

Chapter A. Appendix a, Table of General Use Requirements

§ A-11. HB District.

A. Uses permitted by right:

- (1) Uses of the Village of Spring Valley.
- (2) Uses of other governments.
- (3) Business or professional offices.
- (4) Parking lots or parking garages of the Village of Spring Valley.
- (5) Stores for sales at retail or performance of customary personal services or services clearly incident to retail sales, but not including sales of automobile parts or accessories involving installation at the point of sale.
- (6) ^[1]Commercial indoor recreation facilities.
[1] Editor's Note: Former Subsection A(6), Retail laundries or retail dry cleaners, was repealed 3-10-1987 by L.L. No. 3-1987.
- (7) Theaters.
- (8) Auditoriums.
- (9) Banks.
- (10) Business or trade schools.
- (11) Libraries, museums or art galleries.
- (12) Medical laboratories.
- (13) ^[2]Miniwarehousing.
[2] Editor's Note: Former Subsection A(13), Restaurants or cafeterias, was repealed 3-10-1987 by L.L. No. 3-1987.
- (14) Retail laundries, laundromats or retail dry cleaners.
[Added 3-8-1988 by L.L. No. 3-1988]
- (15) Restaurants and cafeterias.
[Added 3-8-1988 by L.L. No. 3-1988]
- (16) Churches or other places of worship.
[Added 4-11-1995 by L.L. No. 1-1995]
- (17) Fast-food restaurant.
[Added 9-19-1995 by L.L. No. 2-1995]

B. Uses by special permit of the Village Board:

- (1) Public utility buildings or structures.

- (2) Business, administrative or headquarters offices for philanthropic institutions.
- (3) Mixed-use development (in accordance with § **255-28K**).
- (4) ^[3]Mortuaries or funeral homes.
[3] Editor's Note: Former Subsection B(4), Cabarets and bars, was repealed 4-28-1992 by L.L. No. 1-1992.
- (5) Commercial parking lots for private passenger vehicles, but not for storage of used or new motor vehicles for sale or for hire.
- (6) Auction houses or flea markets.
- (7) Hotels.
- (8) Motels.
- (9) Veterinary hospitals, including boarding or care of small animals.
- (10) ^[4]Automobile sales and service agencies, including accessory repair shops, or outdoor storage of motor vehicles.
[4] Editor's Note: Former Subsection B(10), Restaurants and cafeterias, as amended 3-10-1987 by L.L. No. 3-1987, was repealed 3-8-1988 by L.L. No. 3-1988.
- (11) Gasoline service stations.
- (12) Motor vehicle repair shops
- (13) Automotive washing facilities.
- (14) Printing plants. ^[5]
[5] Editor's Note: Former Subsection A(17), Retail laundries, laundromats or retail dry cleaners, added 3-10-1987 by L.L. No. 3-1987, which immediately followed this subsection, was repealed 3-8-1988 by L.L. No. 3-1988.
- (15) Automobile rental agencies.
 [Added 8-11-1987 by L.L. No. 13-1987]
- (16) Adult entertainment use businesses.
 [Added 8-13-1996 by L.L. No. 3-1996]

C. Accessory uses permitted by right:

- (1) Noncommercial greenhouses and minor accessory buildings.
- (2) Private garages, carports or parking for private passenger vehicles.
- (3) Signs, as provided in Chapter **209**.
- (4) Parking lots or parking garages.
- (5) Newsstands.
- (6) Not more than three electronic games accessory to a restaurant, theater or indoor recreation facility subject to the applicable requirements of § **255-28H**.
 [Amended 4-11-1995 by L.L. No. 1-1995]
- (7) Caretaker apartment.
 [Added 1-10-2006 by L.L. No. 1-2006]
- (8) Hotels and motels only shall be permitted to have the following accessory uses:
 [Added 3-11-2008 by L.L. No. 3-2008]

