

## ZONING

### *185 Attachment 3*

#### **Chart 2 Development Characteristics for Purposes of Determining Off-Street Parking Requirements**

A. Residential.

- (1) Type of housing (single-family, townhouse or high-rise).
- (2) Form of tenure (owner-occupied versus rental).
- (3) Size of dwelling units.
- (4) Market orientation (luxury, market-rate or subsidized unit).
- (5) Vehicle ownership patterns.
- (6) Mix of uses (opportunities for shared uses).
- (7) Name and location of existing use within Town (or nearby locale if none within Town) most closely similar to proposed development.
- (8) Number of parking spaces projected.

B. Commercial.

- (1) Type of use (diversified shopping center, mini-mall or single-use facility).
- (2) Bulk and intensity of use.
- (3) Total square footage or gross leasable area.
- (4) Division (in square footage) between retail space, office space, stockroom space and public areas.
- (5) Accessibility (frontage on a state, county or Town road).
- (6) Location (major activity centers versus outlying areas).
- (7) Employment characteristics (number of employees and shifts).
- (8) Mode of travel by employees and customers.
- (9) Name and location of existing use within Town (or nearby locale if none within Town) most closely similar to proposed development.
- (10) Number of parking spaces projected.

C. Office.

- (1) Number of employees and visitors.

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- (2) Bulk and intensity of use.
- (3) Total square footage or gross leasable area.
- (4) Accessibility (frontage on a state, county or Town road).
- (5) Location (major activity centers versus outlying areas).
- (6) Mode of travel and vehicle occupancy (private automobiles versus car and van pools or mass transit).
- (7) Name and location of existing use within Town (or nearby locale if none within Town) most closely similar to proposed development.
- (8) Number of parking spaces projected.

### D. Industrial.

- (1) Number of employees.
- (2) Shift times and sizes.
- (3) Type of industry (manufacturing versus warehousing).
- (4) Total square footage.
- (5) Division (in square footage) between manufacturing space, warehousing space and office space.
- (6) Mode of travel.
- (7) Name and location of existing use within Town (or nearby locale if none within Town) most closely similar to proposed development.
- (8) Number of parking spaces projected.

### E. Institutions.

- (1) Number of staff.
- (2) Number of clientele, visitors and student body.
- (3) Resident populations (students, interns, patients and permanent community).
- (4) Mode of travel and vehicle occupancy.
- (5) Size in total square footage.
- (6) Attendance generated by largest single event housed in auditorium or stadium with the largest seating capacity.
- (7) Total capacity of all facilities if occupied to capacity at a single time.

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- (8) Name and location of existing use within Town (or nearby locale if none within Town) most closely similar to proposed development.
  - (9) Number of parking spaces projected.
- F. Recreation/entertainment/hospitality.
- (1) Type of use (hotel, restaurant, bowling alley, dance hall, theater, bar or nightclub).
  - (2) Bulk and intensity of use.
  - (3) Total square footage of gross leasable area.
  - (4) Total capacity of all facilities if occupied to capacity at a single time.
  - (5) Accessibility (frontage on a state, county or Town road).
  - (6) Location (major activity centers versus outlying areas).
  - (7) Employment characteristics (number of employees and shifts).
  - (8) Mode of travel by employees and customers.
  - (9) Attendance generated by largest single event housed in auditorium or stadium with the largest seating capacity.
  - (10) Name and location of existing use within Town (or nearby locale if none within Town) most closely similar to proposed development.
  - (11) Number of parking spaces projected.