

ZONING

245 Attachment 9

TABLE OF GENERAL USE REGULATIONS  
PO DISTRICT

Village of Haverstraw

[Amended 10-2-2017 by L.L. No. 5-2017; 12-7-2020 by L.L. No. 1-2021; 7-19-2021 by L.L. No. 8-2021]

A District	B Uses Permitted by Right	B-1 Use Group	C Uses by Special Permit of Board of Appeals or Board of Trustees*	C-1 Use Group	D Permitted Accessory Uses	E Permitted Accessory Signs	F Minimum Off-Street Parking Spaces		G Minimum Off-Street Loading Berths	H Additional Regulations
							For	1 Space Per		
PO	1. Office buildings for professional, governmental and business use.  2. Banks.	c  c	1. Medical and diagnostic laboratories.*  2. Restaurants.*  3. Funeral homes.  4. Hotels and motels. (§ 245-14D).*  5. Public utility structures and rights-of-way.*  6. Same as R-1 No. 10 (bed-and-breakfast)  7. Grocery store (as defined herein at § 245-3 above), provided that the store is combined on the site with one or more permitted or special permit uses in the zone and the maximum size of the store is 20,000 square feet.  8. Places of general assembly.  9. Schools of special instruction.	c  c  J  I  --  a    J  J	1. Accessory parking subject to Article VI.  2. Accessory loading subject to Article VI.  3. Any other similar accessory use subject to approval of the Board of Appeals.  4. Temporary structures for storage of equipment and materials used in connection with construction of any permitted use, not to exceed 2 years.	1. For any premises for sale or for rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 15 square feet in area, located at least 15 feet from the street line.  2. For any nonresidential establishment: 1 illuminated business sign not over 30 square feet in area for single-faced sign, or 50 square feet for double-faced sign, not less than 20 feet from any lot line and not extending more than 18 feet above ground level. Sign areas may be combined to form a single directory sign, or part of the sign may be included in the directory sign and part on the establishment. No sign over 10 square feet in areas shall be located within 30 feet of a residential district.	1. Offices.  2. Banks.  3. Social halls, meeting rooms, convention halls and catering facilities.  4. Schools of special instruction.  5. Medical and diagnostic laboratories.  6. Restaurants.  7. Funeral homes.  8. Hotels and motels.  9. Grocery store.	300 square feet of gross floor area, plus 1 for every 2 employees.  150 square feet of floor area in such use, plus 1 for every 2 employees.  200 square feet of floor area, but not less than 1 for each 5 seats where provided.  6 seats or students.  300 square feet of gross floor area, plus 1 for every 2 employees.  3 seats.  5-seat capacity.  Each 3 employees, plus 1 per guest unit and in no case less than 1 for each 5 persons accommodated.  250 square feet plus 1 for every 2 employees in compliance with § 245-26C.	1. For a museum, art gallery, library, community center, hospital or sanatorium, nursing or convalescent home and homes for the aged or school with floor area of 10,000 square feet: 1; for each additional 25,000 square feet or major fraction thereof: 1 additional.  2. Buildings with professional, governmental or business offices or laboratories: at least 1.  3. Funeral homes: 1 for each chapel; such berths shall be at least 12 feet wide, 20 feet long and 8 feet high.  4. For hotels: 1 berth for each 25,000 square feet of floor area.  5. Supermarkets: 1 for every 15,000 square feet of floor area.	1. In addition to the particular requirements for any use listed in Column C, the Board of Appeals or Board of Trustees, where reasonable and appropriate, may require fences and other safety devices, landscaping, screening, access roads and buffer areas as required.  2. No use in Column C shall be permitted for which access shall not be sufficient and suitably located to accommodate prospective traffic in a manner which will not create traffic congestion or hazard on adjacent highways.  3. All uses shall obtain site plan approval subject to § 245-16.  4. Outdoor storage. Accessory outdoor storage areas of vehicles, equipment or other materials shall be permanently screened from adjoining residential districts and streets.  5. Buffer areas. No parking, loading or storage areas shall be provided within 10 feet of any residential district or street line or within 10 feet of any building, and such buffer strips shall be appropriately landscaped. Such buffer strips shall be landscaped so as to screen such areas from said adjoining district.  6. Lighting. Exterior spotlighting or other illumination shall be so installed as to reflect light away from adjoining streets or residential properties so as to prevent any nuisance.