

## Urban Renewal Zoning

1. Clear Out Older Neighborhoods;
2. Separate Housing from Businesses;
3. One-Story Stores/High-Rise Housing;
4. Rely on Cars and Abundant Parking.

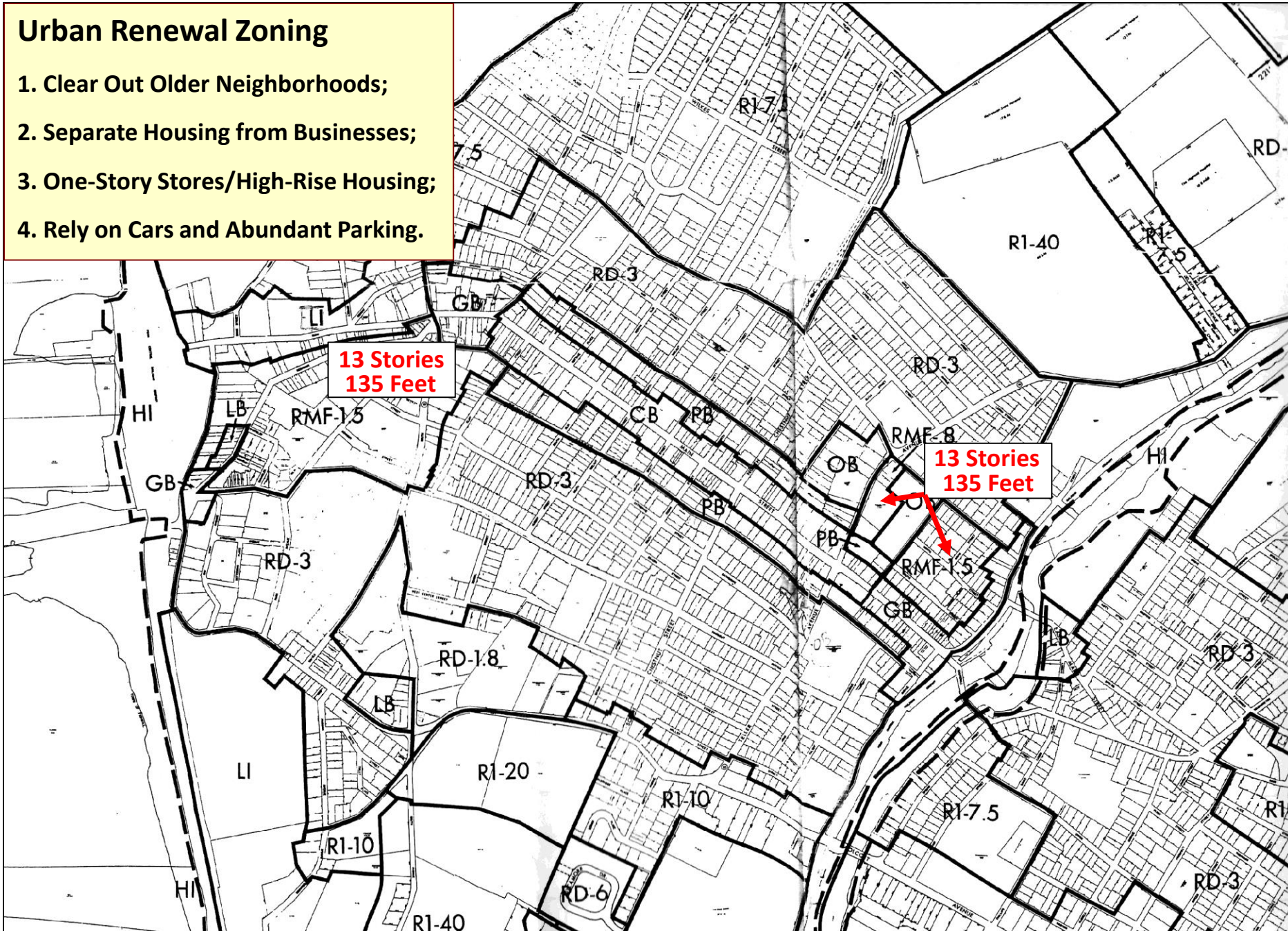


