

ZONING

185 Attachment 13

Town of Newburgh

Table of Use and Bulk Requirements  
IB District -- Schedule 8

[Amended 7-15-1996 by L.L. No. 3-1996; 9-23-1998 by L.L. No. 10-1998; 2-10-2014 by L.L. No. 2-2014; 8-20-2014 by L.L. No. 7-2014; 12-29-2014 by L.L. No. 13-2014; 9-11-2017 by L.L. No. 1-2017; 4-9-2018 by L.L. No. 3-2018; 4-9-2018 by L.L. No. 5-2018; 1-23-2023 by L.L. No. 1-2023]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable Floor Area Per Dwelling Unit (square feet)	Dwelling Units Per Acre	Maximum Permitted				
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)			Both Side Yards (feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)	
1. Storage buildings up to 50% of the floor area of the principal building 2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises 3. Signs in accordance with § 185-14 a. Professional b. Business c. Identification 3a. Signs in accordance with § 185-14.1 4. Off-street parking as required by the principal use 5. Truck-loading facilities 6. Sales of used motor and camping vehicles, boats and snowmobiles in conjunction with a franchised dealership 7. Fuel tanks in accordance with § 185-39 8. Satellite earth stations in accordance with § 185-40	C1, D5, 7, 11 and 13	1. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA			20%	35	50%	
	D5, 7-9, 13 and 18	2. Existing single-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		20,000	125	150										
	D5	3. Existing 2-family dwellings: a. Without both public sewer and public water systems b. With both public sewer and public town water systems c. With either public sewer or public water system only		15,000				40		15	30	900	NA	25%	35	50%
	D1-2, D4-13 and 18 C14, D1-2, D4-18				17,500	100	125									
	D3				30,000	150	175									
	All D1-13				22,500				50	25	50					
9. Accessory uses to an existing principal residence as listed for the R-1 District 10. Fast-food establishments 11. Restaurants and conference and banquet facilities 12. Retail outlets 13. Swimming pools, tennis courts and other recreational facilities, including related cabanas 14. Car wash	D5, 7-14 and 18 D4-7, 12, 13 and 16-18		1. Mini-malls	2 acres	200	200	40	50	30	60			40%	35		
			2. Individual retail stores, convenience stores with or without gasoline filling stations, personal service stores, uses and health clubs and fitness facilities, cannabis retail dispensaries in accordance with § 185-48.9 and cannabis medical dispensaries in accordance with § 185-48.9.	40,000	150	150	50	60	50	100			40%	35		
			3. Shopping centers	5 acres	300	300	60	60	50	100			30%	40	80	
	D3-4, 12 and 18 D12 and 18		4. Theaters	3 acres	300	300	60	60	50	100			30%			
	D8 and 13		5. Offices for business, research and professional use and banks 6. Restaurants and fast-food establishments in conjunction with uses in Nos. 3, 4 and 5 in accordance with § 185-42 and cannabis on-site consumption premises in accordance with § 185-48.9. 7. Research laboratories				50									
	D5, 7-9, 12, 13 D10 and 11		8. Manufacturing, altering, fabricating or processing products or materials involving the use of only oil, gas or electricity for fuel and cannabis processing facilities in accordance with § 185-48.9.	40,000	150	150	50	60	30	80		NA	40%	40%	80%	

NOTES:  
<sup>1</sup> Minimum 1,500 square feet of lot area per guest room.  
<sup>5</sup> These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5.

NEWBURGH TOWN CODE

**Table of Use and Bulk Requirements  
IB District -- Schedule 8  
(Cont'd)**

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						Habitable Floor Area Per Dwelling Unit (square feet)	Maximum Permitted				
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)		Both Side Yards (feet)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
15. Motor vehicle rental agency	D10, 11 and 12		9. Warehouse, storage and transportation facilities, including truck and bus terminals, not within 500 feet of Route 17K and cannabis distribution facilities in accordance with § 185-48.9.				50								
16. Storage areas for motor vehicle dealerships for storage of vehicles without relationship to normal parking standards	D10		10. Dealerships of new motor and camping vehicles, mobile homes, boats and snowmobiles, including repair and service facilities in accordance with § 185-28				50								
17. Eating and drinking facilities or food preparation shops not offering full table service	D1-4		11. Motor vehicle service stations and public garages, car wash and rental agency, in accordance with § 185-28				50					20%			
18. Cargo storage containers in accordance with §185.15.1	C1, 05, 7, 11 and 13		12. Hotels and motels in accordance with § 185-27	5 acres	200	200	50	60	50	100		1	25%	50	60%
			13. Business parks in accordance with § 185-41	10 acres	400	400	60	60	50	100		NA	25%	40	50%
			14. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA		NA	20%	35	50%
			15. Self-storage centers in accordance with § 185-35	3 acres	100	125	80	40	30	60		NA	30%	15	60%
			16. Affordable housing in accordance with § 185-47												
			17. Senior citizen housing in accordance with § 185-48												
			18. Travel center in accordance with § 185-48.1 <sup>2</sup>	12 acres	400	400	60	60	50	100		NA	30%	35	80%
			19. Schools and colleges for general and technical education with related facilities <sup>3</sup>	5 acres <sup>5</sup>	300 <sup>5</sup>	300 <sup>5</sup>	60 <sup>5</sup>	60 <sup>5</sup>	50 <sup>5</sup>	100 <sup>5</sup>		NA	30% <sup>5</sup>	40 <sup>5</sup>	80% <sup>5</sup>

NOTES:

<sup>1</sup> Minimum 1,500 square feet of lot area per guest room.

<sup>2</sup> (Reserved)

<sup>3</sup> (Reserved)

<sup>4</sup> (Reserved)

<sup>5</sup> These requirements shall not be applicable to a school or college which utilizes all or part of an office building for classroom space. Such a use shall meet the bulk requirements of use D5. [Added 9-23-1998 by L.L. No. 10-1998]

<sup>6</sup> (Reserved)