

ZONING, PLANNING AND BUILDING

250 Attachment 8

Village of West Haverstraw

Schedule of Lot and Bulk Regulations¹
§ 250-18

[Amended 12-1-1997 by L.L. No. 4-1997; 2-18-2004 by L.L. No. 1-2004; 9-20-2006 by L.L. No. 10-2006; 4-20-2016 by L.L. No. 6-2016; 4-5-2017 by L.L. No. 5-2017¹; 12-3-2018 by L.L. No. 5-2018; 3-17-2021 by L.L. No. 2-2021]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Zone	Use Group	Use ²	Minimum Lot Area (square feet)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage (percent)	Maximum Total Impervious Lot Coverage (percent)	Maximum Number of Stories	Maximum Height (feet)	Minimum Front Setback ^{3,4a} (feet)	Minimum Side Setback ^{4b} Each/Total (feet)	Minimum Rear Setback ^{4b} (feet)	Rear/Side Yard (feet)	
R-1	A	1-family	15,000		100	25%	35%	2½	35	35	20/40	35	5	
	B	All other uses	40,000		150	30%	40%	2½	35	50	30/70	50	10	
R-2	A	1-family	8,500		70	25%	35%	2½	35	20	12/25	25	5	
	B	All other uses	40,000		150	30%	40%	2½	35	50	30/70	50	10	
R-3	C	1-family	7,500		70	25%	35%	2½	35	20	12/25	25	5	
	D	2-family	15,000		100	25%	35%	2½	35	20	15/30	25	5	
	E	All other uses	40,000		150	30%	40%	2½	35	50	30/70	50	10	
R-4	F	1-family	8,500		70	25%	35%	2½	35	20	12/25	25	5	
	H ^{5,6}	Multifamily (garden apartments; condominiums townhouses)	40,000											
			Per Unit	Bedrooms Per Unit										
			4,000	Efficiency	125	30%	60%	2½	35	35	20/50 ⁷	35 ⁷	10 ⁶	
			4,800	1	For developments over 20 units									
			6,000	2	200	30%	60%	2½	35	50	30/60 ⁷	50 ⁷	10	
		2,000 per additional bedroom	For developments over 20 units											
I	All other uses	40,000		150	50%	70%	2½	35	50	30/70	50			
C	J	Commercial	10,000		100	50%	70%	2½	35	30	8/20	30		
	K	1-family	5,000		50	35%	40%	2½	35	20	12/25	25	5	
	K-1	2-family	7,500		70	35%	40%	2½	35	20	15/30	35	5	
	K-2	Mixed residential/commercial	5,000		50	35%	40%	2½	35	20	12/25	25	5	
	L	Ministorage		25,000		100	50%	70%	2½	35	50	35/70	50	
All other uses			30,000		150	50%	70%	2½	35	40	30/70	50		

¹ Editor's Note: This local law also redesignated former Attachments 6, 7, 8 and 9 as Attachments 8, 9, 10 and 11, respectively.

WEST HAVERSTRAW VILLAGE CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Zone	Use Group	Use ²	Minimum Lot Area (square feet)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Building Coverage (percent)	Maximum Total Impervious Lot Coverage (percent)	Maximum Number of Stories	Maximum Height (feet)	Minimum Front Setback ^{3,4a} (feet)	Minimum Side Setback ^{4b} Each/Total (feet)	Minimum Rear Setback ^{4b} (feet)	Rear/Side Yard (feet)
	L- 1	Manufacturing, fabricating, assembling (special permit)	4 acres		200	50%	70%	2½	35/45 ⁹	30	30/70	40	5
PLI	M	Industrial	25,000		100	50%	70%	2½	35	50	35/70 ⁸	50	
MLI	N	All uses permitted by right at § 250-15.1B(1)	20,000		100	65%	80%	6½	65	0	35/70	50	
OSC	O	All uses permitted by right at § 250-15.2B(1)	1 acre										

NOTES:

¹ Notwithstanding the bulk regulations listed herein, the specific regulations in the Use Tables or elsewhere in Chapter 250 are additional bulk regulations to be complied with.

² Uses listed herein refer in abbreviated form to the uses listed in detail in the Use Tables, Columns B and C.

³ Driveways within residential districts must have a side yard setback of five feet.

⁴ Accessory buildings:

a. No accessory building or use in any district shall be located in the front setback.

b. No accessory building or use in any district shall be located closer than five feet to any side or rear lot line.

⁵ Not more than eight dwelling units per acre.

⁶ For purpose of conveyance, individual units in the principal structure may have zero side yard requirements and a minimum area of 700 square feet.

⁷ For units in preexisting multiunit structures, the side and rear setback requirements for decks of no more than 18 inches high are three feet and 20 feet, respectively.

⁸ When abutting a residential district the required yards shall be increased by 100% and there shall be no development, including parking or storage, within 50 feet of said residential district.

⁹ In the case of a manufacturing, fabricating and assembly special permit use, the manufacturing building shall have a maximum height of 45 feet, but no more than two floors. Where there is a separate business office building on site, that structure shall have a maximum height not to exceed 2 1/2 stories or 35 feet.