Beacon Center Renewal Plan, 1965



## Urban Renewal Zoning

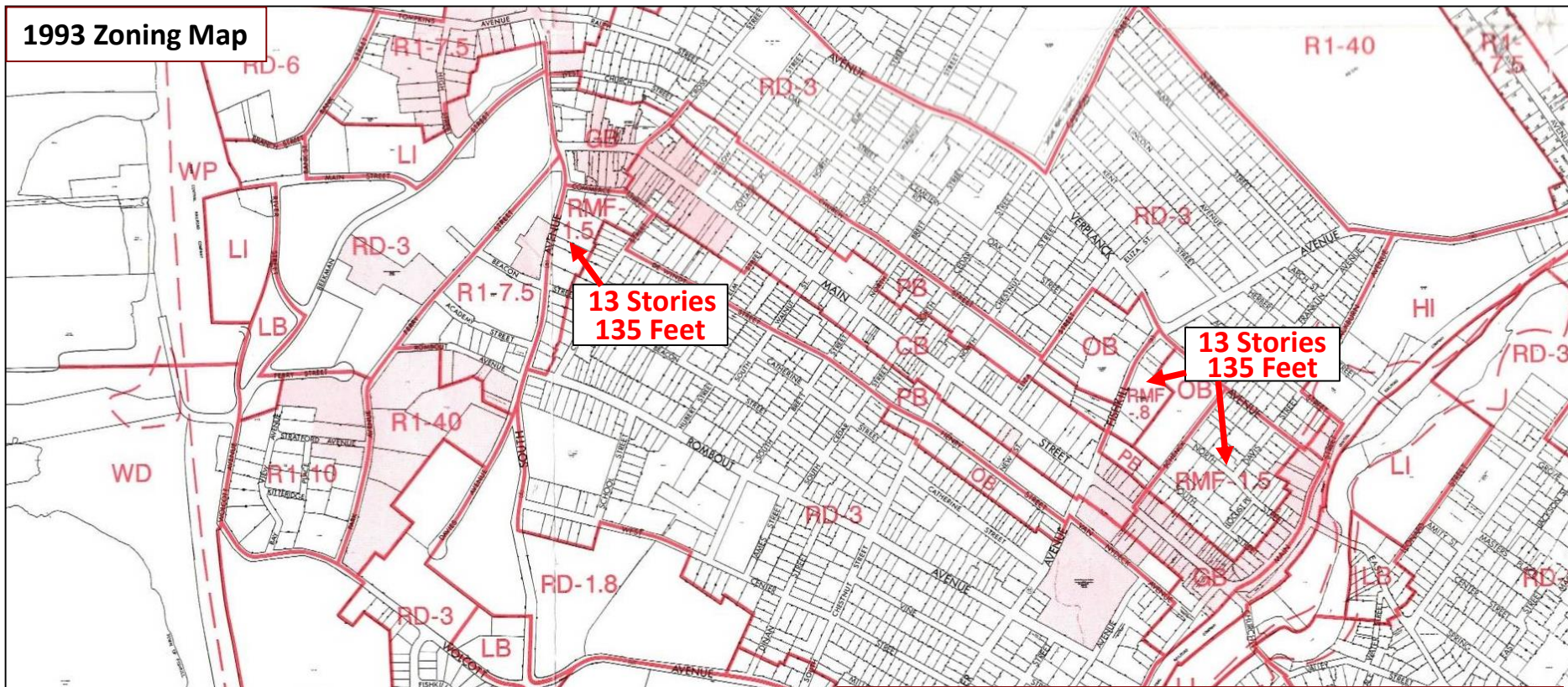
1. Clear Out Older Neighborhoods;
2. Separate Housing from Businesses;
3. One-Story Stores/High-Rise Housing;
4. Rely on Cars and Abundant Parking.



