

ZONING

185 Attachment 7

Town of Newburgh

Table of Use and Bulk Requirements
R-1 District -- Schedule 3
[Amended 9-23-1998 by L.L. No. 10-1998; 4-8-2000 by L.L. No. 2-2000; 4-21-2008 by L.L. No. 2-2008; 4-9-2018 by L.L. No. 3-2018]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required								Maximum Permitted		
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)
1. Home occupations ⁶	C1-3, D2	1. Single-family dwellings, not to exceed 1 dwelling unit per lot		40,000	150	150	50	40	30	80	1,500	10%	35	20%
2. Private garage or carport for not more than 4 vehicles	C1-3 D2-7	2. (Reserved)												
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43	C1 and 2 D2-6	3. (Reserved)												
4. Signs in accordance with § 185-14	C1 and 2 D2-6	4. Municipal buildings and town activities.		NA	NA	NA	NA	NA	NA	NA	NA	20%	35	50%
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3, D2 C4, D3 and 4 C3, D1-6		1. Conversion of existing dwellings for multifamily use in accordance with § 185-25	40,000/ 20,000 ²	150	150	50	40	30	80	2,000/1,000 ³	10%	35	20%
			2. Cluster developments in accordance with § 185-26	NA	NA	NA	NA	NA	NA	NA	1,500	10% ⁴	35	20%
			3. Membership clubs providing recreational facilities in accordance with § 185-29	10 acres	300	300	200	200	200	400	NA	15%	35	30%
6. Keeping up to 2 horses on a lot of 2 acres or more	C1 and 2 D2		4. Places of worship, related parish houses, seminaries, dormitories and related activities	2 acres	200	200	50	60	50	100	NA	15%	35	30%
7. Off-street parking as required by the principal use	C1-3 D2 and 3		5. Substance abuse rehabilitation home 6. Community residence for the disabled	60,000	150	150		50			1,000 plus 100 per person	20%		40%
8. Separate living quarters within the permitted structure for persons employed on the premises	All		7. Marinas in accordance with § 185-34	5 acres	200	200	50	0 ⁵	50	100	NA	40%	40	80%
9. Accessory apartments in accordance with § 185-38 ⁶	C1 D2-6	8. Public utility structures and rights-of-way		NA	NA	NA	NA	NA	NA	NA	NA	20%	35	40%
10. Satellite earth stations in accordance with § 185-40	C1 and 2 D2	9. 2-family dwellings, not to exceed 2 dwelling units per lot	10. Semidetached dwellings, not to exceed 2 dwelling units per lot	100,000	200	150	50	40	30	80	1,500	10%	35	20%
11. Nursery school or day care	C1-3 D2-6	10. Semidetached dwellings, not to exceed 2 dwelling units per lot		100,000/ 50,000 ¹	200/100 ¹				30/40 ¹	80/40 ¹				
12. Townhomes in accordance with § 185-34B(3), in the Marina Townhome Overlay District only	D2													
	D7													

NOTES:
¹ Conventional semidetached (two dwelling units per lot), zero lot line (one dwelling unit per lot).
² Forty thousand square feet for first dwelling unit; 20,000 square feet each additional dwelling unit.
³ First dwelling unit, 2,000 square feet; each additional dwelling unit, 1,000 square feet.
⁴ “Lot” applies to the overall parcel.
⁵ No setback required at shoreline.

XXXXX CODE

⁶ Also requires a special permit from the Zoning Board of Appeals.