

ATTACHMENT A
Full EAF PART 1, QUESTION F

**AMENDMENTS TO THE CODE OF THE CITY OF BEACON CONCERNING
THE CITY'S SCHEDULE OF REGULATIONS AND ASSOCIATED
AMENDMENTS REGARDING PERMITTED USES IN THE CITY OF
BEACON**

Description of the Proposed Action

The Proposed Action will amend Chapters 223 and 210 of the Code of the City of Beacon (“City Code”) concerning the City’s Schedule of Regulations and associated amendments regarding permitted uses in the City of Beacon. The intent of the Proposed Local Law is to update the City’s zoning provisions in accordance with the City’s Comprehensive Plan Updated, adopted April 3, 2017 and improve future development of the City of Beacon.

The proposed Local Law eliminates the following zoning districts (1) the RMF 1.5 Multifamily Residence District, (2) the RMF 8 Multifamily Residence District, (3) the PB Business Off-Street Parking District, (4) the LB Local Business District, (5) the OB Office Business District and (6) the CB Central Business District. In addition, the proposed Local Law adds the Transitional District as a new Zoning District to the City Code.

The majority of the Proposed Local Law amends the City’s Schedule of Regulations and other City Code provisions with respect to what uses are permitted in each Zoning District.

The proposed Local Law also amends certain provisions in the City Code to do the following:

- Remove all regulations pertaining to non-conforming residential uses on Main Street.
- Amend the permitted and special permit uses for the Waterfront Development Zone, Fishkill Creek Development District, Central Main Street District and the Linkage District.
- Amend the special use permit application process and review standards set forth in City Code § 223-18.B.
- Amend the bulk regulations applicable to the Waterfront Park Zone and Waterfront Development Zone.
- Add new definitions to City Code City Code § 223-63.