1977 Zoning Map



# 1993 Zoning Map





## Urban Renewal Zoning

1. Demolish Older Neighborhoods;
2. Separate Housing from Businesses;
3. One-Story Stores/High-Rise Housing;
4. Rely on Cars and Abundant Parking.

## CMS Form-Based Code (2013)

1. Build On Historic District Precedents;
2. Integrate Residential with Commercial;
3. Multi-Story Housing Over Storefronts;
4. Make Pedestrian Activity High Priority.



**Eastern Main Street Historic District**



**Western Main Street Historic District**



Existing Conditions

## Beacon County Center Illustrative Sketch Plan

Apartments above 1st Floor Commercial  
Pocket Park and 114-Space Parking Lot

Dutchess  
County  
Center

Main Street

Café Tables

2 St.

3 St.

4 St.

S. Elm Street

114 Spaces

2017 Comprehensive Plan Update



## Design Standards (CMS & L)

**Traditional  
Main St.  
Example**



Façade and roof line breaks at intervals of no more than 35'

Top floor cornice feature

Bay windows, balconies and open porches may encroach up to 4' over the sidewalk

Primary window proportions greater in height than in width

Secondary storefront cornice or first floor articulation

Commercial first floor facing Main Street

**More Modern  
Example**



## Design Standards Consistent Examples



Wood, brick, stucco, stone, or fiber-cement siding and trim recommended

Metal, glass, or canvas-type awnings and canopies or projecting signs may encroach up to 6 feet over the sidewalk above 7 feet

Street trees planted on average 30' - 40' apart

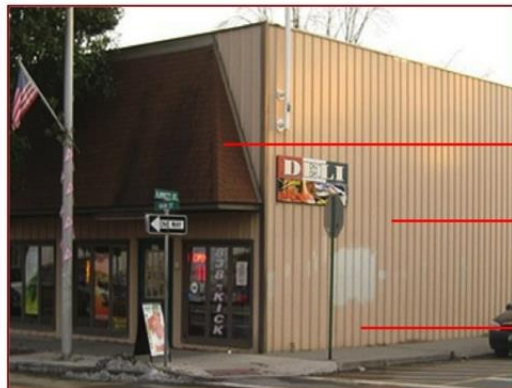
Commercial buildings shall have at least 70% glass on first floor facades between 2' and 10' above the sidewalk





# Design Standards (CMS & L)

## Design Standards Inconsistent Examples



Two-story minimum required, allowing second floor occupancy

Architectural features and windows should be continued on all sides, avoiding any blank walls

Vinyl, aluminum, or sheet metal siding or sheet trim shall not be permitted



Buildings should have a top floor cornice feature

Primary window proportions shall be greater in height than in width

Commercial buildings shall have at least 70% glass on the first floor facade



Vinyl and aluminum awnings shall not be permitted

## Design Standards Consistent Examples



Wood, brick, stucco, stone, or fiber-cement siding and trim recommended

Bay windows, balconies and open porches may encroach up to 4' into the setback

Required landscaping between the sidewalk and building to enhance the streetscape



In the Linkage District, a step-back of at least 15' behind the façade above the third story

