

ZONING

300 Attachment 10

Town of New Windsor Suburban Residential (R-4) Table of Use/Bulk Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right <small>(all uses require Planning Board site plan approval unless otherwise indicated)</small>	Uses Requiring a Special Use Permit <small>(issued by the Planning Board unless otherwise indicated)</small>	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	One-family dwellings, not to exceed 1 dwelling per lot, regardless of the availability of public water and sewer services	Convalescence facilities with central water and sewer facilities	40,000/40,000	150 ⁱ	40	30/60	40	70	35	N/A	1,500	25
	(site plan approval not required)	Home occupations per § 300-89										
2	Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries ⁱⁱ		5 acres	200	50	50/100	50	50	40	N/A	N/A	20 (if indoor) and 60 (if outdoor)
3	Indoor and outdoor recreational facilities and structures; see § 300-19 for additional requirements		3 acres									
4		Commercial forestry	5 acres	200	100	50/100	50	50	40	N/A	N/A	20
5	Places of worship, including parish houses		3 acres	125	45	20/40	50	70	35	N/A	N/A	60
6		Cemeteries and mausoleums	10 acres	500	100	200/400	200	50	18	N/A	N/A	20

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7		Private schools and colleges and other education institutions, other than trade and technical schools	20 acres	300	100	100/200	100	100	50	N/A	N/A	20
8		Philanthropic or eleemosynary institutions, hospitals or sanatoriums for general medical care										
9		Private schools for education below 7th grade	5 acres	125	45	40/80	50	70	35	N/A	1,200	25
10		Annual membership clubs providing recreational facilities subject to § 300-19	5 acres	175	50	50/100	50	50	40	N/A	N/A	60
11	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
12		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									

ⁱ Reduced to 125 feet if greater than 50% road frontage on a cul-de-sac.

ⁱⁱ Provided that there shall be no stabling or similar animal housing nor storage of manure or other odor- or dust-producing substance or use, except spraying and dusting to protect vegetation, within 50 feet of any lot line.