

ZONING

245 Attachment 11

TABLE OF GENERAL USE REGULATIONS
PI DISTRICT

Village of Haverstraw

[Amended 8-11-1997 by L.L. No. 4-1997; 1-21-2003 by L.L. No. 1-2003; 1-6-2014 by L.L. No. 1-2014]

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		
PI	<p>1. Office buildings for professional, governmental and business use.</p> <p>2. Automotive and machinery repair shops and automobile and trailer sales lots.</p> <p>3. Railroad passenger stations and bus stations, provided that there is no maintenance, repair or storage of commercial vehicles on the premises and sufficient off-street parking space for passengers and employees is provided.</p> <p>4. Research and development laboratories.</p> <p>5. Light industrial uses.</p> <p>6. Bus garages and maintenance and repair of buses.</p> <p>7. Automotive body repair and/or restoration and/or paint shops.</p> <p>8. The operation of quarries, stone crushers, screening plants and storage of quarry screening, provided that the user has a valid mining permit from the State of New York.</p>	<p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p>	<p>1. Commercial animal kennels, provided that no kennel facilities are within 200 feet of any residence district.*</p> <p>2. Parking lots and parking garages.*</p> <p>3. Facilities for the manufacturing of asphalt paving material, provided that no process involving liquid asphalt or combustible material, including fuel for daily operation, shall be located within 300 feet of any residential zoning district nor within 200 feet of any underlying zoning district line nor within 25 feet of any property line.*</p> <p>4. Bulk storage of fuel oil, bottled gas and other open storage yards, provided that no storage facilities are within 200 feet of any other district line.*</p> <p>5. (Reserved)</p> <p>6. Recycling facilities.*</p> <p>7. Public utility structures and rights-of-way.*</p> <p>8. Same as R-1 No. 10 (bed-and-breakfast)</p>	<p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>--</p>	<p>1. Accessory parking subject to Article VI.</p> <p>2. Garages for storage and maintenance of company motor vehicles, storage of gasoline and lubrication oils thereof, parking facilities, maintenance and utility shops for the upkeep and repair of buildings and structures on the site; central heating and air conditioning; power substation, water supply and sewage disposal facilities; buildings for storage facilities.</p> <p>3. Temporary structures for storage of equipment and materials used in connection with construction of any permitted use, not to exceed 2 years.</p> <p>4. Outdoor storage and crushing of noncombustible, inert material accessory to a quarry or nonmetallic mineral processing plant, provided that no materials will be stored within 300 feet of any residential zoning district nor within 25 feet from a property line.</p>	<p>1. Business sign with total sign area per establishment not to exceed 10% of the sign wall area, and in no event more than 60 square feet. For any business use conducted primarily in the open, the total sign area shall be not more than 1 square foot of plot frontage, not to exceed 60 square feet. In addition, a sign consisting only of the name of any establishment painted directly on an awning, with a sign area not to exceed 10 square feet, is permitted. All such signs may be illuminated; provided, however, that:</p> <p>a. Such illumination shall not adversely affect nearby residential property.</p> <p>b. They shall not create a distracting hazard to traffic by glare and shall not be animated.</p> <p>c. They conform to any more restrictive local ordinance or law.</p> <p>2. The signs permitted above may only have reference to the wares, services or uses of the establishment on the premises on which they are located.</p>	<p>1. Offices.</p> <p>2. Railroad passenger station and bus stations.</p> <p>3. Auto body and paint shops.</p> <p>4. Research and development laboratories.</p> <p>5. Industrial uses.</p>	<p>300 square feet of gross floor area, plus 1 for every 2 employees.</p> <p>Subject to site plan approval of the Planning Board.</p> <p>Each 200 square feet of floor area in such uses, plus 1 for each employee, in no case less than 10.</p> <p>200 square feet of gross floor area.</p> <p>300 square feet of floor area in such uses plus 600 square feet of floor area in accessory uses.</p>	<p>1. For offices and research and development laboratories: 1 berth for 8,000 to 25,000 square feet of gross floor area, and 1 additional berth for each additional 25,000 square feet or major fraction thereof so used.</p> <p>2. For wholesaling, warehousing and distribution business: 1 berth for the first 10,000 square feet of gross floor area, and 1 additional berth for each additional 10,000 square feet of floor area or major fraction thereof so used.</p> <p>3. For industrial uses: 1 berth for the first 10,000 square feet of gross floor area, and 1 additional berth for each additional 20,000 square feet of floor area or major fraction thereof.</p>	<p>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.</p> <p>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 of hazard on adjacent highways.</p> <p>3. All uses shall obtain site plan approval subject to § 245-16.</p> <p>4. Outdoor storage. Accessory outdoor storage areas of vehicles, equipment or other materials shall be permanently screened from adjoining residential districts and streets.</p> <p>5. 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.</p> <p>6. The primary business entrance show window and sign and the vehicular entrances shall be located where approved by the Board of Appeals and shall be located to give consideration to the distances from an R District boundary and the uses existing or permitted in such residential district.</p> <p>7. Any use first permitted in this district and located on a plot. Any plot line which lies within 25 feet of an R District boundary shall be screened along such plot line and shall have minimum front, side and rear setbacks as required by said residence district.</p> <p>8. No parking, storage or loading shall be provided within 10 feet of any residential district; no open storage shall be provided within the front yard of premises.</p>