Primary window proportions greater in height than in width

Secondary cornice or first floor articulation

Residential buildings shall have at least 30% glass on first floor facades



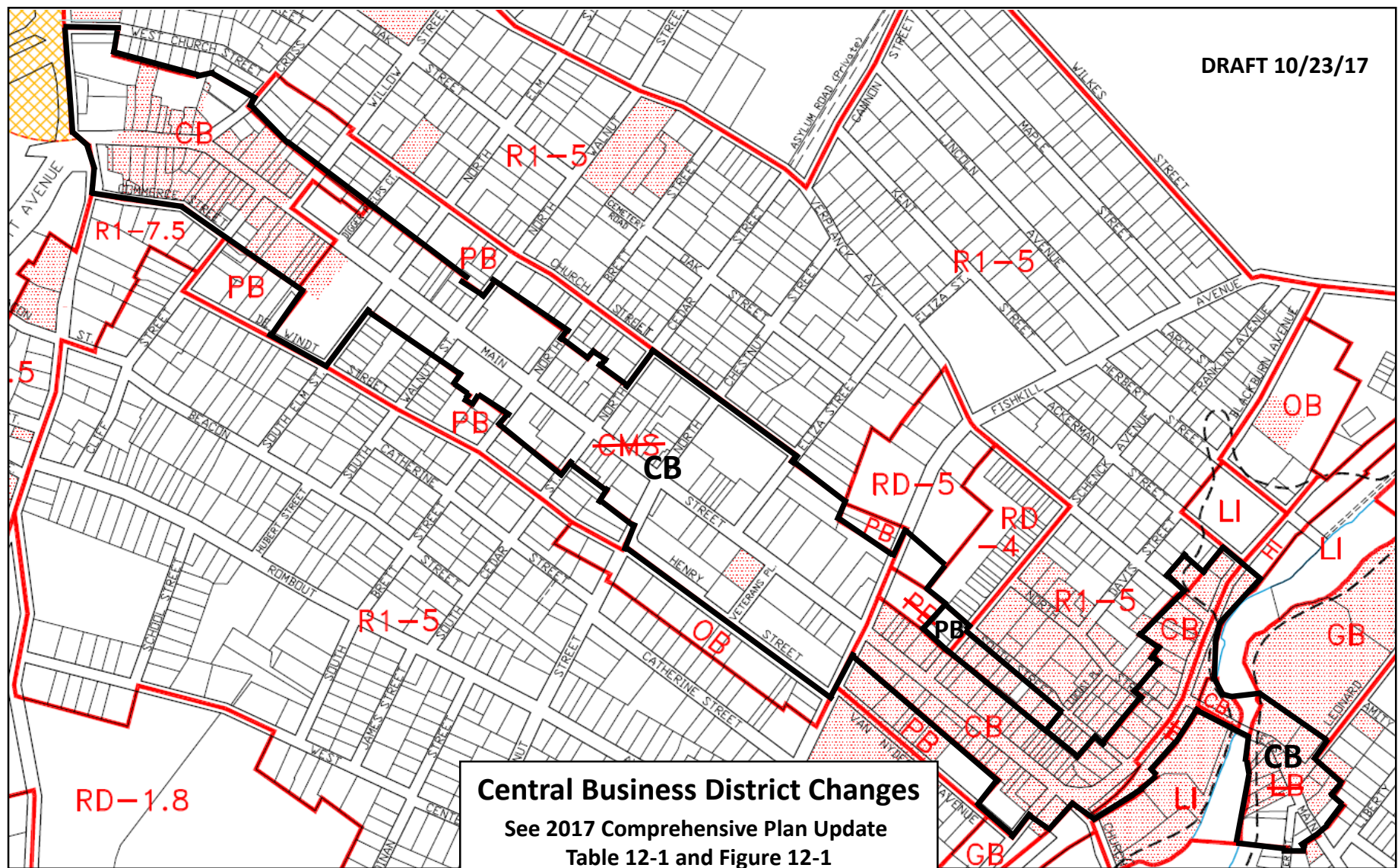
Top floor cornice feature

Façade and roof line breaks at intervals of no more than 35'

