

Zoning Map

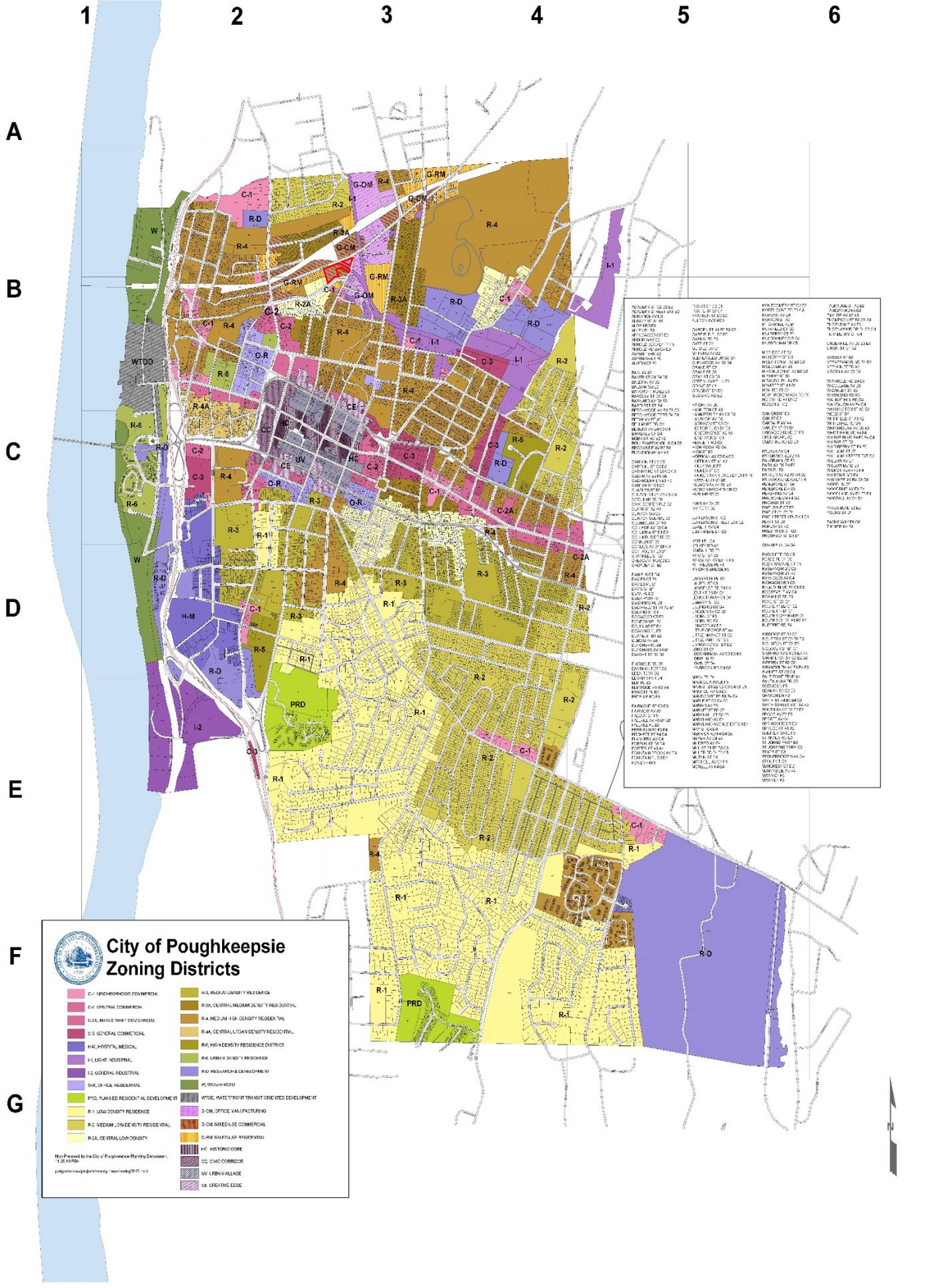
Standard Gage & Coal Storage Site

58 Parker Avenue and 164 Garden Street
Poughkeepsie, New York 12601

Legend

— Site Property Boundaries

G-CM (Gateway Commercial Mixed-Use)
G-OM (Gateway Office Manufacturing)



