

ZONING

185 Attachment 9

Town of Newburgh

Table of Use and Bulk Requirements
R-3 District -- Schedule 5

[Amended 9-28-1998 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)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)	
1. Home occupations ²	C1-3, D1, 3 and 4	1. Single-family dwellings, not to exceed 1 dwelling unit per lot:														
2. Private garage or carport for not more than 4 vehicles	C1-3 D1-13	a. Without both public sewer and public water systems		40,000 ⁴	150 ⁴	150	50 ⁴			30 ⁴	80 ⁴					
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43	C1-3 C1-5	b. With both public sewer and public town water systems		12,500	85	100		40		15	30	900	15%	35	30%	
4. Signs in accordance with § 185-14	C1-3, D3 and 4 C4, D5-13 C3, D1, 3-13	c. With either public sewer or public water only		15,000	100	125	40									
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3 D1-7, 10 and 11	2. (Reserved)														
6. Keeping up to 2 horses on a lot of 2 acres or more	C1-3, D3 and 4	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					50%
8. Off-street parking for commercial vehicles in accordance with § 185-13	D5-13	1. Multiple dwellings in accordance with § 185-25:		4 acres	150	150	40	50	25	50	efficiency 450 1-bedroom 600 2-bedroom 800 3-bedroom 900	6.0	35%	35	60%	
9. Separate living quarters within the permitted structure for persons employed on the premises	C1 and 2 D1-12	a. 3- or 4-family dwellings		10 acres	300	300	30	35	25	50		6.0	35%	35	65%	
10. Accessory apartments in accordance with § 185-38 ²	C1-3 D3 and 4	b. 1-family attached dwellings		10 acres	300	300	50	50	30	60		6.0	35%	35	60%	
11. Satellite earth stations in accordance with § 185-40	C1-3 D1-11	c. Garden-style dwellings		15,000 per dwelling unit	150	150	40	40	25	50	600	NA	25%	35	50%	
12. Nursery school or day care	D3	2. Conversion of existing dwellings for multifamily use in accordance with § 185-25 ²		NA	NA	NA	NA	NA	NA	NA	900		15% ³	35	30%	
		3. Cluster developments in accordance with § 185-26														
		4. Affordable housing in accordance with § 185-47														
		5. Membership clubs in accordance with § 185-29:		10 acres	300	300	200	200	200	400	NA		15%	35	30%	
		a. Providing outdoor recreational facilities														
		b. Providing nonrecreational facilities														40%
		6. Places of worship, parish houses, seminaries, convents, dormitories and related activities		2 acres	150	150	50		50	100	NA				50%	
		7. Nursery schools for preschool children													40%	
		8. Schools for general education, including colleges, with related facilities		5 acres	300	300	75		50	100	NA				50%	
		9. Hospitals and nursing homes for general medical care														
		10. Substance abuse rehabilitation home		30,000	125	130	40	50	25	50	1,000 plus 100 per person		20%		40%	
		11. Community residence for the disabled		60,000	200	200	50	40	30	80	NA				40%	
		12. Funeral homes		5 acres	300	300	55	50	50	100	NA		NA		NA	
		13. Cemeteries		NA	NA	NA	NA	NA	NA	NA	NA		20%		50%	
		14. Public utility structures and rights-of-way														
		15. Senior citizen housing in accordance with § 185-48														
		16. 2-family dwellings, not to exceed 2 dwelling units per lot:		100,000	200	130	50			30	80					
		a. Without both public sewer and public water systems														
		b. With both public sewer and public town water systems		50,000	100	125		50		25	50	900	20%	35	40%	
		c. Either public sewer or public water system only		50,000	125	130	40					NA				

NEWBURGH CODE

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(Cont'd)**

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				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)	Dwelling Units Per Acre	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
			17. Semidetached dwellings, not to exceed 2 dwelling units per lot: a. Without both public sewer and public water systems	100,000	200	130	50	40	30	80/40 ¹	900	NA	20%	35	40%
			b. With both public sewer and public town water systems	50,000	100/50 ¹	125	40		25	50/25 ¹					
			c. With either public sewer or public water system only	50,000	125/63 ¹	130				50/25 ¹					

NOTES:

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

² Also requires a special permit from the Zoning Board of Appeals.

³ "Lot" applies to the overall parcel.