Street trees planted on average 30' - 40' apart

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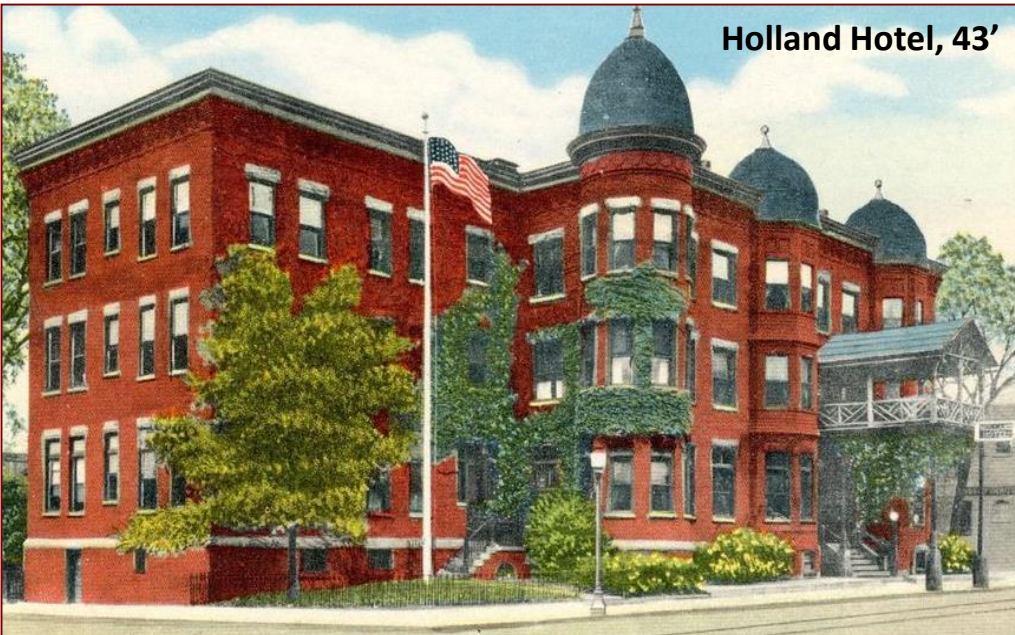
1. Combine CB and CMS districts on Main Street, using CMS design standards and form-based requirements;
2. Extend CB district two parcels up Fishkill Avenue;
3. Expand PB to include a row of parcels along South St.;
4. Lengthen CB District east to Fountain Square area;
5. Eliminate 5<sup>th</sup> story by Special Permit on north side;
6. Add maximum height limits in stories and feet;
7. Set Historic District at 4 stories with 3<sup>rd</sup> level stepback.