C-1	UNIVERSITY COMMERCIAL	C-2	COMMERCIAL	C-3	COMMERCIAL	C-4	COMMERCIAL	C-5	COMMERCIAL	C-6	COMMERCIAL	C-7	COMMERCIAL	C-8	COMMERCIAL	C-9	COMMERCIAL	C-10	COMMERCIAL	C-11	COMMERCIAL	C-12	COMMERCIAL	C-13	COMMERCIAL	C-14	COMMERCIAL	C-15	COMMERCIAL	C-16	COMMERCIAL	C-17	COMMERCIAL	C-18	COMMERCIAL	C-19	COMMERCIAL	C-20	COMMERCIAL	C-21	COMMERCIAL	C-22	COMMERCIAL	C-23	COMMERCIAL	C-24	COMMERCIAL	C-25	COMMERCIAL	C-26	COMMERCIAL	C-27	COMMERCIAL	C-28	COMMERCIAL	C-29	COMMERCIAL	C-30	COMMERCIAL	C-31	COMMERCIAL	C-32	COMMERCIAL	C-33	COMMERCIAL	C-34	COMMERCIAL	C-35	COMMERCIAL	C-36	COMMERCIAL	C-37	COMMERCIAL	C-38	COMMERCIAL	C-39	COMMERCIAL	C-40	COMMERCIAL	C-41	COMMERCIAL	C-42	COMMERCIAL	C-43	COMMERCIAL	C-44	COMMERCIAL	C-45	COMMERCIAL	C-46	COMMERCIAL	C-47	COMMERCIAL	C-48	COMMERCIAL	C-49	COMMERCIAL	C-50	COMMERCIAL	C-51	COMMERCIAL	C-52	COMMERCIAL	C-53	COMMERCIAL	C-54	COMMERCIAL	C-55	COMMERCIAL	C-56	COMMERCIAL	C-57	COMMERCIAL	C-58	COMMERCIAL	C-59	COMMERCIAL	C-60	COMMERCIAL	C-61	COMMERCIAL	C-62	COMMERCIAL	C-63	COMMERCIAL	C-64	COMMERCIAL	C-65	COMMERCIAL	C-66	COMMERCIAL	C-67	COMMERCIAL	C-68	COMMERCIAL	C-69	COMMERCIAL	C-70	COMMERCIAL	C-71	COMMERCIAL	C-72	COMMERCIAL	C-73	COMMERCIAL	C-74	COMMERCIAL	C-75	COMMERCIAL	C-76	COMMERCIAL	C-77	COMMERCIAL	C-78	COMMERCIAL	C-79	COMMERCIAL	C-80	COMMERCIAL	C-81	COMMERCIAL	C-82	COMMERCIAL	C-83	COMMERCIAL	C-84	COMMERCIAL	C-85	COMMERCIAL	C-86	COMMERCIAL	C-87	COMMERCIAL	C-88	COMMERCIAL	C-89	COMMERCIAL	C-90	COMMERCIAL	C-91	COMMERCIAL	C-92	COMMERCIAL	C-93	COMMERCIAL	C-94	COMMERCIAL	C-95	COMMERCIAL	C-96	COMMERCIAL	C-97	COMMERCIAL	C-98	COMMERCIAL	C-99	COMMERCIAL	C-100	COMMERCIAL
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City of Poughkeepsie Zoning Districts

