

ZONING

535 Attachment 1

City of Port Jervis

Table of Use and Bulk Requirements

[Amended 3-28-2022 by L.L. No. 2-2022; 11-28-2022 by L.L. No. 11-2022; 6-12-2023 by L.L. No. 5-2023; 8-14-2023 by L.L. No. 9-2023; 2-26-2024 by L.L. No. 3-2024; 6-24-2024 by L.L. No. 4-2024]

R-1 Low-Density Residential

Description of Permitted Uses			Bulk Requirements									
A	B	C	D	E	F	G	H	I	J	K	L	
Principal Uses	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum		
			Lot Area (square feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage	
One-family detached dwelling		Bed-and-breakfast, tourist accommodations	7,500	75	100	20	25	10	30	35	30%	
		Home professional office										
		Apartments (according to § 535-90)										
	Two-family detached dwelling	Customary residential accessory uses. Customary home occupations. Taking of roomers, boarders, lodgers (according to § 535-37)	12,000	120			16	8				
Places of worship and related facilities												
	Nonprofit membership clubs (according to § 535-85)	Private playground	25,000	100		35	30	15	40	45		
		Private swimming pool										
		Private tennis court										
		Private recreation buildings										
	Schools											
	Nursery school											
Convenience retail stores												
	Railroad, public utility, and rights-of-way (according to § 535-84)		6,000	60		20	20	8	30	35		

NOTE:

* Satellite dish antennas, signs apply to all permitted and conditional uses

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R-2 Medium-Density Residential

Description of Permitted Uses				Bulk Requirements									
A	B	C		D	E	F	G	H	I	J	K	L	
Principal Uses	Conditional Uses	Accessory Uses		Minimum Lot			Minimum Yard Depth (feet)				Maximum		
				Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage	
Places of worship and related facilities				25,000	100	100	35	30	15	40	45	30%	
One-family detached dwelling		Customary residential accessory uses	Bed-and-breakfast, tourist accommodations	6,000	60		20	20	8	30	35		
			Apartments										
			Home professional office										
Two-family detached dwelling			Customary home occupations. Taking of roomers, boarders, lodgers, (according to § 535-37B)	12,000	120			16					
	Multiple dwellings (according to § 535-89)			15,000	150			30	40	20	40		35
	Nonprofit membership clubs (according to § 535-85)		Private playground. Private swimming pool. Private tennis court. Private recreation	25,000	100		35	30	15	40	45		
	Schools												
	Adult care facilities												
	Nursery school												
	Convenience retail stores												
Railroad, public utility, and rights-of-way (according to § 535-84)				6,000	60		20	20	8	30	35		

NOTE:

* Satellite dish antennas, signs apply to all permitted and conditional uses

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MC - Mountain Conservation District

Description of Permitted Uses				Bulk Requirements								
A	B	C		D	E	F	G	H	I	J	K	L
Principal Uses	Conditional Uses	Accessory Uses		Minimum Lot			Minimum Yard Depth (feet)				Maximum	
				Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
One-family detached		Customary residential accessory uses	Home professional office	40,000	150	200	40	60	30	50	35	20%
			Customary home occupations									
			Private playground Private swimming pool Private tennis court Private recreation buildings									
	Railroad and public utility structures and rights-of-way (according to § 535-84)											
	Camping and lodging	Retail sales of camping paraphernalia as defined in § 535-4 and other camping-related products										
Places of worship and related facilities				25,000	100	100	35	30	15	40	45	30%
Single-family attached (no more than five dwelling units per structure)		Same accessory uses as one-family detached		80,000	100	100	35	30	15	40	45	20%

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NMU - Neighborhood Mixed-Use District