**Hudson Beach Glass, 47'**



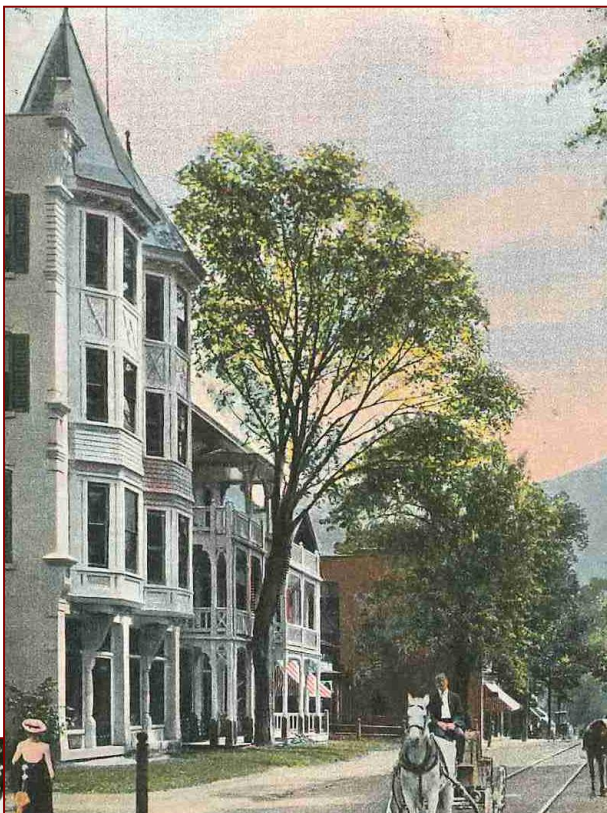
**Holland Hotel, 43'**



**1929 Mechanics Savings Bank, 61'**



**Melzingah Hotel  
Early 1900s**



**498-500 Main Street**



**The Beacon Hotel – 424-428 Main Street, 47'**



**Beacon High School**



**Groveville Mills Bldg.#4, Front Street**



**Wm. Carroll Hat Factory, One East Main Street**



**All over  
50 Feet  
in Height**

**Matteawan Manufacturing Company, 1914**





**The Inn at Beacon**

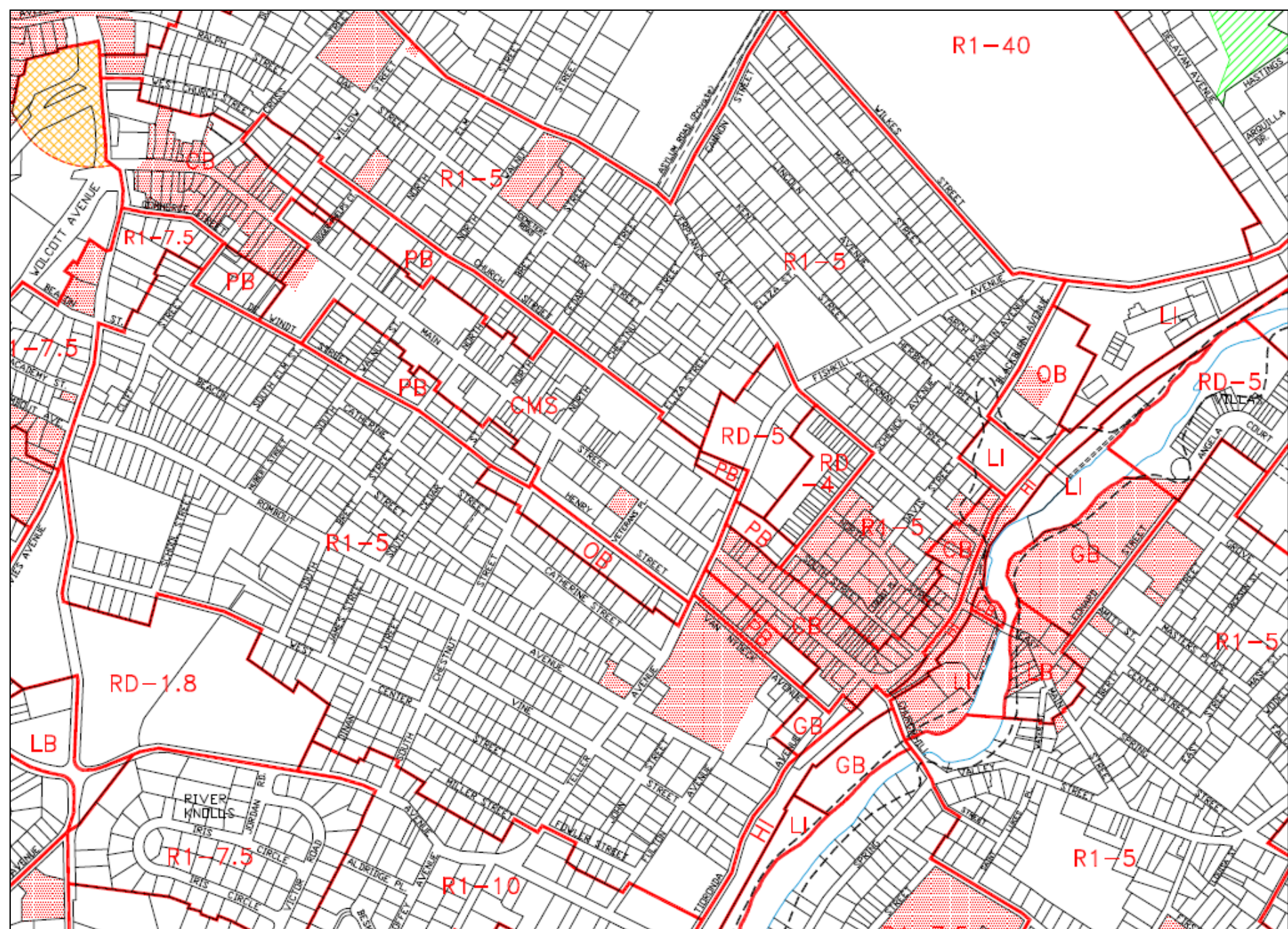


**226 Main Street Proposal**



**249 Main Street – Approved**





Existing Zoning Map