

ZONING

167 Attachment 9

**Town of Haverstraw
Zoning
Table of General Use Requirements**

**CR Commercial Recreation District
[Amended 11-13-2017 by L.L. No. 10-2017]**

1 District	2 Uses Permitted by Right	3 Uses by Special Permit of Zoning Board of Appeals, Subject to Article V	4 Uses by Special Permit of the Town Board, Subject to Article V	5 Permitted Accessory Uses	6 Permitted Accessory Signs	7 Off-Street Parking		8 Minimum Off-Street Loading Berths	9 Additional Use Regulations
						Use	Minimum Number of Spaces		
CR	<ol style="list-style-type: none"> Marinas Camps, subject to § 167-66 Commercial recreational establishments, such as skating rinks, tennis clubs, bowling alleys, riding academies and swim clubs, subject to § 167-16 Public parks and playgrounds 	<ol style="list-style-type: none"> Libraries, museums and/or art galleries 	<ol style="list-style-type: none"> Public utility substations housed in buildings that harmonize with the character of the neighborhood and have adequate fencing, safety devices and screening. Public utility substations are subject to § 167-19. Telephone exchanges Restaurants with live entertainment 	<ol style="list-style-type: none"> Accessory parking Accessory loading Accessory signs Temporary structures for storage of equipment and materials used in connection with development Accessory uses to commercial recreational facilities, including garage for storage and maintenance Eating and drinking places in conjunction with a commercial recreational facility 	<ol style="list-style-type: none"> Business signs with total sign area per establishment not to exceed 10% of the sign wall area and in no event more than 120 square feet. For any business use conducted primarily in the open, the total sign area shall be not more than 1 square foot for each foot of plot frontage, not to exceed 120 square feet. In addition, a sign consisting only of the name of an establishment, painted directly on an awning, with a sign area not to exceed 10 square feet, is permitted. However, the sign area and illumination portion of any 1 sign shall not exceed ½ the total permitted, and the interior angle between the exterior faces of all signs shall not exceed 90 . For any structure or lot for sale or for rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 15 feet from the designated street line. Such temporary use shall cease within 7 days after sale or rental is consummated. For any premises for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 15 feet from the designated street line. Such temporary use shall cease within 7 days after sale or rental is consummated. 	<ol style="list-style-type: none"> Marinas Camps Skating rinks Tennis clubs Bowling alleys Riding academies Swim clubs Libraries, museums, art galleries Public parks and playgrounds Telephone exchanges and public utility substations Commercial recreational facilities not elsewhere listed 	<p>4 spaces per slip, buoy or mooring, and 25% of such spaces shall be double length to accommodate cars with trailers</p> <p>1 space per 5 persons for which there are accommodations, and in every case sufficient to ensure complete off-street parking at all times</p> <p>1 space per 75 square feet of gross floor area</p> <p>4 spaces per court</p> <p>4 spaces per alley</p> <p>1 space per 5 persons for which there are accommodations, and in every case sufficient to ensure complete off-street parking at all times</p> <p>1 space per member</p> <p>1 space per 200 square feet of gross floor area, but not less than 1 space for each 5 seats where provided</p> <p>Not applicable</p> <p>1 space per 2 employees or 500 square feet of gross floor area, whichever is less</p> <p>As required by the Planning Board</p>	<ol style="list-style-type: none"> For a public library, museum or art gallery with gross floor area of 10,000 square feet, 1 berth; for each additional 25,000 square feet or major fraction thereof, 1 additional berth 	<ol style="list-style-type: none"> In addition to the particular requirements for any use listed in Columns 3 and 4, the Zoning Board of Appeals or Town Board may require fences, safety devices, landscaping, screening, access roads and/or buffer areas. No use in Column 3 or 4 shall be permitted for which access shall not be sufficient and suitably located to accommodate prospective traffic in a manner which will not create traffic hazards on adjacent highways, as determined by the Zoning Board of Appeals or Town Board. Buffer areas of 50 feet shall be required for special permit uses, except that the Zoning Board of Appeals or Town Board may reduce width of buffer areas to no less than 20 feet where local conditions indicate that protection for neighboring properties may be reasonably provided. Such buffer areas shall be permanently landscaped and maintained in harmony with the landscaping or natural growth in the neighborhood.

