

ZONING

245 Attachment 14

TABLE OF BULK REQUIREMENTS
Village of Haverstraw
[Amended 7-19-2021 by L.L. No. 8-2021; 2-21-2023 by L.L. No. 1-2023]

1	2	3	4	5	6	7	8
Use Group (See Note 6)	Minimum Lot Area (square feet unless otherwise noted)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard Width/Total Width Both Required Side Yards (feet)	Required Rear Yard Depth (feet)	Maximum Building Height (stories/feet)	Maximum Development Coverage
A	7,500	75	25	10/25	25	2.5/35	30%
B	10,000	90	25	15/30	25	2.5/35	30%
C	20,000	125	40	20/40	35	2.5/35	50%
D	10,000	90	30	15/30	30	2.5/35	50%
E	5,000	45	25	None & 25/25	25	2.5/35	30%
F	4,000	30	25	None/None	25	2.5/35	30%
F.1	— Sq. Ft. Bedrooms in 1,500 Efficiency 2,000 1 2,500 2 3,000 3	—	25	10/25	25	2.5/35	50%
(See Note 2)	80,000	—	50	30/—	50	8/96	50%
G	Sq. Ft. Bedrooms in 2,500 Efficiency 3,200 1 4,000 2 4,800 3	—	50	30/—	50	8/96	50%
H	80,000 Sq. Ft. Bedrooms in 1,500 Efficiency 2,000 1 2,500 2 3,000 3	—	50	30/—	50	8/96	50%
I	6,000 + 1,500 per guest room	100	30	20 (See Note 3)/50	30 (See Note 3)	2.5/35	60%
J	10,000	80	30	20 (See Note 3)/40	35 (See Note 3)	2.5/35	60%
K	7,500 + 1,500 per sleeping unit	100	30	20 (See Note 3)/50	30 (See Note 3)	2.5/35	60%
L	None	75	20	See Notes 3 & 4/None	30 (See Note 3)	2.5/35	60%
M	40,000	125	50	30 (See Note 3)/60	50 (See Note 3)	2.5/35	60%
N (See Note 7)	80,000	100	30	15/30	20	4/45 (See Note 5)	60
O	20,000 Sq. Ft. Bedrooms in 1,250 Efficiency 1,500 1 2,000 2 2,500 3	90	30	Required: 15 Total: 15/30	30	4/52	50%
a	5,000 (see Note 8)	50	25 (See Note 9)	See Note 10	20	2.5/35	75%
b	None	25	10	8	10	2.5/35 (Note 12)	90%
c	10,000 (see Note 8)	100 (see Note 8)	30	See Note 10	20 (See Note 11)	2.5/35	75%
d	3,500	35	20 (see Note 9)	See Note 10	20	2.5/35	50%

NOTES:

1. The minimum lot frontage shall not be less than 50 feet, except for Groups F, I, O and P, which shall have street frontage equal to the required width.
2. A row of single-family attached homes shall not exceed 150 feet in length, and the end units shall adhere to all requirements of a semidetached single-family use.
3. Required distance shall be increased 50% when adjacent to a residential district.
4. When adjacent to a commercial district, none is required, but when provided shall be 10 feet; when adjacent to a residential district, the distance shall be 25 feet.
5. Not including five feet for elevator tower.
6. See Table of General Use Regulations for Zoning Districts to which use groups apply.
7. [Added 4-6-1998 by L.L. No. 1-1998]
8. Or the average of the adjacent two lots on the same street, whichever is less.
9. Front porches (covered or uncovered), bay windows, balconies and stairs may extend into the front yard. If the property abuts a corner lot, the front yard setback shall be no more than the other adjacent lot.
10. For lots less than 35 feet wide: zero feet each, zero feet total except where provided they shall be no less than three feet; for lots less than 50 feet: zero feet each, 10 feet total except where provided, no side yard shall be less than three feet; for all other lots, 10 feet each, 20 feet total.
11. When adjacent to a commercial district 15 feet is required, when adjacent to a residential district, the distance shall be 25 feet.
12. CBD maximum heights are 3 stories or 40 feet.