

ZONING

245 Attachment 7

TABLE OF GENERAL USE REGULATIONS
HB DISTRICT
Village of Haverstraw

[Amended 8-11-1997 by L.L. No. 4-1997; 4-6-1998 by L.L. No. 1-1998; 1-21-2003 by L.L. No. 1-2003; 11-21-2005 by L.L. No. 3-2005; 8-11-2014 by L.L. No. 8-2014; 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. 4-2021; 12-19-2022 by L.L. No. 5-2022]

| 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 | | |
| HB | 1. Office building for professional governmental and business uses. 2. Banks. 3. (Reserved) 4. (Reserved) 5. Shopping centers which may include the following: retail drug, dry goods, variety, food, hardware, stationery and tobacco stores; newsstands; pickup and delivery stores for dry cleaning, laundry, laundrette, laundromat and shoe repair establishments; package liquor stores; barbers and beauty parlors; photographic studios; restaurants and tearooms; and other retail stores and service establishments such as auto supplies, upholsterers, printing shops, funeral homes, department stores, appliance stores, animal hospitals, building materials and monuments. 6. Wholesaling, warehousing and distribution businesses. 7. Automotive and machinery repair shops and automobile and trailer sales lots. 8. Railroad passenger stations and bus stations, provided that there is no maintenance, repair or storage of commercial vehicles on the premises and that sufficient off-street parking space for passengers and employees is provided. 9. Multiple residences for persons 55 years of age or older with assisted living available. | J J J L L L | 1. Trailers for business, office and commercial purposes on temporary permit for up to two years, renewable upon application to the Village Building Inspector.* 2. Bars and other establishments serving alcoholic beverages. 3. Drive-in establishments dispensing food and beverage. 4. Theaters.* 5. Parking lots and parking garages.* 6. Hotels and motels. (§ 245-14D). 7. Commercial recreational establishments, such as bowling alleys, billiard parlors, driving ranges and miniature golf courses.* 8. Automotive body repair and/or restoration and/or paint shops.* 9. Automotive service/gas stations.* 10. Public utility structures and rights-of-way.* 11. Adult entertainment uses (§ 245-14I). 12. Poultry or animal market or slaughterhouse, not within 500 feet of a residence. 13. Same as R-1 No. 10 (bed-and-breakfast) 14. Child day-care center (§ 245-J). 15. Pet day-care facilities.* 16. Places of general assembly. 17. Schools of special instruction. 18. Pedestrian-friendly corridor-retrofit mixed used or commercial buildings.* 19. Adult-use cannabis retail dispensary.* 20. Cannabis and tobacco paraphernalia shop.* | L L L L K L L L L -- J -- -- J J | 1. Accessory parking subject to Article VI. 2. Accessory loading subject to Article VI. 3. Any other similar accessory use, subject to approval of the Board of Appeals. 4. Accessory storage of retail goods to be sold or delivered to customers on the premises. 5. Accessory production and servicing of goods. 6. Temporary structures for storage of equipment and materials used in connection with construction of any permitted use, not to exceed 2 years. 7. Accessory housing to schools of general instruction and places of worship pursuant to Article IV of this chapter. | 1. 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: a. Such illumination shall not adversely affect nearby residential property. b. They shall not create a distracting hazard to traffic by glare and shall not be animated. c. They conform to any more restrictive local ordinance or law. 2. 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. | 1. Offices. 2. Banks. 3. Social halls, meeting rooms, convention halls and catering facilities. 4. Schools of special instruction. 5. Medical and diagnostic laboratories. 6. Restaurants. 7. Funeral homes. 8. Hotels and motels. 9. Retail establishments. 10. Temporary trailers. 11. Outdoor sales of automobiles and monuments. 12. Bowling alleys. 13. Billiard parlors. 14. Driving ranges. 15. Miniature golf courses. 16. Bars and other establishments serving alcohol beverages. 17. Skating rinks. 18. Drive-in establishments dispensing food and beverage. 19. Wholesaling, warehousing and distribution businesses. 20. Railroad passenger station and bus stations. 21. Animal hospitals. 22. Auto body and paint shops. 23. Adult entertainment uses 24. Multiple residences for over 55 | 300 square feet of gross floor area, plus 1 for every 2 employees. 150 square feet of floor area in such use, plus 1 for every 2 employees. 200 square feet of floor area, but not less than 1 for each 5 seats where provided. 6 seats or students. 300 square feet of gross floor area, plus 1 for every 2 employees. 3 seats. 5-seat capacity. Each 3 employees, plus 1 per guest unit and in no case less than 1 for each 5 persons accommodated. 150 square feet of floor area in such uses, plus 1 for each employee. 150 square feet of floor area in such uses, plus 1 for each employee. 600 square feet of display and sales area. ½ alley. ½ table. Tee. For each ¼ hole. 3 seats. 75 square feet of floor area. 22 square feet of floor area; minimum 10 spaces. 2 employees for which the building is designed or 300 square feet of floor area, whichever is less. Subject to site plan approval of the Planning Board. 50 square feet of gross floor area. Each 200 square feet of floor area in such uses, plus 1 for each employee; in no case less than 10. 150 square feet of floor area in such use, plus 1 for each employee. 1 space per 3 apartments plus 1 space per employee during largest shift ¹ | 1. For a governmental building or school with floor area of 10,000 square feet: 1; for each additional 25,000 square feet or major fraction thereof: 1 additional. 2. 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. 3. For wholesaling, warehousing and distribution businesses: 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. 4. Funeral homes: 1 for each chapel; such berths shall be at least 12 feet wide, 20 feet long and 8 feet high. 5. Multiple residence (over 55): 1 berth per congregate dining room. | 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. Outdoor storage. Accessory outdoor storage areas of vehicles equipment or other materials shall be permanently screened from adjoining residential districts and streets. 5. Lighting. Exterior spotlighting or other illumination shall be so installed as to reflect light away from adjoining streets or residential properties so as to prevent any nuisance. 6. All accessory servicing of goods shall be carried on within completely enclosed buildings, and the floor area used for such purposes shall be limited to 10,000 square feet. 7. The primary business entrance show window and sign and the vehicular entrances shall be located where approved by the Board of Appeals and shall be located to give consideration to the distances from an R District boundary and the uses existing or permitted in such residential district. 8. Any use first permitted in this district and located on a plot. Any plot line which lies within 25 feet of an R District boundary shall be screened along such plot line and shall have minimum front, side and rear setbacks as required by said residence district. 9. No parking, storage or loading shall be provided within 10 feet of any residential district; no open storage shall be provided within the front yard of premises. 10. The following uses, and all storage of goods accessory to such uses, shall be within completely enclosed buildings: retail and wholesale sales and service establishments (except sales of automobiles and monuments, and the retailing, wholesaling, warehousing and distribution of building materials, which shall be in screened enclosures at the direction of the Code Enforcement Officer), distribution, printing shops, commercial, recreation establishments (except carnivals and circuses, driving ranges and miniature golf courses), parking garages, automobile repair shops, auto laundries and warehouses |

NOTES: ¹ After construction, the Planning Board may require up to 50% more parking spaces as needed.