

ZONING

185 Attachment 8

Town of Newburgh

Table of Use and Bulk Requirements
R-2 District -- Schedule 4

[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]

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, D2	1. Single-family dwellings, not to exceed 1 dwelling unit per lot:		40,000 ⁴	150 ⁴	150	50 ⁴			30 ⁴	80 ⁴			
2. Private garage or carport for not more than 4 vehicles	C1-3 D1-10	a. Without both public sewer and public water systems		15,000					40	15	30	900	15%	30%
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43	C1-3 D2-4	b. With both public sewer and public town water systems		17,500	100	125	40							
4. Signs in accordance with § 185-14	C1-3, D3 D4, D4-8	c. Either public sewer or public water system only												
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3, D3 D4, D4-8 C3, D2-10	2. (Reserved)												
6. Keeping up to 2 horses on a lot of 2 acres or more	C1-3 D2 and 3	3. (Reserved)												
7. Off-street parking as required by the principal use	All	4. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA	NA	20%		50%
8. Off-street parking for commercial vehicles in accordance with § 185-13	C1 and 2 D4-10		1. Conversion of existing dwellings for multifamily use in accordance with § 185-25 ³	15,000 per dwelling unit	150	150	40	50	25	50	900	20%		40%
9. Separate living quarters within the permitted structure for persons employed on the premises	C1-3 D1-5, D7-10		2. Cluster developments in accordance with § 185-26	NA	NA	NA	NA	NA	NA	NA	900	15% ¹		30%
10. Accessory apartments in accordance with § 185-38 ³	C1 and 2 D2 and 3		3. Affordable housing in accordance with § 185-47											
11. Satellite earth stations in accordance with § 185-40	C1-3 D1-10		4. Membership clubs in accordance with § 185-29: a. Providing outdoor recreational facilities	10 acres	300	400	200	200	200	400		15%		30%
12. Nursery school or day care	D2		b. Providing nonrecreational facilities											
			5. Places of worship, parish houses, seminaries, convents, dormitories and related uses	2 acres	150	150	50	50	50	100				
			6. Nursery schools for preschool children											
			7. Schools for general education, including colleges, with related activities	5 acres	300	300	75	50	50	100	NA	20%	35	40%
			8. Hospitals and nursing homes for general medical care											
			9. Substance abuse rehabilitation home											
			10. Community residence for the disabled	30,000	125	150	40	40	15	30	1,000 plus 100 per person	25%		50%
			11. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA	NA	20%		

NEWBURGH CODE

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(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)
			12. 2-family dwellings, not to exceed 2 dwelling units per lot:	100,000	200	150	50	50	30	80	900	25%	35	50%
			a. Without both public sewer and public water systems	50,000	125		40		25	50				
			b. With both public sewer and public town water systems	50,000										
			c. Either public sewer or public water system only											
			13. Semidetached dwellings, not to exceed 2 dwelling units per lot:	100,000	200	150	50		30	80/40 ²				
			a. Without both public sewer and public water systems	50,000	125/63 ²		40		50/25 ²					
			b. With both public sewer and public town water systems	50,000										
			c. Either public sewer or public water system only											

NOTES:

¹ "Lot" applies to the overall parcel.

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

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