

ZONING

300 Attachment 4

**Town of New Windsor
Neighborhood Commercial (NC)
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 <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	Indoor and outdoor recreational facilities and structures; see § 300-19 for additional requirements		5 acres	200	100	50/100	50	50	50	N/A	N/A	85%
2	Places of worship, including parish houses		3 acres	125	45	20/40	50	70	35	N/A	N/A	85%
3	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 Dry-cleaning establishments	10,000	100	40	15/35	15	N/A	35	1	N/A	85%
4	Personal service establishments	Laundromats										

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5	Eating and drinking places, including catering establishments	Trailers for business, office and commercial purposes not exceeding 6 months' duration Commercial production studios										
6	Professional, business, executive, administrative, medical and veterinarian offices and buildings											
7		Commercial dog or veterinary kennels; see § 300-23	10 acres	300	100	100/200	75	50	18	N/A	N/A	85%
8	Service establishments furnishing consumer services but excluding gasoline stations and new and used motor vehicle sales, storage, repair or service		10,000	100	40	15/35	15	N/A	35	1	N/A	60%
9	Clubs, such as fraternal, social, political, etc.											
10		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%

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11		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%
12		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%
13	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
14		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									