

ZONING

167 Attachment 2

**Town of Haverstraw
Zoning**
Table of General Bulk Requirements
[Amended 1-22-2001 by L.L. No. 6-2001; 6-26-2017 by L.L. No. 3-2017; 3-8-2021 by L.L. No. 1-2021]

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
|----------|-------|--|--------------------------------|--------------------------|-----------------------------|----------------------------------|---------------------------------|---------------------------------------|---------------------------------|-------------------------|----------------------------|-------------------------------------|--------------------------------------|
| District | Group | Uses ^a | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Frontage (feet) | Required Front Yard Depth (feet) | Required Side Yard Width (feet) | Required Total Side Yard Width (feet) | Required Rear Yard Depth (feet) | Maximum Building Height | Maximum Density (per acre) | Maximum Building Coverage (percent) | Maximum Total Lot Coverage (percent) |
| R-120 | A | 1-family detached residences; all other permitted uses | 120,000 | 200 | 200 | 50 | 40 | 100 | 80 | 2½ stories or 35 feet | N/A | 8% | 18% |
| R-40 | B | 1-family detached residences | 40,000 | 150 | 150 | 50 | 30 | 80 | 50 | 2½ stories or 35 feet | N/A | 12% | 22% |
| | C | All other permitted uses | 60,000 | 150 | 150 | 80 | 80 | 175 | 80 | 2½ stories or 35 feet | N/A | 10% | 20% |
| R-25 | D | 1-family detached residences | 25,000 | 125 | 125 | 35 | 25 | 60 | 40 | 2½ stories or 35 feet | N/A | 18% | 28% |
| | E | All other permitted uses | 35,000 | 125 | 125 | 70 | 70 | 160 | 70 | 2½ stories or 35 feet | N/A | 15% | 25% |
| R-15 | F | 1-family detached residences | 15,000 | 100 | 100 | 30 | 20 | 40 | 35 | 2½ stories or 35 feet | N/A | 25% | 35% |
| | G | All other permitted uses | 22,000 | 100 | 100 | 60 | 60 | 150 | 60 | 2½ stories or 35 feet | N/A | 20% | 30% |
| RG | H | 1-family detached residences | 15,000 | 80 | 80 | 25 | 15 | 30 | 25 | 2½ stories or 35 feet | N/A | 25% | 35% |
| | I | 2-family residences | 22,000 | 100 | 100 | 25 | 20 | 40 | 25 | 2½ stories or 35 feet | N/A | 20% | 30% |
| | J | Multifamily housing, 1-family semiattached residences | 5 acres | 350 | 350 | 75 | 50 | 100 | 75 | 8 stories | 6 units | 30% | 60% |
| | K | All other permitted uses | 35,000 | 125 | 125 | 70 | 70 | 160 | 70 | 2½ stories or 35 feet | N/A | N/A | N/A |
| RMH | L | 1-family detached residences | 15,000 | 80 | 80 | 25 | 15 | 30 | 25 | 2½ stories or 35 feet | N/A | 25% | 35% |
| | M | Mobile homes | 5,000 | 50 | 50 | 20 | 10 | 20 | 10 | 12 feet | N/A | N/A | N/A |
| | N | All other permitted uses | 35,000 | 125 | 125 | 70 | 70 | 160 | 70 | 2½ stories or 35 feet | N/A | N/A | N/A |
| CR | O | Marinas | 5 acres | 250 | 250 | 60 | 40 | 90 | 60 | 2½ stories or 35 feet | N/A | N/A | N/A |
| | P | All other permitted uses | 60,000 | 150 | 150 | 60 | 40 | 90 | 60 | 2½ stories or 35 feet | N/A | N/A | N/A |
| PO | Q | All permitted uses | 20,000 | 100 | 100 | 50 | 25 to 35 ^c | 50 to 70 ^d | 30 | 2½ stories or 35 feet | N/A | N/A | N/A |
| C | R | All permitted uses | 10,000 | 100 | 100 | 25 | 10 to 25 ^b | 25 to 35 ^e | 25 | 2½ stories or 35 feet | N/A | N/A | N/A |
| PIO | S | All permitted uses | 40,000 | 150 | 150 | 100 | 50 | 100 | 50 | 2½ stories or 35 feet | N/A | N/A | N/A |
| WRD | T | All permitted uses | 25 acres | 150 | 150 | 150 | 50 | 100 | 50 | 8 stories | 6 units | N/A | N/A |
| LA-17 | U | All permitted uses | 10 acres | 150 | 130 | 35 | 35 | 70 | 35 | 40 | 17 units | N/A ^e | 50% |

NOTES:

^a Specific bulk requirements may apply for special permit uses; refer to Zoning Law for specific requirements.^b When adjacent to a nonresidential district or use, 10 feet shall be required; when adjacent to a residential district or use, 25 feet shall be required.^c When adjacent to a nonresidential district or use, 25 feet shall be required; when adjacent to a residential district or use, 35 feet shall be required.^d When adjacent to a nonresidential district or use, 50 feet shall be required; when adjacent to a residential district or use, 70 feet shall be required.^e The minimum floor area ratio (FAR) shall be 0.6.