

ZONING

245 Attachment 12

**TABLE OF GENERAL USE REGULATIONS  
WD DISTRICT  
Village of Haverstraw  
[Amended 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		
WD	<ol style="list-style-type: none"> <li>Boat hauling, launching, mooring, dry storage and dry sailing facilities.</li> <li>Public and private recreational facilities.</li> <li>Fishing piers.</li> <li>Docking facilities for tour boat services and similar passenger vehicles.</li> <li>Maritime centers and similar facilities which utilize the waterfront for recreational, educational, cultural or scientific uses.</li> <li>Waterfront trails, parks and scenic overlooks.</li> <li>Supplies, equipment, materials and parts used in connection with boats and/or fishing.</li> <li>Facilities for the sale and/or rental of boats, new and/or used.</li> </ol>	<p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p> <p>M</p>	<ol style="list-style-type: none"> <li>Marinas, including related uses such as boat dockage, clubhouses, locker rooms, equipment sales, eating and drinking facilities and boat services facilities.*</li> <li>Multiple dwellings in accordance with the standards of the PRD District.*</li> <li>Restaurants, excluding drive-in and fast-food establishments.*</li> <li>Business, professional and government offices.*</li> <li>Light industrial uses.*</li> <li>Public utility structures and rights-of-way.*</li> <li>Solid waste management facilities and/or resource recovery facilities, specifically including, but not limited to, transfer stations, tire shredding and mixed-use recycling, as well as barge hauling.*<sup>1</sup></li> <li>Commuter passenger ferry service with docking facilities and related parking.<sup>2</sup></li> <li>Same as R-1 No. 10 (bed-and-breakfast)<sup>3</sup></li> <li>Single-family detached residences.*</li> </ol>	<p>M</p> <p>H</p> <p>L</p> <p>J</p> <p>M</p> <p>--</p> <p>--</p> <p>d</p>	<ol style="list-style-type: none"> <li>Accessory parking subject to Article VI.</li> <li>Accessory loading subject to Article VI.</li> <li>Any other similar accessory use subject to approval of the Board of Appeals.</li> <li>Temporary structures for storage of equipment and materials used in connection with construction of any permitted use, not to exceed 2 years.</li> </ol>	<ol style="list-style-type: none"> <li>Business signs 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: <ol style="list-style-type: none"> <li>Such illumination shall not adversely affect nearby residential property.</li> <li>They shall not create a distracting hazard to traffic by glare and shall not be animated.</li> <li>They conform to any more restrictive local ordinance or law.</li> </ol> </li> <li>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.</li> </ol>	<ol style="list-style-type: none"> <li>Boat hauling, launching, mooring, dry storage and dry sailing facilities.</li> <li>Public and private recreational facilities.</li> <li>Fishing piers.</li> <li>Docking facilities for tour boat services and similar passenger vehicles.</li> <li>Maritime centers and similar facilities which utilize the waterfront for recreational, educational, cultural or scientific uses.</li> <li>Waterfront trails, parks and scenic overlooks.</li> <li>Supplies, equipment, materials and parts used in connection with boats and/or fishing.</li> <li>Facilities for the sale and/or rental of boats, new and/or used.</li> <li>Marinas, including such related uses as boat dockage, clubhouses, locker rooms, equipment sales, eating and drinking facilities and boat services facilities.</li> <li>Offices.</li> <li>Restaurants.</li> <li>Industrial uses.</li> <li>Residences.</li> <li>Commuter passenger ferry service with docking facilities and related parking.<sup>2</sup></li> </ol>	<p>Each 3 boats, based on site capacity.</p> <p>Each 4 persons, based on site capacity.</p> <p>At least 10 spaces or 1 for each 5 boats, based on site capacity.</p> <p>At least 10 spaces.</p> <p>Each 300 square feet of gross floor area.</p> <p>Each 4 persons, based on site capacity.</p> <p>Each 3 boats, based on site capacity.</p> <p>Each 3 boats, based on site capacity.</p> <p>Each 3 boat slips or mooring, or 1 for each 300 square feet of gross floor area.</p> <p>300 square feet of gross floor area, plus 1 for every 3 employees.</p> <p>3 seats.</p> <p>300 square feet of floor area in such uses, plus 600 square feet of floor area in accessory uses.</p> <p>1/2 space for each efficiency dwelling unit.</p> <p>2 spaces for each 1-bedroom or larger dwelling unit.</p> <p>1 of the above parking spaces shall be located in the same building as the dwelling unit.</p> <p>To be determined by Board of Trustees based upon the size of the ferries and the number of trips per day.</p>	<ol style="list-style-type: none"> <li>For buildings with offices and retail sales and service establishments: 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.</li> <li>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.</li> <li>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.</li> </ol>	<ol style="list-style-type: none"> <li>Riverfront setback. No building or structure shall be erected within 50 feet of the normal high-water line of the Hudson River unless its design requires a location closer to such waterline, as determined by the Planning Board. Said 50 feet shall be the average distance derived by measuring the riverfront setbacks from any building or structure to the normal high-water line of the Hudson River, except that no part of any building or structure shall be closer than 15 feet to the normal high-water line.</li> <li>Building width at the Hudson Riverfront. The total cumulative width of buildings, structures, fences or walls more than 30 inches in height erected on properties adjacent to the Hudson River shall not occupy more than 60% of the width of a parcel as measured along a line parallel to the adjacent street at the front yard.</li> <li>Development coverage for Hudson River parcels. The maximum development coverage for properties situated adjacent to the Hudson River may be increased to no more than 70%, subject to approval of the Board of Trustees, under the conditions as follows: the provision of special waterfront improvements open to the public, such as but not limited to park and plaza facilities, fishing piers, boat-launching facilities or similar waterfront uses available to the public.</li> <li>Every room in which persons habitually either live, sleep, eat or work shall have a required window area equal to 15% of the floor area of such room.</li> <li>No dwelling unit shall be permitted in a cellar area.</li> </ol>

HAVERSTRAW VILLAGE CODE

NOTES:

<sup>1</sup>[Added 6-19-1995 by L.L. No. 1-1995]

<sup>2</sup>[Added 9-18-1995 by L.L. No. 4-1995]

<sup>3</sup>[Added 1-21-2003 by L.L. No. 1-2003]