

ZONING

300 Attachment 4

**Town of New Windsor
Neighborhood Commercial (NC)
Table of Use/Bulk Regulations
[Amended 9-7-2016 by L.L. No. 2-2016]**

| | A | B | C | D | E | F | G | H | I | J | K | L |
|---|---|---|---|--------------------------|----------------------------------|---|---------------------------------|---------------------------------|--------------------------------|------------------|--|-------------------------------------|
| | Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated) | Uses Requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated) | Minimum Gross Lot Area (and Net, if provided) (square feet unless otherwise designated) | Minimum Lot Width (feet) | Required Front Yard Depth (feet) | Required Side Yard/ Total Both Yards (feet) | Required Rear Yard Depth (feet) | Required Street Frontage (feet) | Maximum Building Height (feet) | Floor Area Ratio | Minimum Livable Floor Area (square feet) | Developmental Coverage (percentage) |
| 1 | Indoor and outdoor recreational facilities and structures; see § 300-19 for additional requirements | | 5 acres | 200 | 100 | 50/100 | 50 | 50 | 50 | N/A | N/A | 85% |
| 2 | Places of worship, including parish houses | | 3 acres | 125 | 45 | 20/40 | 50 | 70 | 35 | N/A | N/A | 85% |
| 3 | Retail stores and banks | Living quarters for not more than 1 family located within each permitted commercial building on each lot for the use of the owner or caretaker of the permitted use or uses housed in such buildings Dry-cleaning establishments | 10,000 | 100 | 40 | 15/35 | 15 | N/A | 35 | 1 | N/A | 85% |
| 4 | Personal service establishments | Laundromats | | | | | | | | | | |

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| 5 | Eating and drinking places, including catering establishments | Trailers for business, office and commercial purposes not exceeding 6 months' duration | | | | | | | | | | |
| 6 | Professional, business, executive, administrative, medical and veterinarian offices and buildings | | | | | | | | | | | |
| 7 | | Commercial dog or veterinary kennels; see § 300-23 | 10 acres | 300 | 100 | 100/200 | 75 | 50 | 18 | N/A | N/A | 85% |
| 8 | Service establishments furnishing consumer services but excluding gasoline stations and new and used motor vehicle sales, storage, repair or service | | 10,000 | 100 | 40 | 15/35 | 15 | N/A | 35 | 1 | N/A | 60% |
| 9 | Clubs, such as fraternal, social, political, etc. | | | | | | | | | | | |
| 10 | | Private schools and colleges and other education institutions, other than trade and technical schools | 20 acres | 300 | 100 | 100/200 | 100 | 100 | 50 | N/A | N/A | 20% |

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| 11 | | Gasoline stations, convenience stores, car washes and car rental facilities, or a combination thereof. Repair garages, including used car sales ancillary to the repair garage not to exceed 10 cars at any given time. | 40,000 | 200 | 60 | 30/70 | 30 | N/A | 12 inches per foot of distance to the nearest lot line | 0.5 | N/A | 85% |
| 12 | | Hotels and motels | 100,000 | 200 | 60 | 30/70 | 30 | N/A | 12 inches per foot of distance to the nearest lot line | 0.7 | N/A | 85% |
| 13 | Buildings, structures and uses owned and operated by the Town of New Windsor and other essential services | | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 14 | | Railroad, public utility, radio and television transmission antennas and rights-of-way | (Bulk requirements established by the Planning Board) | | | | | | | | | |