

Town of Bethel
Local Law No. ____ of the Year 2020

A local law to amend certain sections of Chapter 345 of the
Town Code captioned Zoning, by:

Enacting Section 345-34.2 with respect to Rural Eco-Tech Retreats

Amending the Bulk and Use Tables with respect to Rural Eco-Tech Retreats

Be it enacted by the Town Board of the Town of Bethel as follows:

Article I. Amendment of Town Code Chapter 345.5 Definitions.

Section 1.1 Shall be amended to include the following definition:

RURAL ECO-TECH RETREAT – Corporate Retreat Centers with year-round, on-site services to corporation employees, member organizations and retreat guests, but not to the general public, that may include amenities such as a welcome center, single-unit accommodations, two multi-bedroom (2-5) accommodations, food services, recreation facilities, fitness/spa facilities, communal work spaces, private work spaces, training programs, corporate events and sustainable agriculture.

Article II. Enactment of Town Code Chapter 345-34.2

Section 1.1. Section 345-34.2 is hereby enacted as follows:

345-34.2. Rural Eco-Tech Retreats. Rural Eco-Tech Retreats are permitted as a special use in the AG District and subject to the following conditions:

- (1) Special Use Procedures including, but not limited to, site plan approval are required pursuant to sections 345-30 and 345-31 of this chapter.
- (2) Rural Eco-Tech Retreats shall be deemed “commercial” and thereby subject to section 345-21 of this chapter.
- (3) Rural Eco-Tech Retreats shall have the following requirements:
 - (a) Contiguous on hundred and twenty-five (125) acre minimum parcel area
 - (b) Maximum of two (2) percent building coverage
 - (c) Maximum of thirty (30) percent disturbed acreage.
 - (d) Setback requirements shall be: three hundred (300) foot minimum front yard setback for new structures from the property line, two hundred (200) foot minimum rear yard setback for new structures from the

property line, one hundred and fifty (150) foot minimum side yard setback for new structures from the property line.

- (4) Rural Eco-Tech Retreats shall have the following design/operational requirements:
 - (a) Emergency access road to main facilities
 - (b) Single centralized guest parking area
 - (c) Two-week maximum stay of guests, in no event shall retreat units be converted for permanent dwelling
 - (d) Maximum capacity is not to exceed fifty (50) overnight guests
 - (e) Maximum two (2) multi-bedroom (2-5) accommodations on site
- (5) Rural Eco-Tech Retreats shall have the following performance standards:
 - (a) Employ native vegetation plantings
 - (b) Provide a twenty (20) percent minimum conservation easement
 - (c) Employ compatible land design by working with natural drainage patterns and native vegetation and maintain/enhance soil stabilization
 - (d) Minimize the impacts on undisturbed land
 - (e) Minimize development within distance to shorelines, wetlands and streams
 - (f) Where practical, incorporate green roofs to reduce runoff through absorption, storage and evapotranspiration
 - (g) Where practical, utilize renewable energy systems to include: solar, wind, thermal, hydro and/or biofuel
 - (h) Where practical, employ green stormwater infrastructure to include: infiltration trenches, grassed swales, filter strips, bioretention basins, stormwater wetlands, porous pavement and/or on-site storage for use
 - (i) Where practical, employ an eco-friendly wastewater system that is low energy, noise and visual impact on the environment.
- (6) Rural Eco-Tech Retreats shall allow for the following accessory uses: telecommunication facilities, utility facilities, accessory retail services, private garages, pavilions, greenhouses, storage buildings, parking areas.

Article III. Amendment of the Bulk and Use Tables.

Section 1.1. The Bulk and Use Tables are hereby amended to allow for Rural Eco-Tech Retreat in the AG district within the Town of Bethel subject to the specific requirements as set forth in the amended Bulk and Use Tables. Amended Bulk and Use Tables are attached and made part hereto.

Article IV. Miscellaneous Provisions.

Section 1.1 RATIFICATION, READOPTION AND CONFIRMATION

Except as specifically modified by the amendments contained herein, the Code of the

Town of Bethel as adopted and amended from time to time thereafter is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 1.2 INCLUSION IN CODE

It is the intention of the Bethel Town Board and it is hereby enacted that the provisions of this local law shall be included in the Code of the Town of Bethel; that the sections and subsections of this local law may be renumbered or re lettered to accomplish such intention; and that the word “local law” shall be changed to “chapter,” “section” or other appropriate word, as required for codification.

Section 1.3 RENUMBERING

The location and numerical designation of this local law and the sections included herein shall be delegated to the discretion of the codifier, General Code, which may renumber or re letter this local law and sections as are necessary to accommodate these amendments.

Section 1.4 CODIFIER’S CHANGES

This local law shall be included in the Code of the Town of Bethel. The codifier shall make no substantive changes to this local law, but may renumber, rearrange and edit it without first submitting it to the Bethel Town Board. Any such rearranging, renumbering and editing shall not affect the validity of this local law or the provisions of the Code affected thereby.

Section 1.5 SEVERABILITY

The provisions of this Local Law are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 1.6 EFFECTIVE DATE

This Local Law shall take effect immediately upon adoption and filing with the Secretary of State as provided by the Municipal Home Rule Law.