

ZONING, PLANNING AND BUILDING

250 Attachment 3

Village of West Haverstraw

Table of General Use Requirements
R-3 and R-4 Districts

Chapter 250, Article IV]

A District	B Uses Permitted by Right	B-1 ²	C Uses Permitted by Special Permit of Zoning Board of Appeals ³	C-1 ²	D Accessory Uses Permitted by Right	E Minimum Off-Street Parking		F Additional Requirements
						Use	1 Space Per Unit of Measurement or As Otherwise Noted	
R-3	1. Same as R-1 and R-2 2. 2-family residence	C D	1. Same as R-1 and R-2 2. Annual membership clubs	E E	1. Same as R-1 and R-2, excluding home occupations and professional offices	Single-family	Same as R-1 and R-2	1. Same as R-1 and R-2
						2-family	2.5 spaces per dwelling unit	
						Annual membership clubs	200 square feet or 1 for each 3 seats, whichever is greater	
R-4	1. Same as R-1 and R-2	F	1. Multifamily (garden apartments; condominiums; townhouses)	H	1. Same as R-1 and R-2, excluding home occupations and professional offices	Residential	2.5 spaces per dwelling unit	1. Same as R-1 and R-2 2. For multifamily residential development the following additional requirements: (a) All open spaces not used for buildings, parking spaces and driveways shall be suitably landscaped and all appropriate areas shall be available for recreational use by the residents. (b) Facilities for refuse disposal shall be for all dwelling units. Central collection areas shall be maintained and conveniently located for all units. The collection area shall be properly screened and supplied with all covered receptacles for residents' use. (c) Open parking areas, including accessways and driveways from streets accessory to the development, shall be paved according to village standards. (d) All parking areas, driveways, recreational areas and refuse collection areas shall be not be closer than 15 feet to any lot line. Any swimming pool shall not be any closer than 40 feet to any building or 75 feet to any lot line. (e) All walks, outside steps and vehicular accessways shall be adequately lighted; said lighting shall not shine off subject property.
						Residential	2.5 spaces per dwelling unit	
						Multifamily	2.5 spaces per dwelling unit	

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 §§ 250-12B(2) and 250-75C.