

ZONING

300 Attachment 3

Town of New Windsor Limited Commercial (LC) Table of Use/Bulk Regulations [Amended 9-7-2016 by L.L. No. 2-2016; 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	Retail stores and banks	Living quarters for not more than 1 family located within each permitted commercial building on each lot for the use of the owner or caretaker of the permitted use or uses housed in such buildings										
2	Service establishments furnishing consumer services but excluding gasoline stations and new or used motor vehicle sales, storage repair or services	Gasoline stations, convenience stores, car washes and car rental facilities, or a combination thereof. Repair garages, including used car sales ancillary to the repair garage not to exceed 10 cars at any given time	40,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.5	N/A	85%
3		Dry-cleaning establishments										
4	Personal service establishments	Laundromats										

NEW WINDSOR CODE

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5	Clubs, such as fraternal, social, political, etc.	Commercial production studios										
6	Professional, business, executive, administrative, medical and veterinarian (excluding boarding) offices and buildings											
7	Eating and drinking places, including catering establishments											
8		Hotels and motels	100,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.7	N/A	85%
9	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
10		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									
11	Indoor and outdoor recreational facilities and structures		5 acres	200	100	50/100	50	50	50	N/A	N/A	85%