

ZONING

167 Attachment 7

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

**RG General Residence District
[Amended 6-26-2017 by L.L. No. 3-2017; 11-13-2017 by L.L. No. 10-2017]**

1	2	3	4	5	6	7		8	9
District	Uses Permitted by Right	Uses by Special Permit of Zoning Board of Appeals, Subject to Article V	Uses by Special Permit of the Town Board, Subject to Article V	Permitted Accessory Uses	Permitted Accessory Signs	Off-Street Parking		Minimum Off-Street Loading Berths	Additional Use Regulations
						Use	Minimum Number of Spaces		
RG	<ol style="list-style-type: none"> 1-family detached residences 1-family semiattached residences Multifamily residences Public parks and playgrounds 	<ol style="list-style-type: none"> Recreational facilities, such as tennis clubs (on lots of 5 acres or more) or restaurants, as long as no such facility is located within 100 feet of a residential property line. Temporary office trailers during construction of subdivisions or site plans. Public utility rights-of-way and lines, provided that all brush and timber are disposed of in accordance with approved forestry practices and requirements of Rockland County Department of Health and applicable Town Code chapters. Removal of topsoil and/or fill Home occupations in a single-family detached residence 	<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, and subject to § 167-19. Telephone exchanges Community residences Day-care centers Average density Group homes Gathering places 	<ol style="list-style-type: none"> The following structures: greenhouses, toolsheds, garages, tennis courts, swimming pools, recreational equipment and/or other similar structures Storing not more than 1 of the following: unoccupied trailer or boat Accessory parking Accessory loading Temporary structures for storage of equipment and materials used in connection with the construction of residential development (not to exceed 2 years) On a lot of not less than 2 acres, 1 guesthouse or caretaker's cottage or 1 servant's quarters, provided that such accessory building is 50 feet from any lot line Personal recreational facilities, such as swimming pools or tennis courts, for use only by residents and guests Accessory signs Family day-care homes Group-family day-care homes 	<ol style="list-style-type: none"> For any residence and/or 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 designated street line. For any other nonresidential establishment of any institution permitted, 1 indirectly illuminated sign not over 10 square feet in area, at least 25 feet from the designated 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 designated street line. 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"> Single-family detached residences, average density, 1-family semiattached residences or multifamily residences Tennis clubs Day-care centers Restaurants Telephone exchanges Temporary office trailers Public parks and playgrounds Removal of topsoil and/or fill Public utility substations Community residences and group homes Public utility rights-of-way Home occupations Commercial recreational facilities not elsewhere listed Family day-care homes and group-family day-care homes 	<ol style="list-style-type: none"> 2 spaces per dwelling unit 4 spaces per court 1 space per 6 children, plus 1 space per employee 1 space per 3 seats 1 space per 2 employees or 500 square feet of gross floor area, whichever is less 4 spaces per trailer Not applicable Not applicable 1 space per 2 employees or 500 square feet of gross floor area, whichever is less A minimum of 1 space provided for each vehicle located at such facility or operated on a daily basis in connection therewith, but in no case shall less than 2 spaces be provided Not applicable 2 spaces per home occupation As required by the Planning Board 1 space per 6 children, plus 1 space per employee 	<ol style="list-style-type: none"> For any building in nonresidential use 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 Zoning Board of Appeals or 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 Zoning Board of Appeals or Town Board. Buffer areas of 50 feet shall be required for special permit uses, except that the Zoning Board of Appeals or 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. Parking for nonresidential uses shall be no closer than 10 feet to any property line or street. Vehicular access shall be no closer than 50 feet to any property line or street intersection, except for home occupations. Accessory structures shall be no closer than 15 feet to the principal building. Storage of boats and trailers shall be restricted from the front yard and, if located in the side or rear yards, shall be screened. For multifamily residences, there shall be 1,000 square feet of usable open space (with minimum dimensions of 25 feet) provided per dwelling unit.