

ZONING

167 Attachment 11

**Town of Haverstraw  
Zoning  
Table of General Use Requirements**

**C Commercial District**

[Amended 2-9-2004 by L.L. No. 2-2004; 11-13-2017 by L.L. No. 10-2017; 12-12-2023 by L.L. No. 13-2023; 9-10-2024 by L.L. No. 1-2024]

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District	Uses Permitted by Right	Uses by Special Permit of Zoning Board of Appeals, Subject to Article V	Uses by Special Permit of the Town Board, Subject to Article V	Permitted Accessory Uses	Permitted Accessory Signs	Off-Street Parking		Minimum Off-Street Loading Berths	Additional Use Regulations
						Use	Minimum Number of Spaces		
C	<ol style="list-style-type: none"> <li>Commercial recreational establishments, such as theaters, bowling alleys, restaurants, tearooms and/or outdoor cafes</li> <li>Convention and catering facilities</li> <li>Retail drug, food, hardware, stationery and tobacco stores, newsstands, pickup and delivery stores for dry cleaning and laundry, packaged liquor stores, barbers and beauty parlors, tailoring and shoe repair establishments, pet shops, photographic studios, auto supplies, office supplies, electrical supplies, equipment and lighting fixtures, home appliances, floor coverings, bakeries, picture framing, sporting goods, furniture, shoes, health care and beauty aids, china and giftware, florists and floral decorating, video rental stores, upholsterer, banks, auto supply, appliance and jewelry stores, clothing and department stores, printing shops, funeral homes, frozen-food lockers, sale of grain feed, agricultural products, building materials and/or monuments.</li> <li>Bus stops, provided that there is no maintenance, repair or storage of commercial vehicles on the premises and sufficient off-street parking space for passengers and employees is provided</li> <li>Public buildings, such as fire stations, police stations and post offices</li> <li>Libraries, museums and art galleries</li> </ol>	<ol style="list-style-type: none"> <li>Dry-cleaning establishments, launderette, laundromat and coin-operated laundry establishments to be open during such hours as the Board of Appeals shall deem proper and to be permitted pursuant to such other conditions and safeguards as the Board of Appeals shall deem necessary and appropriate</li> <li>Trailers for business, office and/or commercial purposes on a temporary nonrenewable basis</li> <li>Wholesale sales</li> <li>Antique shops</li> <li>Amusement centers</li> <li>Public utility substations or pumping stations</li> <li>Auction establishments</li> <li>Schools of general instruction</li> <li>Schools of special instruction</li> <li>Car wash, provided that there shall be adequate space on the lot for the queueing of not less than 15 automobiles for each automatic car wash on the premises</li> <li>Telephone exchanges</li> <li>Gasoline service stations and/or one-stop gas stations on lots with an area of at least 40,000 square feet and a minimum lot frontage of 300 feet, provided that all facilities, including permitted signs, service islands, etc., shall be set back from the street the same distance as is required for buildings, and further provided that there shall not be a service station or a permit outstanding for same within 1,000 feet of any property line</li> <li>Restaurants with live entertainment</li> <li>Clubhouses</li> <li>Community centers</li> <li>Automobile or trailer sales area</li> <li>Oil change/ lubrication facilities shall be allowed at car wash facilities by special permit of the Town Board.</li> </ol>	<ol style="list-style-type: none"> <li>Accessory production and servicing of goods, subject to Column 9, Nos. 2 and 3</li> <li>Accessory storage, subject to Column 9, No. 4</li> <li>Accessory parking</li> <li>Accessory loading</li> <li>Accessory signs</li> <li>Accessory storage of retail goods to be sold or delivered to customers on the premises, subject to Column 8, No. 1</li> </ol>	<ol style="list-style-type: none"> <li>Business signs with total sign area per establishment not to exceed 10% of the sign wall area and in no event more than 120 square feet. For any business use conducted such as filling station, public parking lot or similar use, primarily in the open, the total sign area shall be not more than 1 square foot for each foot of plot frontage, not to exceed 120 square feet.</li> <li>A sign consisting only of the name of an establishment, painted directly on an awning, with a sign area not to exceed 10 square feet, is permitted. However, the sign area and illumination portion of any 1 sign shall not exceed 1/2 the total permitted, and the interior angle between the exterior faces of all signs shall not exceed 90°.</li> <li>For any structure or lot for sale or for rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 15 feet from the designated street line. Such temporary use shall cease within 7 days after sale or rental is consummated.</li> <li>For any premises for sale or rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 15 feet from the designated street line. Such temporary use shall cease within 7 days after sale or rental is consummated.</li> </ol>	<ol style="list-style-type: none"> <li>Commercial and retail uses not listed elsewhere</li> <li>Wholesale sales</li> <li>Dry-cleaning, rug-cleaning, wholesale sales or storage establishments</li> <li>Funeral homes</li> <li>Bus stops</li> <li>Schools of general or special instruction</li> <li>Offices and public buildings</li> <li>Libraries, museums, art galleries</li> <li>Temporary trailers, launderette, laundromat and coin-operated laundry establishments</li> <li>Restaurants, tearooms and outdoor cafes</li> <li>Telephone exchanges</li> <li>Tennis clubs</li> <li>Public utility substations</li> <li>Theaters</li> <li>Bowling alleys</li> <li>Gasoline service stations and/or one-stop gas stations</li> </ol>	<ol style="list-style-type: none"> <li>1 space per 150 square feet of gross floor area</li> <li>1 space per every 600 square feet of gross floor area</li> <li>1 space per every 300 square feet of gross floor area</li> <li>1 space per every 5 seats</li> <li>Subject to site plan approval by the Planning Board</li> <li>1 space per every 6 seats or students</li> <li>1 space per every 150 square feet of gross floor area</li> <li>1 space per every 200 square feet of gross floor area, but not less than 1 space for each 5 seats</li> <li>1 space per every 150 square feet of gross floor area</li> <li>1 space per every 3 seats</li> <li>1 space per 2 employees or 500 square feet of gross floor area, whichever is less</li> <li>4 spaces per court</li> <li>1 space per every 2 employees or 500 square feet of gross floor area, whichever is less</li> <li>1 space per every 3 seats</li> <li>4 spaces per alley</li> <li>1 space per every 100 square feet of gross floor area</li> </ol>	<ol style="list-style-type: none"> <li>For wholesale sales, dry-cleaning, rug-cleaning establishments and laundries, 1 berth for 5,000 to 10,000 square feet of floor area and 1 additional berth for each additional 10,000 square feet of floor area or major portion thereof</li> <li>For funeral homes, 1 berth for each chapel (such berths shall be at least 12 feet wide, 20 feet long and 8 feet high)</li> <li>For a public library, museum or art gallery with floor area of 10,000 square feet, 1 berth; for each additional 25,000 square feet or major fraction thereof, 1 additional berth</li> <li>For retail sales and service establishments, 1 berth for 8,000 to 25,000 square feet of floor area, and 1 for each additional 25,000 square feet of floor area or major fraction thereof</li> </ol>	<ol style="list-style-type: none"> <li>Adjacent to residential district boundaries, all illuminated faces of directly illuminated signs within 150 feet of such boundary shall be placed at an angle of at least 90° with such boundary line.</li> <li>All accessory production and servicing of goods and all permitted manufacturing uses shall be carried on within completely enclosed buildings, and the floor area used for such purposes shall be limited to 1,000 square feet.</li> <li>The following uses and all storage of goods accessory to such uses shall be within completely enclosed buildings: retail and wholesale sales and service establishments (except sales of agricultural products and monuments), printing shops, commercial recreation establishments (except carnivals and circuses, driving ranges and miniature golf courses), parking garages, automotive repair shops, car washes and warehouses.</li> <li>Buffer areas. No parking, loading or storage areas shall be provided within 25 feet of any residential district, and such buffer strips shall be landscaped so as to screen such areas from said adjoining districts.</li> <li>All retail sales and service establishments and accessory storage 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 more than 1,000 square feet. Not more than 3 persons shall be employed in such processing and servicing establishments.</li> <li>The primary business entrance, show window and sign and the vehicular entrances shall be located where approved by the Planning Board, Zoning Board of Appeals or Town Board and shall be located as to give consideration to the distances from a residential district and the uses existing or permitted in such residential district.</li> <li>Any uses permitted in this district and located on a plot and plot line which lies</li> </ol>	