Description of Permitted Uses			Bulk Requirements										
A	B	C	D	E	F	G	H	I	J	K	L		
Principal Uses	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum			
			Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage		
Places of worship			25,000	100	100	35	30	15	40	45	30%		
Business and professional office			7,500	75		20	25	10	30	35			
Retail establishment	Personal service stores Banks	Owner or caretaker apartment	Wholesale and retail combined establishments	No Minimums Prescribed							74	100%	
Business services	Restaurants												
	Bottle and can deposit redemption centers*												
	Animal hospitals												
Newspaper printing plants Manufacturing light Motor vehicle sales Motor vehicle service Motor vehicle filling station Motor vehicle repair shop Building supply and lumber yards Wholesale, storage facilities Shopping center Preschools, day care centers, nursery schools Dry-cleaning and laundry Motor vehicle laundry	Retail establishment	Yard storage	30,000	100	100	0	0	0	20	65	60%		
						35	30	15	40				
				25,000			0	0/10	0/10	0/10	45	30%	
				20,000	25	80	0	0/10	0/10	0/10	45	100%	
	Trade shops			Contractor's storage yard									
	Job printing												
	Health and fitness centers				No Minimums Prescribed								
			Bowling alleys Motels		30,000	100	100	0	0	0	20	65 100	60% 100%
	Governmental offices				N/A								
	One-family detached dwelling			Customary residential accessory uses. Customary home occupations	7,500	75	100	20	25	10	30	35	30%
Two-family detached dwelling			12,000	120	16	8		30	35				
	Multiple dwellings	Private playground, private swimming pool, private tennis courts, private recreation buildings	15,000	150	30	40		20	35				
Hospitals, general			25,000	100	100	35		30	15	40	45		
	Nonprofit membership clubs												
	Philanthropic and eleemosynary												
	Sanitariums												
	Schools												
	Adult care facilities												
	Nursery school												
	Nursing homes; residential health care facilities												
	Convenience retail stores		6,000	60	20	20	8	30	35				
	Railroad and public utility structures and rights of way		12,000										
	Funeral homes		1,200										
Microbrewery, brew pub, brewery, micro-distillery,			No Minimums Prescribed							74	100%		

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Description of Permitted Uses			Bulk Requirements								
A	B	C	D	E	F	G	H	I	J	K	L
Principal Uses	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum	
			Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
distillery, winery, tasting room											
Cannabis retail dispensaries, pursuant to special use permit by the City of Port Jervis Planning Board and in accordance with § 535-37.1 of the Zoning Code and the NYS Marijuana Regulation and Taxation Act, as applicable			No Minimums Prescribed						74	100%	

NOTE:

* Per L.L. No. 9-2023, bottle and can deposit redemption centers shall have a rear setback of 20 feet.

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CBD - Central Business District

Description of Permitted Uses				Bulk Requirements									
A	B	C		D	E	F	G	H	I	J	K	L	
Principal Uses	Conditional Uses	Accessory Uses		Minimum Lot			Minimum Yard Depth (feet)				Maximum		
				Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage	
Retail establishments		Owner or caretaker apartment	Multiple dwellings (according to § 535-89)	Wholesale and retail combined establishments	No Minimums Prescribed							74	100
Personal service stores				Tourist accommodations									
Business services													
Specialty food stores													
Clubs or fraternal organizations													
Government offices													
Business and professional offices													
Indoor theaters													
Banks													
Restaurants/eating establishments													
Art galleries and museums													
Libraries													
Health and fitness centers													
Travel agencies													
Real estate agencies													
Places of worship and related facilities	Railroad and public utility structures and rights-of-way												
Convenience retail stores	Commercial parking lots and public garages												
	Hotels, transient												
	Printing services, commercial												
	Fast-food/drive in restaurants												
	Nightclubs												
	Laundromats												
	Gymnasium												
	Self-storage warehouse												
	Trade shop												
	Multi-level parking structures												
	Transportation centers												
	Shopping centers												
	Taxi dispatching centers												
	Wholesale/retail auto parts store												
	Motor vehicle sales												
	Bottle and can deposit redemption centers												
Microbrewery, brew pub, brewery, micro-distillery, distillery, winery, tasting room													
Parks and public green spaces			N/A										
Tobacco retailer, pursuant to special use permit			N/A										

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Description of Permitted Uses			Bulk Requirements								
A	B	C	D	E	F	G	H	I	J	K	L
Principal Uses	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum	
			Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
by the City of Port Jervis Planning Board and in accordance with § 535-37.1 of the Zoning Code											

NOTE:

* Satellite dish antennas, off-street parking, signs apply to all permitted and conditional uses

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WMU - Waterfront Mixed-Use District

