

ZONING

185 Attachment 6

Town of Newburgh

Table of Use and Bulk Requirements
AR District -- Schedule 2
[Amended 9-23-1998 by L.L. No. 10-1998; 4-8-2000 by L.L. No. 2-2000]

A. Accessory Uses	B. Permitted With	C. Permitted Uses	D. Uses Subject to Site Plan Review by the Planning Board	Minimum Required								Maximum Permitted			
				Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	1 Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area Per Dwelling Unit (square feet)	Lot Building Coverage (percent)	Building Height (feet)	Lot Surface Coverage (percent)	
1. Home occupations ³	C1-3, D1 and 2	1. Single-family dwellings, not to exceed 1 dwelling unit per lot		40,000	150	150	50	50	30	80	900	10%	35	20%	
2. Private garage or carport for not more than 4 vehicles	C1-3 and 5 D1-12	2. (Reserved)													
3. Garden house, toolshed, wading or swimming pool or tennis court in accordance with § 185-43	C1-3 D1-3, 10-12	3. (Reserved)													
4. Signs in accordance with § 185-14: a. Professional b. Institutional c. Identification	C1-3, D1, 2 and 8 C4, D4-7, 11, 12 C3-5, D1-12	4. Municipal buildings and town activities		NA	NA	NA	NA	NA	NA	NA	NA	20%		50%	
		5. Agricultural operations, as follows: a. Growing of field, greenhouse and garden crops, vineyards, orchards and nurseries		40,000	150	150	50	40	30	80	NA	NA		NA	
		b. Keeping of livestock		20 acres	150	150	50	40	30	80	NA	NA		NA	
		c. Keeping of fowl		10 acres	150	150	50	40	30	80	NA	NA		NA	
5. Keeping up to 5 (total) dogs or cats over 6 months of age	C1-3 and 5 D1-3, 8-12		1. Cluster developments for single-family dwellings in accordance with § 185-26	NA	NA	NA	NA	NA	NA	NA	900	10% ²			20%
6. Keeping up to 2 domestic animals, excepting dogs and cats, and up to 25 fowl on lots of 2 acres or more	C1-3 and 5 D1, 3-9		2. Membership clubs in accordance with § 185-29: a. Providing outdoor recreational facilities	10 acres	300	300	200	200	200	400	NA	15%			
7. Off-street parking as required by the principal use	All		b. Providing nonrecreational facilities	2 acres	150	150	50	50	50	100	NA	20%			40%
8. Off-street parking for commercial vehicles in accordance with § 185-13	C5 D3-9		3. Places of worship, parish houses, seminaries, convents, dormitories and related activities												
			4. Nursery schools for preschool children												
9. Separate living quarters within the permitted structure for persons employed on the premises	C1-3 and 5 D1-12		5. Schools for general education, including colleges, with related facilities	5 acres	300	300	75	50	50	100	NA	15%			50%
10. Fuel tanks in accordance with § 185-39	C5, D6 and 7		6. Hospitals and nursing homes for general medical care												
11. Satellite earth stations in accordance with § 185-40	C1-5 D1-12		7. Veterinarians' offices, in accordance with § 185-45	2 acres	200	200	50	50	40	80	NA	10%			20%
12. Accessory apartments in accordance with § 185-38 ³	C1 D1 and 2		8. Commercial kennels	10 acres	400	500	100	150	150	300	NA	5%	25	10%	
13. Barns, silos, produce-storage structures and packing warehouses not within 50 feet of any lot line		C5		9. Mobile home courts, in accordance with § 185-23	20 acres	200	300	50	50	50	100	500	20%	15	40%
				10. Community residence for the disabled	60,000	150	150	50	50	50	100	1,000 plus 100 per person		35	40%
			11. Substance abuse rehabilitation home												
			12. Public utility structures and rights-of-way	NA	NA	NA	NA	NA	NA	NA	NA				
14. Seasonal roadside stands in accordance with § 185-44	C5		13. 2-family dwellings, not to exceed 2 dwelling units per lot	100,000	200	150	50	40	30	80	900				
			14. Semidetached dwellings, not to exceed 2 dwelling units per lot	100,000/50,000 ¹	200/100 ¹	150	50	40	30/40 ¹	80/40 ¹					

NEWBURGH CODE

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(Cont'd)

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15. Outdoor storage of farm equipment in other than a front yard	C5													
16. Veterinarians’ offices in accordance with § 185-45	D9													
17. Nursery school or day care	D1													

NOTES:
1 Conventional semidetached [two (2) dwelling units per lot], zero lot line [one (1) dwelling unit per lot].
2 “Lot” applies to the overall parcel.
3 Also requires a special permit from the Zoning Board of Appeals.