HAVERSTRAW CODE

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	7. Offices: professional, governmental and business 8. Cannabis business – retail 9. Cannabis and tobacco paraphernalia shop 10. Self-storage facility, indoor					17. Auction establishments 18. Car wash 19. Convention and catering facilities 20. Antique stores 21. Automobile or trailer sales area 22. Clubhouses and community centers 23. Amusement centers	1 space per every 75 square feet of gross floor area 1 space per employee 1 space per every 3 seats 1 space per every 150 square feet of gross floor area 2 spaces per employee 1 space per every 200 square feet of gross floor area, but not less than 1 space for each 5 seats 1 space per every 300 square feet of gross floor area		within 25 feet of a residential district boundary shall be screened along such lot line, and any floodlighting shall be arranged so that there will be no glare of lights toward such district boundary or adjacent street. Such regulations shall apply to parking lots and parking garages. 8. Noise levels at any point along the boundary of this district abutting a residential district shall comply with the standards employed by the Rockland County Department of Health. 9. In addition to the particular requirements for any use listed in Columns 3 and 4, the Zoning Board of Appeals or Town Board may require fences, safety devices, landscaping, screening, access roads and/or buffer areas. 10. No use in Column 3 or 4 shall be permitted for which access shall not be sufficient and suitably located to accommodate prospective traffic in a manner which will not create traffic hazards on adjacent highways, as determined by the Board of Appeals or Town Board. 11. Buffer areas of 50 feet shall be required for special permit uses, except that the Board of Appeals or Town Board may reduce the width of buffer areas no more than 30 feet where local conditions indicate that protection for neighboring properties may be reasonably provided. Such buffer areas shall be permanently landscaped and maintained in harmony with the landscaping or natural growth in the neighborhood. 12. Parking for nonresidential uses shall be no closer than 10 feet to any property line or street. Vehicular access shall be no closer than 50 feet to any property line or street intersection. 13. For cannabis business – retail, see Zoning Code § 167-13.1. 14. For self-storage facility, indoor, see Zoning Code § 167-13.2.