

ZONING, PLANNING AND BUILDING

250 Attachment 5

Village of West Haverstraw

Table of General Use Requirements
PLI Districts
Chapter 250, Article IV¹

A District	B Uses Permitted by Right	B-1 ²	C Uses Permitted by Special Permit of Zoning Board of Appeals ⁴	C-1 ²	D Accessory Uses Permitted by Right	E Minimum Off-Street Parking ³		F Additional Requirements
						Use	1 Space Per Unit of Measurement or As Otherwise Noted	
PLI	1. Wholesale storage and warehousing business	L	1. Contractors' storage yard	L	1. Temporary structures for storage of equipment and materials used in connection with the construction of a principal building, not exceeding 2 years	Wholesaling	300 square feet of gross floor area or 1 per employee, whichever is less	1. Buffer areas of 50 feet shall be required for special permit uses. Such buffer areas shall be permanently landscaped and maintained in harmony with the landscaping or natural growths of the area.
	2. Industrial uses which may include manufacturing, fabricating, processing, converting, altering, assembling, testing or other handling of products; including accessory sales and showroom facilities for such products	L	2. Retail and wholesale sales in conjunction with a wholesaling or warehousing business	L	2. Signs subject to § 250-23	Industrial	500 square feet of gross floor area, plus 1 for each 60 square feet of gross floor area in accessory uses	2. In addition to the particular requirements of for any use listed in Column C, the ZBA, where reasonable and appropriate, may require fences and other safety devices, landscaping, screening and access roads and buffer areas, as required.
			3. Ministorage facilities	L	3. Parking subject to Article VII	Ministorage	5,000 square feet, plus 1 space per employee	3. No use listed in Column C 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 congestion or hazard on adjacent highways.
				L				4. All uses and accessory storage shall be within completely enclosed buildings, except that storage is permitted no closer than 50 feet to any residential district line and 25 feet to any other lot line, provided that such areas are screened.
								5. Entrances and exits shall be located only on major or secondary roads and shall be so located to draw a minimum of vehicular traffic to and from local roads.
								6. No shipping or receiving of goods shall be carried on between 11:00 p.m. and 6:00 a.m.

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

⁴ Subject to the applicable requirements in §§ 250-15B(2) and 250-75C.