking of campers provided that such uses are for vendors, competitors, employees, and attendees of an approved event on the grounds.

9. Roads and driveways to serve the principal and accessory uses permitted herein.

10. Communication transmission towers and their related facilities subject to the provision of Section 120-18 of this chapter.

11. Christmas tree sales.

12. Seasonal outdoor displays.

E. Permitted temporary accessory uses.

1. Parking and directional signs.
2. Storage of equipment during the construction of roads or developments.
3. Temporary storage of structures or equipment (including boats or recreational vehicles).

F. Signage.

1. Within the Fairgrounds District the following signage shall be permitted:
 - a. On-site vehicle and pedestrian directional signs.
 - b. On-site vendor signs advertising on-site vendor locations and wares and not intended to be viewed from a public street.
 - c. Off-site vehicle and pedestrian directional signs provided that any one directional sign shall not exceed 15 square feet nor shall be mounted at a height greater than six feet.

G. Fairground's District Dimensional Table.

1. The area and bulk regulations for the Parent Parcel within the Fairgrounds District shall be as follows:
 - a. Minimum lot area (acres) 3 (a)
 - b. Route 9 setback (feet) 25' (75' when adjacent to residential districts)
 - c. Minimum side yard setback (feet) 25'
 - d. Minimum rear yard setback (feet) 25'
 - e. Minimum lot frontage (feet) 200'
 - f. Minimum lot width (feet) 200'
 - g. Maximum building height (feet) 35'
 - h. Maximum building coverage (percent) 20%
 - i. Maximum impervious coverage (percent) 40%

H. Buffer Zone. Within the Fairground District there is hereby established a Buffer Zone as depicted on the Village Zoning Map. Within the Buffer Zone any new utility lines shall be placed underground. Within the Buffer Zone, improvements may be erected, altered or used, and the land may be used for any of the following purposes and for no other:

1. Temporary parking and temporary accessory uses permitted herein.
2. Roads and driveways to serve the principal and accessory uses permitted herein.

I. Screening. Screening of service yards, commercial vehicles, trailers, passenger vehicles, parking areas, refuse containers, and other features and places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these, with all such enclosures being compatible in material, texture, and color with the principal building or buildings on the site. Except as depicted on the approved Site Plan all camping and overnight parking of campers shall be located no less than twenty-five (25) feet from any residential district and such sites shall be screened from direct view to adjoining residences by plantings or fencing as approved by the Planning Board.

BE IT ENACTED by the Village Board of the Village of Rhinebeck, New York: Chapter 120, Article XII, Section 120-63, entitled "Definitions" of the Village of Rhinebeck Code is hereby amended to add new definitions as follows:

Building Coverage - The total of the areas taken on a horizontal plane at the main grade level of any permanent principal building and any accessory buildings, exclusive of uncovered porches, terraces and steps. All dimensions shall be measured between the exterior faces of walls.

Caretaker residence – shall mean a permanent on- site residential unit occupied only by an employee of the Dutchess County Fairground and his immediate family. The caretaker residence shall be occupied solely for single family use, and only so long as the site of the residence shall be owned by the Dutchess County Fairground. At no time shall it be rented or leased to any party other than someone directly employed by the Dutchess County Fairground. The caretaker residence shall provide a permanent kitchen, toilet facilities, sleeping, eating, and living facilities, and shall comply with all applicable state and local building and fire codes. The floor area of the caretaker residence shall not exceed one thousand five hundred (1,500) square feet.

Impervious Coverage - That percentage of the lot covered by permanent impervious surfaces, including buildings, pavement, concrete and metal surfaces.

Parent Parcel – For purposes of the Fairground District the Parent Parcel shall be deemed to be all of the lots, parcels, and tracts of land owned by the Dutchess County Agricultural, Inc., the Dutchess County Farm Bureau, and the 4H Club as shown on the records of the Town of Rhinebeck Assessor's Office as of the effective date of this local law, and which collectively comprise the Dutchess County Fairgrounds, and 4H Club properties located in the Village of Rhinebeck.

Directional Sign - A sign used to direct the public to specific uses, areas or places for their safety or convenience on the premises of the business or activity where the sign is located.