

Suburban Residential (R-3)
Table of Use/Bulk Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right <small>(all uses require Planning Board site plan approval unless otherwise indicated)</small>	Uses requiring a Special Use Permit <small>(issued by the Planning Board unless otherwise indicated)</small>	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	One family dwellings, not to exceed 1 dwelling per lot, with public water and sewer services. (site plan approval not required)	Home occupations per § 300-89. (not permitted in two-family dwellings)	40,000/40,000	150 ⁱ	40	30/60	40	70	35	N/A	1,500	25
2	One family dwellings, not to exceed 1 dwelling per lot, without public water and sewer services. (site plan approval not required)	Convalescence facilities with central water and sewer facilities	60,000/40,000	150 ⁱⁱ	45	40/80	50	70	35	N/A	1,500	25
3	Two-family dwellings, not to exceed 1 building per lot, with public water and sewer services. (site plan approval not required)		60,000/40,000	150	40	40/80	40	70	35	N/A	1,500 each	25
4	Two-family dwellings, not to exceed 1 building per lot, without public water and sewer services. (site plan approval not required)		80,000/60,000	175	50	50/100	50	70	35	N/A	1,500 each	25
5	Raising of field and garden crops, vineyard and orchard farming and the maintenance of nurseries. ⁱⁱⁱ		5 Acres									
6	Indoor and outdoor recreational facilities and structures. See § 300-19 for additional requirements.		3 Acres	200	50	50/100	50	50	40	N/A	N/A	20 (if indoor) and 60 (if outdoor)
7		Commercial forestry.	5 Acres	200	100	50/100	50	50	40	N/A	N/A	20

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8	Places of worship, including parish houses.		3 Acres	125	45	20/40	50	70	35	N/A	N/A	60
9		Cemeteries and Mausoleums.	10 Acres	500	100	200/400	200	50	18	N/A	N/A	20
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
11		Philanthropic or eleemosynary institutions, hospitals or sanatoriums for general medical care.										
12		Private schools for education below 7th grade.	5 Acres	125	45	40/80	50	70	35	N/A	1,200	25
13		Annual membership clubs providing recreational facilities subject to § 300-19.	5 Acres	175	50	50/100	50	50	40	N/A	N/A	60
14	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

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15		Railroad, Public Utility, radio and television transmission antennas and rights of way.	[Bulk requirements established by the Planning Board]									

ⁱ Reduced to 125 feet if greater than 50% road frontage on a cul-de-sac.

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ⁱⁱⁱ Provided that there shall be no stabling or similar animal housing nor storage of manure or other odor or dust producing substance or use, except spraying and dusting to protect vegetation, within 50 feet of any lot line.