

ZONING

245 Attachment 16

Village of Haverstraw

TABLE OF GENERAL USE REGULATIONS  
MF-1 DISTRICT

A	B	B-1	C	C-1	D	E	F	F	G	H
District	Uses Permitted by Right	Use Group	Uses by Special Permit of Board of Appeals or Board of Trustees	Use Group	Permitted Accessory Uses	Permitted Accessory Signs	Minimum Off-Street Parking Spaces: For	Minimum Off-Street Parking Space: 1 Space Per	Minimum Off-Street Loading Berths	Additional Regulations
MF-1	<p>1. Multifamily residences<sup>1</sup></p> <p>2. Single-family detached residences.</p> <p>3. Two-family residences.</p> <p>4. Conversion of a singlefamily detached residence into 2 dwelling units.</p> <p>5. Churches and similar places of worship, Sunday school buildings, parish houses and rectories.</p> <p>6. Public parks and playgrounds.</p> <p>7. Schools of general instruction, nursery schools, museums, art galleries, libraries and community centers.</p> <p>8. Fire, police and similar public buildings.</p>	<p>O</p> <p>A</p> <p>D</p> <p>B</p> <p>D</p> <p>—</p> <p>C</p> <p>D</p>	<p>1. Accessory apartments (§ 245-14B).</p> <p>2. Recreational facilities such as swimming clubs and community theaters (§ 245-14E).</p> <p>3. Public and private hospitals and sanatorium for general medical care.*</p> <p>4. Convalescent and nursing homes for the aged duly authorized by the State of New York, whether or not operated for profit.*</p> <p>5. Cemeteries.*</p> <p>6. Family-care and group-care facilities (§ 245-14G).*</p> <p>7. Home occupation (§ 245-14F).</p> <p>8. Public utility structures and rights-of-way.*</p> <p>9. Child day-care center (§ 245-14J).*</p> <p>10. Same as R-1.</p>	<p>A</p> <p>D</p> <p>C</p> <p>C</p> <p>D</p> <p>A</p> <p>A</p> <p>—</p> <p>A</p>	<p>1. Accommodations for servants.</p> <p>2. The following private structures: greenhouses, tool sheds, garages, tennis courts, swimming pools, recreational structures and other similar structures.</p> <p>3. Keeping not more than 1 unoccupied trailer or boat.</p> <p>4. Keeping domestic animals as follows: not more than a total of 3 cats or dogs over 1 year old; not more than 2 of any other species of domestic animals, excluding, however, all pigs, horses, fowl and cattle. No domestic animal shall be maintained within 75 feet of any plot line except for dogs and cats.</p> <p>5. Accessory parking subject to Article VI.</p> <p>6. Accessory loading subject to Article VI.</p> <p>7. Temporary structures for storage of equipment and materials used in connection with the construction of any permitted use, not to exceed 2 years.</p> <p>8. Any other similar accessory use subject to approval of the Board of Appeals.</p>	<p>1. For any residence and home occupation, if any, of the premises: 1 nameplate and 1 home occupation sign. Each shall not be over 2 square feet in sign area and may be indirectly illuminated, provided that such signs are set back at least 10 feet from the street line.</p> <p>2. For any other nonresidential establishment or any institution: 1 indirectly illuminated sign not over 10 square feet in area, at least 25 feet from the street line; not more than 2 nonilluminated directional signs, each not over 2 square feet in sign area, provided that such signs are set back at least 10 feet from the street line.</p> <p>3. 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</p>	<p>1. Residences.</p> <p>2. Churches, public buildings, libraries, community and recreational buildings.</p> <p>3. Schools and nursery schools.</p> <p>4. Hospitals and sanatoriums.</p> <p>5. Convalescent or nursing homes.</p> <p>6. Recreational facilities.</p> <p>7. Home occupations.</p> <p>8. Residences with accessory apartments.</p> <p>9. Child day-care center.</p>	<p>1/2 dwelling unit, plus 2 for any accessory home occupation</p> <p>200 square feet of floor area, but not less than 1 for each 5 seats where provided.</p> <p>12 seats or students for schools of elementary grades and 6 seats or students for other schools.</p> <p>3 beds, plus 1 for each employee.</p> <p>4 beds, plus 1 for each employee.</p> <p>5 persons for which there are accommodations, and in every case sufficient to assure complete off-street parking at all times.</p> <p>Each employee; minimum 3.</p> <p>1 1/2 per dwelling unit.</p> <p>6 children, plus 1 per employee.</p>	<p>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.</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 or hazard on adjacent highways.</p> <p>3. All uses other than single-family residences shall obtain site plan approval subject to § 245-16.</p> <p>4. 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.</p> <p>5. No dwelling unit shall be permitted in a cellar area.</p>

<sup>1</sup> Where a proposed multifamily residence is located on slopes over 25% and proposes at least 50% of its parking to be located completely or partially below grade, the minimum lot area per unit may be reduced by up to 50% by special use permit of the Village Board, upon a finding that such reduction will not result in more units that would be permitted on a site without slopes, and that the project is designed in a manner that takes advantage of grade changes to accommodate the density without excessive clearing or engineered slopes.