

ZONING

185 Attachment 6

Town of Newburgh

Table of Use and Bulk Requirements
AR District -- Schedule 2

[Amended 9-23-1998 by L.L. No. 10-1998; 4-8-2000 by L.L. No. 2-2000; 4-9-2018 by L.L. No. 3-2018; 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							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)	Habitable Floor Area Per Dwelling Unit (square feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)	
1. Home occupations ³	C1-3, D1 and 2	1. Single-family dwellings, not to exceed 1 dwelling unit per lot		40,000	150	150	50	50	30	80	900	10%	35	20%	
2. Private garage or carport for not more than 4 vehicles	C1-3 and 5 D1-12	2. (Reserved)													
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43	C1-3 D1-3, 10-12	3. (Reserved)													
4. Signs in accordance with § 185-14	C1-3, D1, 2 and 8 C4, D4-7, 11, 12 C3-5, D1-12, C3-5, D1-12, D15	4. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA	NA	20%			50%
		5. Agricultural operations, as follows: a. Growing of field, greenhouse and garden crops, vineyards, orchards and nurseries		40,000	150	150	50	40	30	80	NA	NA			NA
		b. Keeping of livestock		20 acres	150	150	50	40	30	80	NA	NA			NA
		c. Keeping of fowl		10 acres	150	150	50	40	30	80	NA	NA			NA
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3 and 5 D1-3, 8-12	1. Cluster developments for single-family dwellings in accordance with § 185-26		NA	NA	NA	NA	NA	NA	NA	900	10% ²			20%
6. Keeping up to 2 domestic animals, excepting dogs and cats, and up to 25 fowl on lots of 2 acres or more	C1-3 and 5 D1, 3-9	2. Membership clubs in accordance with § 185-29: a. Providing outdoor recreational facilities		10 acres	300	300	200	200	200	400	NA	15%			40%
7. Off-street parking as required by the principal use	All	b. Providing nonrecreational facilities													
8. Off-street parking for commercial vehicles in accordance with § 185-13	C5 D3-9	3. Places of worship, parish houses, seminaries, convents, dormitories and related activities		2 acres	150	150	50	50	50	100	NA	20%			50%
9. Separate living quarters within the permitted structure for persons employed on the premises	C1-3 and 5 D1-12	4. Nursery schools for preschool children													40%
10. Fuel tanks in accordance with § 185-39	C5, D6 and 7	5. Schools for general education, including colleges, with related facilities													50%
11. Satellite earth stations in accordance with § 185-40	C1-5 D1-12	6. Hospitals and nursing homes for general medical care		5 acres	300	300	75	50	50	100	NA	15%			45%
12. Accessory apartments in accordance with § 185-38 ³	C1 D1 and 2	7. Veterinarians' offices, in accordance with § 185-45		2 acres	200	200	50	50	40	80	NA	10%		20%	
13. Barns, silos, produce-storage structures and packing warehouses not within 50 feet of any lot line	C5, D15	8. Commercial kennels		10 acres	400	500	100	150	150	300	NA	5%	25	10%	
14. Seasonal roadside stands in accordance with § 185-44	C5	9. Mobile home courts, in accordance with § 185-23		20 acres	200	300	50	50	50	100	500		15	40%	
		10. Community residence for the disabled		60,000	150	150	50	50	50	100	1,000 plus 100 per person	20%	35	40%	
		11. Substance abuse rehabilitation home													
		12. Public utility structures and rights-of-way		NA	NA	NA	NA	NA	NA	NA	NA				
		13. 2-family dwellings, not to exceed 2 dwelling units per lot		100,000	200	150	50	40	30	80	900				
		14. Semidetached dwellings, not to exceed 2 dwelling units per lot		100,000/ 50,000 ¹	200/ 100 ¹	150	50	40	30/40 ¹	80/40 ¹					

NEWBURGH CODE

**Table of Use and Bulk Requirements
AR District -- Schedule 2
(Cont'd)**

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)	Habitable Floor Area Per Dwelling Unit (square feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
15. Outdoor storage of farm equipment in other than a front yard	C5, D15		15. Cannabis Microbusiness Premises in accordance with § 185.48.9	100,000	150	150	50	50	50	100	NA	NA	35	40%
16. Veterinarians' offices in accordance with § 185-45	D9													
17. Nursery school or day care	D1													

NOTES:

¹ Conventional semidetached [two (2) dwelling units per lot], zero lot line [one (1) dwelling unit per lot].

² "Lot" applies to the overall parcel.

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