

ZONING

300 Attachment 7

**Town of New Windsor
Rural Residential (R-1)**

Table of Use/Bulk Regulations

[Amended 4-7-2021 by L.L. No. 3-2021; 10-5-2022 by L.L. No. 8-2022; 9-6-2023 by L.L. No. 5-2023]

	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	1-family dwellings, not to exceed 1 dwelling per lot, regardless of the availability of public water and sewer services (site plan approval not required)	Convalescence facilities	60,000/40,000	150'	45	40/80	50	70	35	N/A	1,500	25
		Home occupations per § 300-89										
2	Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries ¹		20 acres									

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3		Boarding, breeding and raising of cattle (including dairies), sheep, goats, pigs and more than 2 horses or rental of horses ⁱⁱ See § 300-13 for additional related accessory uses.		200	50	50/100	50	50	40	N/A	N/A	25
4		Boarding, breeding and raising of fowl ⁱⁱⁱ	5 acres									
5	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	20 (if indoor) and 60 (if outdoor)
6		Commercial forestry	5 acres									
7	Places of worship, including parish houses		3 acres	125	45	20/40	50	70	35	N/A	N/A	60
8		Mining, quarry or excavation operations; see § 300-22	20 acres	500	100	200/400	200	50	18	N/A	N/A	10
9		Cemeteries and mausoleums	10 acres	500	100	200/400	200	50	18	N/A	N/A	20

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		Commercial dog or veterinary kennels; see § 300-23										
10	1-story buildings for display and sale of agricultural and nursery products grown primarily on the premises ⁱⁱⁱ		3 acres	200	75	35/100	100	50	35	N/A	N/A	20
11		Agricultural tourism activities, such as “U-pick” operations, crop mazes, hayrides, and agricultural educational tours (i.e., vineyard tours)	3 acres	200	75	35/100	100	50	35	N/A	N/A	20
12		Farm-to-table restaurants; catering services associated with on-site events; tasting rooms; and/or buildings/tents/land designated for hosting of agritourism events and activities, including weddings and other large social gatherings	3 acres	200	75	35/100	100	50	40	N/A	N/A	20

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13		Private schools and colleges and other education institutions, other than trade and technical schools; philanthropic or eleemosynary institutions, hospitals or sanatoriums for general medical care	20 acres	300	100	100/200	100	100	50	N/A	N/A	20
14		Private schools for education below 7th grade	5 acres	125	45	40/80	50	70	35	N/A	1,200	25
15		Mobile home courts	Refer to Chapter 193, Mobile Homes									
16		Dormitory accommodations for housing migratory agricultural workers, provided that such premises are constructed in conformance with the New York State Multiple Residence Law and are not occupied for more than five months in any calendar year	10 acres	300	100	100/200	100	100	35	N/A	750	20

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17	Buildings, structures and uses owned and operated by the Town of New Windsor and other essential services	Employee and/or intern housing where the principal use of the site is agricultural and/or agricultural tourism	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
18		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.

ⁱⁱⁱ Accessory to commercial agricultural operations, and provided that any such building does not exceed 2,000 square feet of floor area.