

# ZONING, PLANNING AND BUILDING

## 250 Attachment 4

### Village of West Haverstraw Table of General Use Requirements C Districts Chapter 250, Article IV<sup>1</sup>

[Amended 9-20-2006 by L.L. No. 10-2006; 12-3-2018 by L.L. No. 5-2018; 7-15-2020 by L.L. No. 4-2020; 9-2-2020 by L.L. No. 5-2020; 9-16-2020 by L.L. No. 6-2020; 3-17-2021 by L.L. No. 2-2021; 6-21-2023 by L.L. No. 7-2023]

A	B	B-1 <sup>2</sup>	C		C-1 <sup>2</sup>	D	E		F
			Uses Permitted by Special Permit of the				Use	Minimum Off-Street Parking <sup>3</sup>	
			Zoning Board of Appeals <sup>4</sup>	Village Board					
C	1. Personal service establishments	J	1. Gasoline filling/service stations	1. Retail sales from temporary tents, canopies, etc., pursuant to § 250-14B(3)(a) [Local Law 7 of 2017]	K	1. Processing/servicing of goods shall be conducted entirely within fully enclosed structures	Retail sales	200 square feet of gross floor area	1. A buffer of not less than 15 feet shall be provided between any use permitted in this district and any lot in a residence district. A buffer of not less than 50 feet will be provided between any special permit use and any lot in a residential district.
	2. Laundries and laundromats	J	2. Automobile sales and service agencies	2. Outdoor dining as provided at § 250-14B(3)(b)	K	2. Outdoor storage may be permitted by the Planning Board for automobile dealers, provided that specific screening and conditions limiting the extent of such storage are imposed	Laundries and laundromats	200 square feet of gross floor area or 1 per 3 machines	2. All retail sales and service establishments and accessory storage and servicing of goods shall be within completely enclosed buildings. All processing and servicing of goods shall be limited to 50% of the floor area and in no event more than 1,000 square feet.
	3. Retail sales	J	3. Outdoor commercial recreational facilities	3. Manufacturing, fabricating and assembling inside a wholly enclosed building, pursuant to § 250-14B(3)(c)	K	3. Parking subject to Article VII	Funeral homes	60 square feet of floor area opened to the public or 1 per 3 seats, whichever is greater	3. For auto repairs and installation of auto parts, all work shall be performed indoors.
	4. Museums, libraries, community centers and art galleries	K	4. Veterinary hospitals		K	5. Signs subject to § 250-23	Restaurants and drinking establishments	2 seat capacity or 100 square feet of floor area, whichever is greater.	4. Accessory outdoor storage of vehicles, equipment or other materials shall be permanently screened from adjoining residential districts and the street.
	5. Automotive washing facilities	K	5. Repair of automobile bodies		K	6. Temporary structures for storage of equipment and materials used in connection with the construction of a principal building, not exceeding 2 years	Offices, including medical and dental	200 square feet of gross floor area, but not fewer than 4 per practitioner	5. No use listed in Column C shall be permitted for which access shall not be sufficient or suitably located to accommodate prospective traffic in a manner which will not create traffic congestion or hazard on adjacent roadways.
	6. Service establishments furnishing service other than a personal nature	K	6. Bus and rail terminals		K	7. Same as R-1 and R-2	Gasoline service stations	100 square feet of gross floor area	6. In addition to the particular requirements for any use listed in Column C, the Board of Appeals or the Village Board, as may be applicable, when reasonable and appropriate, may require fences and other safety devices, landscaping, screening and access roads and buffer areas as required.
	7. Professional, government and business offices	K	7. Mixed commercial single-family residence, subject to § 250-14B(2)(a)				Places of worship	4 seats	7. Interior manufacturing, fabricating and assembly operations may commence prior to 6:30 a.m., but not earlier than 5:00 a.m.; truck traffic shall not idle or back up on site (requiring a backup warning signal) prior to 6:30 a.m.
	8. Shopping centers	K	8. Ministorage facilities		L		Ministorage	5,000 square feet, plus 1 space per employee or otherwise pursuant to § 250-14B(2)(h)	8. Manufacturing, fabricating and assembly uses shall comply with Village Code § 250-113, relating to steep slopes.
	9. Indoor commercial recreational facilities	K					Bowling alley	5 per lane	9. Where accessory outdoor dining is permitted by special permit of the Village Board, the Village Board, in consultation with the Building Inspector, shall determine what additional parking, if any, may be required to accommodate the accessory use, taking into consideration the requirements of §§ 250-14B(3)(b), 250-24A, and the general criteria applicable to all special permit uses established at § 250-75C.
	10. Social halls, meeting rooms and convention and catering facilities	K					Automobile sales and service	200 square feet of gross sale and service area	
	11. Restaurants and drinking establishments	K					Social halls, meeting rooms and convention and catering facilities	200 square feet of gross floor area or 1 per 3 seats, whichever is greater	
							Commercial recreational facilities	300 square feet of floor area	

## WEST HAVERSTRAW VILLAGE CODE

A	B	B-1 <sup>2</sup>	C	C-1 <sup>2</sup>	D	E	F	
District	Uses Permitted by Right		Uses Permitted by Special Permit of the		Accessory Uses Permitted by Right	Minimum Off-Street Parking <sup>3</sup>	Additional Requirements	
	12. Places of worship	K				Car wash	Employee, exclusive of storage lane	
	13. Theaters and cinemas	K				Veterinary hospitals	200 square feet of gross floor area or 1.25 per employee, whichever is greater	
	14. Public utility structures and rights-of-way	K				Theaters and cinemas	5 seats or 1 per 75 square feet of gross floor area, whichever is greater	
	15. Banks	K				Drive-in restaurants	50 square feet of gross floor area or 1 per 2 seats	
	16. One-family detached residence, as provided at § 250-14B(1)(a)	K				Single-family	Same as R-1 and R-2	
	17. Two-family detached residence, as provided at § 250-14B(1)(b)	K-1				Two-family	2.5 per dwelling unit	
	Mixed residential/commercial					To be determined by Planning Board as part of site plan approval process		
	Manufacturing, fabricating and assembly with related office space					1 per 300 square feet of gross floor area for related office space  Parking for manufacturing and fabricating operations to be set by the Planning Board as part of the site plan process, but no less than 20 spaces		

**NOTES:**

<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> Off-street parking of all uses not mentioned or variations of the above uses shall be determined by the Planning Board.

<sup>4</sup> Subject to the applicable requirements in §§ 250-14B(2) and 250-75C.