

ZONING

245 Attachment 6

**TABLE OF GENERAL USE REGULATIONS
PRD DISTRICT
Village of Haverstraw
[Amended 1-21-2003 by L.L. No. 1-2003; 10-2-2017 by L.L. No. 5-2017]**

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		
PRD	1. Single-family detached residences. 2. (Reserved) 3. Public parks and playgrounds. 4. Fire, police and similar public buildings.	A D -- D	1. Single-family attached residences for condominium or cooperative ownership. 2. Multifamily residences for condominium or cooperative ownership.* 3. Marinas, including related uses such as boat dockage, clubhouses, locker rooms, equipment sales, eating and drinking facilities and boat services facilities.* 4. Members clubs, including boat clubs and community buildings.* 5. Public utility structures and rights-of-way.* 6. Family-care and group-care facilities (§ 245-14G).* 7. Same as R-1 No. 10 (bed-and-breakfast) 8. Places of worship.	G H D D -- A D	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 off-street parking, indoor or outdoor. 10. Accessory private indoor and outdoor recreational facilities. 11. 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. Residences with accessory apartments. 4. Marinas, including such related uses as boat dockage, clubhouses, locker rooms, equipment sales, eating and drinking facilities and boat services facilities.	½ space for each efficiency dwelling unit. 2 spaces for each 1-bedroom or larger dwelling unit. 1 of the above parking spaces shall be located in the same building as the dwelling unit. 200 square feet of floor area, but not less than 1 for each 2 seats where provided. 1½ per dwelling unit. Each 3 boat slips or mooring, or 1 for each 300 square feet of gross floor area.	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 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 to 15% of the floor area of such room. 5. No dwelling unit shall be permitted in a cellar area.