<ul style="list-style-type: none"> C-1 UNIFORMED SERVICES UNIVERSITY C-2 COMMERCIAL C-3A MIXED USE COMMERCIAL C-3 GENERAL COMMERCIAL C-4 HOSPITAL, MEDICAL C-5 LIGHT INDUSTRIAL C-6 GENERAL INDUSTRIAL C-7 OFFICE INDUSTRIAL C-8 OFFICE INDUSTRIAL C-9 PLANNED RESIDENTIAL DEVELOPMENT R-1 LOW DENSITY RESIDENCE R-2 MEDIUM DENSITY RESIDENTIAL R-3 CENTRAL LOW DENSITY 	<ul style="list-style-type: none"> R-4 MEDIUM DENSITY RESIDENTIAL R-5 CENTRAL MEDIUM DENSITY RESIDENTIAL R-6 MEDIUM HIGH DENSITY RESIDENTIAL R-7 CENTRAL HIGH DENSITY RESIDENTIAL R-8 HIGH DENSITY RESIDENCE DISTRICT R-9 URBAN DENSITY RESIDENCE R-10 MEDIUM DENSITY RESIDENTIAL R-11 MEDIUM DENSITY RESIDENTIAL R-12 MEDIUM DENSITY RESIDENTIAL R-13 MEDIUM DENSITY RESIDENTIAL R-14 MEDIUM DENSITY RESIDENTIAL R-15 MEDIUM DENSITY RESIDENTIAL R-16 MEDIUM DENSITY RESIDENTIAL R-17 MEDIUM DENSITY RESIDENTIAL R-18 MEDIUM DENSITY RESIDENTIAL R-19 MEDIUM DENSITY RESIDENTIAL R-20 MEDIUM DENSITY RESIDENTIAL R-21 MEDIUM DENSITY RESIDENTIAL R-22 MEDIUM DENSITY RESIDENTIAL R-23 MEDIUM DENSITY RESIDENTIAL R-24 MEDIUM DENSITY RESIDENTIAL R-25 MEDIUM DENSITY RESIDENTIAL R-26 MEDIUM DENSITY RESIDENTIAL R-27 MEDIUM DENSITY RESIDENTIAL R-28 MEDIUM DENSITY RESIDENTIAL R-29 MEDIUM DENSITY RESIDENTIAL R-30 MEDIUM DENSITY RESIDENTIAL R-31 MEDIUM DENSITY RESIDENTIAL R-32 MEDIUM DENSITY RESIDENTIAL R-33 MEDIUM DENSITY RESIDENTIAL R-34 MEDIUM DENSITY RESIDENTIAL R-35 MEDIUM DENSITY RESIDENTIAL R-36 MEDIUM DENSITY RESIDENTIAL R-37 MEDIUM DENSITY RESIDENTIAL R-38 MEDIUM DENSITY RESIDENTIAL R-39 MEDIUM DENSITY RESIDENTIAL R-40 MEDIUM DENSITY RESIDENTIAL R-41 MEDIUM DENSITY RESIDENTIAL R-42 MEDIUM DENSITY RESIDENTIAL R-43 MEDIUM DENSITY RESIDENTIAL R-44 MEDIUM DENSITY RESIDENTIAL R-45 MEDIUM DENSITY RESIDENTIAL R-46 MEDIUM DENSITY RESIDENTIAL R-47 MEDIUM DENSITY RESIDENTIAL R-48 MEDIUM DENSITY RESIDENTIAL R-49 MEDIUM DENSITY RESIDENTIAL R-50 MEDIUM DENSITY RESIDENTIAL R-51 MEDIUM DENSITY RESIDENTIAL R-52 MEDIUM DENSITY RESIDENTIAL R-53 MEDIUM DENSITY RESIDENTIAL R-54 MEDIUM DENSITY RESIDENTIAL R-55 MEDIUM DENSITY RESIDENTIAL R-56 MEDIUM DENSITY RESIDENTIAL R-57 MEDIUM DENSITY RESIDENTIAL R-58 MEDIUM DENSITY RESIDENTIAL R-59 MEDIUM DENSITY RESIDENTIAL R-60 MEDIUM DENSITY RESIDENTIAL R-61 MEDIUM DENSITY RESIDENTIAL R-62 MEDIUM DENSITY RESIDENTIAL R-63 MEDIUM DENSITY RESIDENTIAL R-64 MEDIUM DENSITY RESIDENTIAL R-65 MEDIUM DENSITY RESIDENTIAL R-66 MEDIUM DENSITY RESIDENTIAL R-67 MEDIUM DENSITY RESIDENTIAL R-68 MEDIUM DENSITY RESIDENTIAL R-69 MEDIUM DENSITY RESIDENTIAL R-70 MEDIUM DENSITY RESIDENTIAL R-71 MEDIUM DENSITY RESIDENTIAL R-72 MEDIUM DENSITY RESIDENTIAL R-73 MEDIUM DENSITY RESIDENTIAL R-74 MEDIUM DENSITY RESIDENTIAL R-75 MEDIUM DENSITY RESIDENTIAL R-76 MEDIUM DENSITY RESIDENTIAL R-77 MEDIUM DENSITY RESIDENTIAL R-78 MEDIUM DENSITY RESIDENTIAL R-79 MEDIUM DENSITY RESIDENTIAL R-80 MEDIUM DENSITY RESIDENTIAL R-81 MEDIUM DENSITY RESIDENTIAL R-82 MEDIUM DENSITY RESIDENTIAL R-83 MEDIUM DENSITY RESIDENTIAL R-84 MEDIUM DENSITY RESIDENTIAL R-85 MEDIUM DENSITY RESIDENTIAL R-86 MEDIUM DENSITY RESIDENTIAL R-87 MEDIUM DENSITY RESIDENTIAL R-88 MEDIUM DENSITY RESIDENTIAL R-89 MEDIUM DENSITY RESIDENTIAL R-90 MEDIUM DENSITY RESIDENTIAL R-91 MEDIUM DENSITY RESIDENTIAL R-92 MEDIUM DENSITY RESIDENTIAL R-93 MEDIUM DENSITY RESIDENTIAL R-94 MEDIUM DENSITY RESIDENTIAL R-95 MEDIUM DENSITY RESIDENTIAL R-96 MEDIUM DENSITY RESIDENTIAL R-97 MEDIUM DENSITY RESIDENTIAL R-98 MEDIUM DENSITY RESIDENTIAL R-99 MEDIUM DENSITY RESIDENTIAL R-100 MEDIUM DENSITY RESIDENTIAL
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Map Prepared by the City of Poughkeepsie Planning Department
11.15.19 (REV.)
poughkeepsieplanning.com/poughkeepsie2019-2022



