

ZONING

300 Attachment 1

**Town of New Windsor
Airport (AP)**

Table of Use/Bulk Regulations

[Amended 9-7-2016 by L.L. No. 2-2016; 2-7-2018 by L.L. No. 1-2018; 4-7-2021 by L.L. No. 3-2021; 9-1-2021 by L.L. No. 5-2021]

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (All uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet, unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	Indoor and outdoor recreational facilities and structures; see § 300-19 for additional requirements		3 acres	200	100	50/100	50	50	40	N/A	N/A	85%
2	Professional, business, executive, administrative offices and buildings	Commercial Production Studios	40,000	100	30	20/40	30	N/A	12 inches per foot to the nearest lot line	0.2	N/A	85%
3	Businesses which combine office space with a warehouse or a center for distribution of products											
4	Businesses which combine office space with a research laboratory or its equivalent for the purpose of testing a product or products											
5	Laboratories and related offices engaged in product testing and research											
6	Retail stores and banks		40,000	100	30	20/40	30	N/A	45	N/A	N/A	85%
7	Personal service		40,000	100	30	20/40	30	N/A	45	N/A	N/A	85%

NEW WINDSOR CODE

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (All uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet, unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
	establishments											
8	Eating and drinking places, including catering establishments		40,000	100	30	20/40	30	N/A	45	N/A	N/A	85%
9		Membership clubs, such as fraternal, social, political and those providing recreation facilities	40,000	100	30	20/40	30	N/A	45	N/A	N/A	85%
10	Planned office building development groups		5 acres	500	100	50/110	50	N/A	12 inches per foot to the nearest lot line	0.2	N/A	85%
11	Office buildings for editorial, business and professional offices and research, design and development laboratories, including incidental clinics, cafeterias and recreational facilities for the exclusive use of company employees	Trailers for business, office and commercial purposes not exceeding 6 months' duration	40,000	150	50	15/40	20	N/A	12 inches per foot to the nearest lot line	0.6	N/A	85%

ZONING

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (All uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet, unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
12	Manufacturing, assembling, packaging, converting, altering, finishing, cleaning or any other processing or incidental storage of previously prepared materials or products involving the use of only oil, gas or electricity for fuel and which operation, in the opinion of the Planning Board, will not create any dangerous, noxious, injurious or otherwise objectionable fire, explosive, radioactive or other hazard, noise or vibration, smoke, dust, odor or other form of air pollution, electromagnetic or other disturbance or glare, or harmful discharge, storage or dispersal of liquid or solid waste in a manner or amount as to adversely affect the surrounding area		80,000	100	100	50/100	50	N/A	12 inches per foot to the nearest lot line	0.2	N/A	85%

NEW WINDSOR CODE

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (All uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet, unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
13	Building and construction material sales and storage with associated equipment storage and incidental servicing of equipment owned by the approved primary user. The Planning Board may require that any outside storage of materials or equipment be surrounded by a fence or wall of an appropriate height and materials, with height not less than 6 feet nor more than 10 feet.		40,000	100	50	15/40	20	N/A	12 inches per foot to the nearest lot line	0.6	N/A	85%
14		Truck transfer terminals	5 acres	500	100	100/200	100	N/A	12 inches per foot to the nearest lot line	0.3	N/A	85%
15		Bulk storage, including warehouses and aboveground oil and gas storage	80,000	200	100	50/110	50	100	12 inches per foot of distance to the nearest lot line	0.1	N/A	85%
16		Public utility generating plant	25 acres	1,000	400	400-800	400	N/A	1 inch per foot to the nearest lot line	0.1	N/A	85%
17	Buildings, structures and uses owned and operated by the Town of New Windsor and other essential services		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ZONING

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (All uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet, unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
18		Gasoline stations, convenience stores, vehicle/automotive/car washes and vehicle/car/automotive rental facilities, or a combination thereof	40,000	100	30	20/40	30	N/A	12 inches per foot to the nearest lot line	0.5	N/A	85%
19		Repair garages, including used car sales ancillary to repair garage not to exceed 10 cars at any given time	40,000	100	30	20/40	30	N/A	12 inches per foot to the nearest lot line	0.5	N/A	85%
20		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									
21	Airports		10 acres	500	100	200/400	200	50	18	N/A	750	20%
22	Heliports		80,000	100	40	30/60	30	N/A	35	N/A	N/A	85%
23	Parking garages		80,000	100	30	20/40	30	N/A	50	0.2	N/A	85%
24	Hotels, convention and conference centers		80,000	100	30	20/40	30	N/A	50	0.2	N/A	85%
25		Hospital,	80,000	100	100	50/110	50	N/A	12 inches	0.2	N/A	85%

NEW WINDSOR CODE

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (All uses require Planning Board site plan approval unless otherwise indicated)	Uses Requiring a Special Use Permit (issued by the Planning Board, unless otherwise indicated)	Minimum Gross Lot Area (and Net, if provided) (square feet, unless otherwise designated)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
		convalescent facilities							per foot to the nearest lot line			
26		Private schools and colleges and other educational institutions, other than trade and technical schools	5 acres	300	100	100/200	100	100	50	N/A	N/A	20%