

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 ^c	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.