- (a) One apartment with or without kitchen facilities for the use of the hotel or motel manager or caretakers and his/her family.
 - (b) One coffee shop or restaurant for motels and hotels with no more than 50 units. For motels and hotels of over 50 units, a restaurant and a coffee shop are permitted.
 - (c) Amusements and sports facilities for the exclusive use of hotel or motel guests, including:
 - [1] Swimming pool.
 - [2] Children's playground.
 - [3] Tennis and other game courts.
 - [4] Game or recreation rooms.
 - (d) Office and lobby, provision of which shall be mandatory for each hotel or motel.
 - (e) Meeting and/or conference rooms.
- D. Minimum off-street parking spaces:
- (1) Uses of the Village of Spring Valley: N/A.
 - (2) Uses of other governments: N/A.
 - (3) Public utility buildings or structures: at least one parking space for each 250 square feet of floor area.
 - (4) Retail sales and services: at least one parking space for each 250 square feet of floor area.
 - (5) Commercial indoor recreation facilities: at least one parking space for each 300 square feet of floor area.
 - (6) Auditoriums: at least one parking space for each 4% capacity, plus 10 spaces.
 - (7) Banks: at least one parking space for each 250 square feet of floor area.
 - (8) Business or trade schools: at least one parking space for each 100 square feet of floor area or per two students, whichever is less.
 - (9) Libraries, museums or art galleries: at least one parking space for each 300 square feet of floor area.
 - (10) Medical laboratories: at least one parking space for each 250 square feet of floor area.^[6]
 [6] *Editor's Note: Original Section 301.10D13, Cabarets and bars, which immediately followed this subsection, was deleted 4-11-1995 by L.L. No. 1-1995.*
 - (11) Mortuaries and funeral homes: at least one parking space for each 75 square feet of net usable floor area.
 - (12) Restaurants or cafeterias: at least one parking space for each 75 square feet of floor area.
 - (13) Theaters: at least one parking space for each 75 square feet of floor area.
 - (14) Hotels and motels: at least one parking space for each unit available for rent, plus one per each two employees in the maximum work shift. If the hotel or motel has a coffee shop, restaurant, conference room or other accessory use which individually occupy more than 10% of the gross floor area of the principal structure exclusive of indoor/covered parking areas, the following off-street parking requirements shall be additionally required: coffee shop and restaurant at least one parking space for each 75 square feet of floor area; conference room at least one parking space for each 4% of maximum occupancy of the conference room, plus 10 spaces.
 [Amended 3-11-2008 by L.L. No. 3-2008]

- (15) Veterinary hospitals: at least one parking space for each 250 square feet of floor area or two spaces for each three employees, whichever is less.
- (16) ^[7]Motor vehicle sales or rentals, including accessory repair shops: at least one parking space for each employee, plus one for one-fifth (1/5) of the storage capacity of rental vehicles.
[7] Editor's Note: Former Subsection D(16), Fast-food restaurants, was repealed 3-8-1988 by L.L. No. 3-1988.
- (17) Motor vehicle service stations: at least one parking space for each 100 square feet of floor area.
- (18) Auto laundries: at least one parking space for each two employees.
- (19) Printing plants: at least one parking space for each 500 square feet of floor area.
- (20) Auction houses, flea markets: at least one parking space for each 75 square feet of floor area, plus one parking space for each two employees.
- (21) Miniwarehousing: at least one parking space for each 2,000 square feet of floor area.
- (22) Churches or other places of worship: at least one parking space for each 200 square feet of floor area, but not less than one space for each four seats.
[Added 4-11-1995 by L.L. No. 1-1995]
- (23) Caretaker apartments: at least one parking space per dwelling unit.
[Added 1-10-2006 by L.L. No. 1-2006]

E. Additional use requirements:

- (1) A buffer with a minimum dimension of the respective required yard may be required as a condition of approval for any special permit use in Subsection **B** where such uses may affect the residential character of the neighborhood. Such buffer area may be reduced where local conditions warrant and substitute measures are prescribed for the protection of neighboring properties or where the adjacent use is similar to that proposed for special permit approval. For dormitories, a minimum buffer of 50 feet shall be required.^[8]
[8] Editor's Note: Former Subsection E(2), (3), (4) and (5), which immediately followed this subsection and dealt with maximum density, number of bedrooms, landscaped areas and location of living quarters, respectively, were repealed 5-22-1990 by L.L. No. 7-1990.
- (2) All retail, sales and service establishments and accessory storage and servicing of goods shall be within completely enclosed buildings. No production of goods is permitted, and all processing and servicing of goods shall be limited to 50% of the floor area and in no event shall occupy more than 1,000 square feet in such establishment.
- (3) In addition to required parking, for buildings with retail sales and service establishments, one loading berth shall be provided for each 10,000 to 25,000 square feet of floor area, and one additional loading berth shall be provided for any additional 25,000 square feet of floor area or fraction thereof.
- (4) The primary business entrance, show window and sign and the vehicular entrances shall be located where approved by the Planning Board and shall be located so as to give consideration to the distances from residential district boundaries and the uses existing or permitted in said residential districts.
- (5) Accessory outdoor storage areas shall be screened by fencing and landscaping from adjoining residential districts and from the street.
[Added 4-11-1995 by L.L. No. 1-1995]
- (6) Caretaker apartments must be attached to the principal building, and the use is limited to person(s) who are employed by the owner of a multifamily dwelling, mortuary or funeral home to provide care-taking and/or security services to the multifamily dwelling mortuary or funeral

home and members of their immediate family. Rent, if any, for the caretaker apartment shall be below fair market value, which is defined as 110% of the fair market rent for a comparable apartment in Rockland County as established annually by the United States Department of Housing and Urban Development.

[Added 1-10-2006 by L.L. No. 1-2006]