

ZONING

185 Attachment 14

Town of Newburgh

Table of Use and Bulk Requirements
I District -- Schedule 9

[Amended 9-23-1998 by L.L. No. 10-1998; 4-21-2008 by L.L. No. 2-2008; 2-10-2014 by L.L. No. 2-2014; 4-9-2018 by L.L. No. 3-2018]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required						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)
1. Storage buildings up to 50% of the floor area of the principal building	D2, 3, 10-12	1. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA	NA	20%	35	50%
	2. Cafeterias, clinics and recreation facilities for the use of employees engaged on the premises	D1-4, 11, 12 and 15	2. Agricultural operations, as follows:		40,000									
a. Growing of field, greenhouse and garden crops, vineyards, orchards and nurseries														
b. Keeping of livestock				10 acres				40					NA	NA
3. Signs in accordance with § 185-14	C1 and 2, D1-12 and 15	All	1. Offices for business, research and professional use, banks and restaurants	2 acres	150	150	50	60	30	80	NA	40%	35	80%
4. Off-street parking as required by the principal use			4. Warehouse, storage and transportation facilities, including truck and bus terminals											
5. Truck-loading facilities	C2, D1-12		5. Outdoor storage of building supplies, raw materials, finished products, machinery and equipment, not including junkyards, in accordance with § 185-30											
6. Outdoor storage in accordance with § 185-30	D3, 8, 10, 12		6. Petroleum bulk storage in accordance with § 185-39		200	200			50	100		25%	35	50%
7. Fuel tanks in accordance with § 185-39	C2, D1-4, 8, 10-12		7. Junkyards in accordance with § 185-33 ³	5 acres	150	150			30	80	NA	40%	40	50%
8. Satellite earth stations in accordance with § 185-40	C1 and 2, D1-4, 10-13 and 15		8. Hotels and motels in accordance with § 185-27		200	200					1	25%	50	60%
9. Barns, silos, produce-storage structures and packing warehouses not within 50 feet of any lot line	C2		9. Motor vehicle service stations and public garages, car wash and rental agency in accordance with § 185-28	40,000	100	125	40	30	15	30	NA	20%	40	80%
10. Accessory uses to an existing principal residence as listed for the R-1 District	C2		10. Quarries and borrow pits, including equipment and structures needed for the processing of natural products extracted from the premises, in accordance with § 185-36	10 acres	500	500	100	100	100	200	NA	5%	40	10%
11. Swimming pools, tennis courts and other recreational facilities, including related cabanas	D1-4, 10, 11		11. Marinas in accordance with § 185-34	5 acres	200	200	50	0 ²	50	100	NA	40%	40	80%
			12. Business parks in accordance with § 185-41	10 acres	400	400	60	60	50	100	NA	40%	40	60%
			13. Electric generating	100 acres	2,000	2,000	400	400	400	800	NA	5%	100	10%
12. Townhomes in accordance with § 185-34B(3), in the Marina Townhome Overlay District only	D11		14. Public utility rights-of-way and structures located thereon and facilities other than generating plants	NA	NA	NA	NA	NA	NA	NA	NA	20%	35 ⁴	50%
			15. Schools and colleges for general and technical education with related facilities	5 acres ⁵	300 ⁵	300 ⁵	60 ⁵	60 ⁵	50 ⁵	100 ⁵	NA	30% ⁵	40 ⁵	80% ⁵
13. Cargo storage containers in accordance with § 185.15.1	D1, 2, 3, 10 and 12													

NOTES:

¹ Minimum one thousand five hundred (1,500) square feet of lot area per guest room.

² No setback required at shoreline.

³ Also requires a special permit from the Zoning Board of Appeals.

⁴ Does not apply to utility poles and towers carrying electric and telephone distribution and transmission wires or cables.

⁵ 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 D1.