

ZONING

245 Attachment 8

**TABLE OF GENERAL USE REGULATIONS
CBD DISTRICT
Village of Haverstraw**

[Amended 8-11-1997 by L.L. No. 4-1997; 1-21-2003 by L.L. No. 1-2003; 8-11-2014 by L.L. No. 8-2014; 10-2-2017 by L.L. No. 5-2017; 7-19-2021 by L.L. No. 8-2021]

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		
CBD	1. Office buildings for professional, governmental and business use. 2. Banks. 3. (Reserved) 4. (Reserved) 5. Retail drug, dry goods, variety, food, hardware, stationery and tobacco stores; newsstands; pickup and delivery stores for dry cleaning, laundry, launderette, laundromat and shoe repair establishments; package liquor stores; barbers and beauty parlors; photographer's studios; restaurants and tearooms; and other retail stores and service establishments such as auto supplies, upholsterers, printing shops, undertakers, department stores, appliance stores and animal hospitals.	b b b b	1. Dwelling units located above nonresidential uses as provided in § 245-14H.* 2. Trailers for business, office and commercial purposes on temporary permit for up to two years, renewable upon application to the Village Board.* 3. Bars and other establishments serving alcoholic beverages. 4. Theaters.* 5. Parking lots and parking garages.* 6. Public utility structures and rights-of-way.* 7. Same as R-1 No. 10 (bed-and-breakfast) 8. Places of general assembly. 9. Schools of special instruction.	b L b b -- a J L	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.	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. Residences. 2. Theaters. 3. Residences with accessory apartments. 4. Offices. 5. Banks. 6. Social halls, meeting rooms, convention halls and catering facilities. 7. Schools of special instruction. 8. Retail establishments. 9. Temporary trailers. 10. Bars and other establishments serving alcohol beverages.	½ dwelling unit, plus 2 for any accessory home occupation. 3 seats. 1½ per dwelling unit. 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. 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. 3 seats.	1. 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.	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. Outdoor storage. Accessory outdoor storage areas of vehicles, equipment or other materials shall be permanently screened from adjoining residential districts and streets. 3. 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. 4. All accessory storage and 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. 5. 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 R District. 6. 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. 7. 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 any premises.