

ZONING

300 Attachment 6

**Town of New Windsor  
Planned Industrial (PI)  
Table of Use/Bulk Regulations**  
[Amended 9-7-2016 by L.L. No. 2-2016; 4-7-2021 by L.L. No. 3-2021; 7-3-2024 by L.L. No. 2-2024]

	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		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 of distance to the nearest lot line	0.6	N/A	60%
2		1 dwelling unit only on any lot for the exclusive use of an attendant, watchman or caretaker employed in connection with any permitted use on said lot										

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3	Mini warehouses	Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing or incidental storage of products or materials (such as a contractor's yard) 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	40,000	150	50	15/40	20	N/A	12 inches per foot of distance to the nearest lot line	0.6	N/A	85%

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4	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 must 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	150	50	15/40	20	N/A	12 inches per foot of distance of the nearest lot line	0.6	N/A	85%
5		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	0.6	N/A	85%
6		Manufacture of bricks or concrete blocks										
7		Garage, repair shops, as defined in Town Code §300-89C	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%
8	Buildings, structures and uses owned and		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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	operated by the Town of New Windsor and other essential services											
9		Railroad, public utility, radio and television transmission antennas and rights-of-way	(Bulk requirements established by the Planning Board)									
10	Planned industrial development groups		3 acres	300	100	100/200	100	N/A	12 inches per foot of distance to the nearest lot line	0.3	N/A	85%
11		Refuse compacting and recycling centers	10 acres	300	75	30/100	30	50	50	0.4	N/A	85%