Description of Permitted Uses			Bulk Requirements								
A	B	C	D	E	F	G	H	I	J	K	L
Principal Uses	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum	
			Lot Area (square feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
Office, professional and business	Hotel, inns and cultural facilities	Apartments	None	None	None	20	20	10	20	65	80%
Child day-care center											
Dry cleaning, retail only											
Financial institutions											
Two-family detached dwellings											
One-family detached dwelling	Customary residential accessory uses										
Open space/greenways	Customary residential accessory uses; tourist homes, bed-and-breakfasts										
Retail	Research and development facilities, tavern and bar, passenger transportation terminals, taxi stands, ferries	Apartments									
Personal care services											
Recreational facilities											
Restaurants, full-service											
Restaurants, take-out											
Water-dependent uses, commercial/recreational											
Places of worship and related facilities											
Microbrewery, brew pub, brewery, micro-distillery, distillery, winery, tasting room											
Trade shops	Apartments, retail accessory to trade shops										
Cannabis retail dispensaries, pursuant to special use permit by the City of Port Jervis Planning Board and in accordance with § 535-37.1 of the Zoning Code and the NYS Marijuana Regulation and Taxation Act, as applicable											

NOTE:

* In the event of an act of God or structural fire that renders a single-family home a total loss in the Waterfront Mixed-Use District, the property owner will be exempt from the requirement to obtain approvals from the Common Council and Planning Board in order to rebuild a single-family home on the property in question.

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LI - Light Industrial District

Description of Permitted Uses				Bulk Requirements									
A	B	C		D	E	F	G	H	I	J	K	L	
Principal Uses	Conditional Uses	Accessory Uses		Minimum Lot			Minimum Yard Depth (feet)				Maximum		
				Lot Area (Square Feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage	
Trade shops	Newspaper printing			Contractor's storage yard	30,000	100	100	0	0	0	20	65	60%
Research, design, and development laboratories	Building supply	Owner or caretaker apartment	Yard storage										
Job printing and commercial printing services	Lumber yards												
Wholesale, storage, and warehousing facilities				Retail establishments									
Light manufacturing													
Places of worship and related facilities													
Nursery													
	Self-storage warehouse				25,000	100	100	35	30	15	40	45	30%
	Shopping centers				4,000	150	200	40	60	30	50	35	20%
	Railroad, public utility, and rights-of-way (according to § 535-84)												

NOTE:

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Tri State Commerce District

Principal Uses	Description of Permitted Uses		Bulk Requirements								
	Conditional Uses	Accessory Uses	Minimum Lot			Minimum Yard Depth (feet)				Maximum	
			Lot Area (square feet)	Width (feet)	Depth (feet)	Front	Both Sides	One Side	Rear	Height (feet)	Percent Coverage
Places of worship			25,000	100	100	35	30	15	40	45	30%
Hotels			30,000	100	100	0	0	0	0	65	60%
Motels			30,000	100	100	0	0	0	20	65	60%
Hospitals, general			25,000	100	100	35	30	15	40	45	30%
Shopping center			25,000	100	100	0	0	0	20	65	60%
Business and professional offices			7,500	75	100	20	25	10	30	35	30%
Indoor theaters			25,000	100	100	0	0	0	30	45	30%
Retail establishments			No minimums prescribed							74	100%
Health and fitness centers			No minimums prescribed								
Governmental offices			N/A								
	Research, design and development laboratories		30,000	100	100	0	0	0	20	65	60%
	Nonprofit membership clubs		25,000	100	100	35	30	15	40	45	30%
	Building supply and lumberyards	Yard storage	30,000	100	100	0	0	0	20	65	60%
	Indoor recreation facilities		30,000	100	100	0	0	0	20	65	60%
	Motor vehicle repair shop	Yard storage	30,000	100	100	0	0	0	20	65	60%
	Motor vehicle laundry	Yard storage	30,000	100	100	0	0	0	20	65	60%
	Motor vehicle service station	Yard storage	30,000	100	100	0	0	0	20	65	60%
	Restaurants, including fast-food restaurants		No minimums prescribed							74	100%
	Microbrewery, brew pub, brewery, micro-distillery, distillery, winery, tasting room		No minimums prescribed							74	100%
	Banks		No minimums prescribed							74	100%
	Convenience retail stores		6,000	60	100	20	20	8	30	30	35%
	Manufacturing, light	Yard storage	30,000	100	100	0	0	0	20	65	60%
	Wholesale, storage and warehousing facilities	Retail establishments; Yard storage	30,000	100	100	0	0	0	20	65	60%
	Railroad and public utility structures and rights-of-way		12,000	60	100	20	20	8	30	35	30%