245 Attachment 4

TABLE OF GENERAL USE REGULATIONS
R-2 DISTRICT
Village of Haverstraw
[Amended 1-21-2003 by L.L. No. 1-2003; 10-2-2017 by L.L. No. 5-2017; 7-19-2021 by L.L. No. 8-2021]

A	B	B-1	C	C-1	D	E	F		G	H
							Minimum Off-Street Parking Spaces			
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	For	1 Space Per	Minimum Off-Street Loading Berths	Additional Regulations
R-2	1. Single-family detached residences. 2. Two-family residences. 3. Conversion of a single-family detached residence into 2 dwelling units. 4. (Reserved) 5. Public parks and playgrounds. 6. Nursery schools, museums, art galleries, libraries and community centers. 7. Fire, police and similar public buildings.	d a a D C D	1. Accessory apartments (§ 245-14B). 2. Recreational facilities such as swimming clubs and community theaters (§ 245-14E). 3. Public and private hospitals and sanitorium for general medical care.* 4. Convalescent and nursing homes for the aged duly authorized by the State of New York, whether or not operated for profit.* 5. Cemeteries.* 6. Family-care and group-care facilities (§ 245-14G).* 7. Home occupation (§ 245-14F). 8. Public utility structures and rights-of-way.* 9. Child day-care center (§ 245-14J).* 10. Same as R-1 No. 10 (bed-and-breakfast) 11. Places of worship. 12. Schools of general instruction.	a D C C D A a -- A d D C	1. Accommodations for servants. 2. The following private structures: greenhouses, tool sheds, garages, tennis courts, swimming pools, recreational structures and other similar structures. 3. Keeping not more than 1 unoccupied trailer or boat. 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. 5. Accessory parking subject to Article VI. 6. Accessory loading subject to Article VI. 7. Temporary structures for storage of equipment and materials used in connection with the construction of any permitted use, not to exceed 2 years. 8. Any other similar accessory use subject to approval of the Board of Appeals. 9. Accessory housing to schools of general instruction and places of worship pursuant to Article IV of this chapter.	1. For any residence and home occupation, if any, on 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. 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. 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 least 15 feet from the street line.	1. Residences. 2. Places of worship, public buildings, libraries, community and recreational buildings. 3. Schools and nursery schools. 4. Hospitals and sanitoriums. 5. Convalescent or nursing homes. 6. Recreational facilities. 7. Home occupations. 8. Residences with accessory apartments. 9. Child day-care center.	½ dwelling unit, plus 2 for any accessory home occupation. 200 square feet of floor area, but not less than 1 for each 2 seats where provided. 12 seats or students for schools of elementary grades and 6 seats or students for other schools. 3 beds, plus 1 for each employee. 4 beds, plus 1 for each employee. 5 persons for which there are accommodations, and in every case sufficient to assure complete off-street parking at all times. Each employee; minimum 3. 1½ per dwelling unit. 6 children, plus 1 per employee.	1. For a museum, art gallery, library, community center, hospital or sanitorium, 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.	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 other than single-family residences shall obtain site plan approval subject to § 245-16. 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. 5. No dwelling unit shall be permitted in a cellar area.