

ZONING, PLANNING AND BUILDING

250 Attachment 2

Village of West Haverstraw

Table of General Use Requirements
R-1 and R-2 Districts
Chapter 250, Article IV¹

[Amended 4-5-2017 by L.L. No. 5-2017]

A	B	B-1 ²	C	C-1 ²	D	E		F
						Minimum Off-Street Parking		
District	Uses Permitted by Right		Uses Permitted by Special Permit of Zoning Board of Appeals ³		Accessory Uses Permitted by Right	Use	1 Space Per Unit of Measurement or As Otherwise Noted	Additional Requirements
R-1 and R-2	1. Single-family detached residence	A	1. Public utility buildings and structures necessary to serve areas within the village	B	1. Accessory to a 1-family residence, the following structures: greenhouses, sheds, garages, tennis courts, swimming pools and other similar structures	Residential	2.5 per dwelling unit, plus 2 spaces for any home occupation and 1 space for each professional, and plus 1.5 for mother/daughter conversion	1. A buffer with a minimum dimension of the respective required setback may be required as a condition of approval for any special permit use where such use may adversely affect the residential character of the neighborhood.
			2. Churches and similar places of worship, buildings for religious instruction, parish houses and rectories	B	2. Accessory to a 1-family residence use: storage of not more than 1 unoccupied trailer, recreational vehicle, boat trailer or boat not exceeding 35 feet in length, in the side or rear setback; on a stabilized dustfree surface, such as shoulder stone	Public utility	Employee	
			3. Agency group homes	B	3. Temporary structures for storage of equipment and materials or sales office used in construction of permitted use	Churches	4 seats	
			4. Nursery schools	B	4. Home occupation or professional office	Group care facilities	3 per dwelling unit, and not more than 5, with not more than 2 in public view	
				A	6. Parking subject to Article VII	Nursery school	Staff member and 1 for each classroom	
					7. Signs subject to § 250-23			

NOTES:

¹ This table is intended to be subject generally to the uses and other requirements set forth and is otherwise subject to the requirements set forth in the text of Chapter 250, as may hereafter be amended.

² Letters referenced in these columns are to be cross-referenced with Column 2 of the Schedule of Lot and Bulk Regulations when determining the bulk requirement for any given use.

³ Subject to the applicable requirements in §§ 250-11B(2) and 250-75C.