Zoning Districts

Gateway Commercial Mixed-Use (G-CM)

- 58 Parker Avenue (6162-62-148369)
- Parker Avenue (6162-54-125385)
- Gateway Office Manufacturing (G-OM)
- 164 Garden Street (6162-54-177385)

Both G-CM and G-OM are both subdistricts of the **W-G** (Walkway-Gateway District).

- The area encompassed by the W-G District, most of which developed around the Poughkeepsie-Highland Railroad Bridge in the 19th Century, attracts hundreds of thousands of visitors each year to Walkway Over the Hudson State Historic Park and serves as a gateway for both residents and visitors. The purpose of the Walkway-Gateway (W-G) District is to revitalize this mixed industrial and residential area of the City so that it becomes a vibrant and attractive walkable mixed-use neighborhood where people will want to live, shop and invest. An additional purpose of this District is to encourage visitors to the Walkway and the Dutchess Rail-Trail to visit surrounding areas, before or after their visit, in order to help revitalize the neighborhood.

G-CM (Gateway Commercial Mixed-Use)

- The G-CM Subdistrict is an area with traditional neighborhood retail and other small-scale commercial uses that adjoin residential neighborhoods, primarily at intersections and near the Walkway entrances on Parker Avenue. The G-CM Subdistrict is intended to encourage vertical mixed-use shop-front buildings with first floor retail, personal service, and entertainment uses and second and third stories used primarily for offices, hospitality uses and apartments.

G-OM (Gateway Office Manufacturing)

- The G-OM Subdistrict is an area where continued use of existing factory buildings as employment centers is encouraged. Vacant or underused buildings are encouraged to be adaptively reused for a mix of new and existing uses, especially low impact light manufacturing

	Table 3.25-3 Building Standards: Walkway-Gateway (W-G) District					
	G-RM		G-CM		G-OM	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Principal building height	2 stories	3 stories 40 feet	2 stories	3 stories 45 feet	2 stories	3 stories 45 feet
Outbuilding height Shopfront floor to floor	—	2 stories	—	2 stories	—	2 stories
	—	—	15 feet	—	—	—

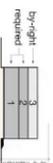


Table 3.25-2B Lot Standards: G-CM Subdistrict

	Minimum	Maximum
A. Lot area	—	—
B. Lot width	18 feet	140 feet
C. Lot depth	75 feet	—
D. Front setback	0 feet	12 feet
E. Side setback	0 feet	12 feet, one side only
F. Rear setback	15 feet to principal building 5 feet to outbuilding	—
G. Frontage occupancy	70%	100%
H. Build-to-corner	Required	

Table 3.25-2C Lot Standards: G-OM Subdistrict

	Minimum	Maximum
A. Lot area	—	—
B. Lot width	50 feet	—
C. Lot depth	75 feet	—
D. Front setback	20 feet	—
E. Side setback	10 feet	—
F. Rear setback	25 feet to principal building 5 feet to outbuilding	—
G. Frontage occupancy	50%	80%
H. Build-to-corner	Not required	