

ZONING

167 Attachment 13

**Town of Haverstraw
Zoning
Table of General Use Requirements**

**WRD Waterfront Recreation Development District
[Amended 11-13-2017 by L.L. No. 10-2017]**

1 District	2 Uses Permitted by Right	3 Uses by Special Permit of Zoning Board of Appeals, Subject to Article V	4 Uses by Special Permit of the Town Board, Subject to Article V	5 Permitted Accessory Uses	6 Permitted Accessory Signs	7 Off-Street Parking		8 Minimum Off-Street Loading Berths	9 Additional Use Regulations
						Use	Minimum Number of Spaces		
WRD	<ol style="list-style-type: none"> Marinas Camps, subject to § 167-66 Commercial recreation establishments, such as skating rinks, tennis clubs, bowling alleys, riding academies and swim clubs, subject to § 167-16 Public parks and playgrounds 	<ol style="list-style-type: none"> Not applicable 	<ol style="list-style-type: none"> Public utility substations housed in buildings that harmonize with the character of the neighborhood and have adequate fencing, safety devices and screening. Public utility substations are subject to § 167-19. Telephone exchanges Multifamily residential housing 	<ol style="list-style-type: none"> Accessory parking Accessory loading Accessory signs Temporary structures for storage of equipment and materials used in connection with development (not to exceed 2 years) Accessory uses to commercial recreational facilities, including garage for storage and maintenance Eating and drinking places in conjunction with a commercial recreational facility 	<ol style="list-style-type: none"> Business signs with total sign area per establishment not to exceed 10% of the sign wall area and in no event more than 120 square feet. For any business use conducted primarily in the open, the total sign area shall be not more than 1 square foot for each foot of plot frontage, not to exceed 120 square feet. In addition, a sign consisting only of the name of an establishment, painted directly on an awning, with a sign area not to exceed 10 square feet, is permitted. However, the sign area and illumination portion of any 1 sign shall not exceed ½ the total permitted, and the interior angle between the exterior faces of all signs shall not exceed 90°. For any structure or lot for sale or for rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 15 feet from the designated street line. Such temporary use shall cease within 7 days after sale or rental is consummated. For any premises for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 15 feet from the designated street line. Such temporary use shall cease within 7 days after sale or rental is consummated. 	<ol style="list-style-type: none"> Marinas Camps Skating rinks Tennis clubs Bowling alleys Riding academies Swim clubs Public parks and playgrounds Telephone exchanges and public utility substations Multifamily residences Commercial recreational facilities not elsewhere listed 	<ol style="list-style-type: none"> 4 spaces per slip, buoy or mooring, and 25% of such spaces shall be double length to accommodate cars with trailers 1 space per 5 persons for which there are accommodations, and in every case sufficient to ensure complete off-street parking at all times 1 space per 75 square feet of gross floor area 4 spaces per court 4 spaces per alley 1 space per 5 persons for which there are accommodations, and in every case sufficient to ensure complete off-street parking at all times 1 space per member Not applicable 1 space per 2 employees or 500 square feet of gross floor area, whichever is less 2 spaces per dwelling unit As required by the Planning Board 	<ol style="list-style-type: none"> For all uses in this district with gross floor area of 10,000 square feet, 1 berth; for each additional 25,000 square feet or major fraction thereof, 1 additional berth 	<ol style="list-style-type: none"> In addition to the particular requirements for any use listed in Columns 3 and 4, the Town Board may require fences, safety devices, landscaping, screening, access roads and/or buffer areas. No use in Column 3 or 4 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 hazards on adjacent highways, as determined by the Town Board. Buffer areas of 50 feet shall be required for special permit uses, except that the Town Board may reduce width of buffer areas to no less than 20 feet where local conditions indicate that protection for neighboring properties may be reasonably provided. Such buffer areas shall be permanently landscaped and maintained in harmony with the landscaping or natural growth in the neighborhood.