ZONING

167 Attachment 2

Town of Haverstraw
Zoning

Table of General Bulk Requirements

[Amended 1-22-2001 by L.L. No. 6-2001; 6-26-2017 by L.L. No. 3-2017; 3-8-2021 by L.L. No. 1-2021]

1	2	3	4	5	6	7	8	9	10	11	12	13	14
District	Group	Uses ^a	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Required Front Yard Depth (feet)	Required Side Yard Width (feet)	Required Total Side Yard Width (feet)	Required Rear Yard Depth (feet)	Maximum Building Height	Maximum Density (per acre)	Maximum Building Coverage (percent)	Maximum Total Lot Coverage (percent)
R-120	A	1-family detached residences; all other permitted uses	120,000	200	200	50	40	100	80	2½ stories or 35 feet	N/A	8%	18%
R-40	B	1-family detached residences	40,000	150	150	50	30	80	50	2½ stories or 35 feet	N/A	12%	22%
	C	All other permitted uses	60,000	150	150	80	80	175	80	2½ stories or 35 feet	N/A	10%	20%
R-25	D	1-family detached residences	25,000	125	125	35	25	60	40	2½ stories or 35 feet	N/A	18%	28%
	E	All other permitted uses	35,000	125	125	70	70	160	70	2½ stories or 35 feet	N/A	15%	25%
R-15	F	1-family detached residences	15,000	100	100	30	20	40	35	2½ stories or 35 feet	N/A	25%	35%
	G	All other permitted uses	22,000	100	100	60	60	150	60	2½ stories or 35 feet	N/A	20%	30%
RG	H	1-family detached residences	15,000	80	80	25	15	30	25	2½ stories or 35 feet	N/A	25%	35%
	I	2-family residences	22,000	100	100	25	20	40	25	2½ stories or 35 feet	N/A	20%	30%
	J	Multifamily housing, 1-family semiattached residences	5 acres	350	350	75	50	100	75	8 stories	6 units	30%	60%
	K	All other permitted uses	35,000	125	125	70	70	160	70	2½ stories or 35 feet	N/A	N/A	N/A
RMH	L	1-family detached residences	15,000	80	80	25	15	30	25	2½ stories or 35 feet	N/A	25%	35%
	M	Mobile homes	5,000	50	50	20	10	20	10	12 feet	N/A	N/A	N/A
	N	All other permitted uses	35,000	125	125	70	70	160	70	2½ stories or 35 feet	N/A	N/A	N/A
CR	O	Marinas	5 acres	250	250	60	40	90	60	2½ stories or 35 feet	N/A	N/A	N/A
	P	All other permitted uses	60,000	150	150	60	40	90	60	2½ stories or 35 feet	N/A	N/A	N/A
PO	Q	All permitted uses	20,000	100	100	50	25 to 35 ^c	50 to 70 ^d	30	2½ stories or 35 feet	N/A	N/A	N/A
C	R	All permitted uses	10,000	100	100	25	10 to 25 ^b	25 to 35 ^c	25	2½ stories or 35 feet	N/A	N/A	N/A
PIO	S	All permitted uses	40,000	150	150	100	50	100	50	2½ stories or 35 feet	N/A	N/A	N/A
WRD	T	All permitted uses	25 acres	150	150	150	50	100	50	8 stories	6 units	N/A	N/A
LA-17	U	All permitted uses	10 acres	150	130	35	35	70	35	40	17 units	N/A ^e	50%

NOTES:

^a Specific bulk requirements may apply for special permit uses; refer to Zoning Law for specific requirements.

^b When adjacent to a nonresidential district or use, 10 feet shall be required; when adjacent to a residential district or use, 25 feet shall be required.

^c When adjacent to a nonresidential district or use, 25 feet shall be required; when adjacent to a residential district or use, 35 feet shall be required.

^d When adjacent to a nonresidential district or use, 50 feet shall be required; when adjacent to a residential district or use, 70 feet shall be required.

^e The minimum floor area ratio (FAR) shall be 0.6.