



CITY OF NEWBURGH, NY

ZONING UPDATE

DECEMBER 10, 2014

City of Newburgh Zoning Update

Goals of the rezoning process:

- To recognize our underlying 'as built' city
- Streamline the project review process
- To become more Developer friendly
- To provide the means to increase ratables



City of Newburgh Zoning Update

- **GNP/AKRF draft July 2014 – included recognition of public comments to date.**
- **Council accepted lead agency, and closed the public comment.**
- **The City Clerk and Planner compiled all comment which have been tabulated and reviewed.**
- **Key Issues & Next Steps**



Future Land Use Plan 2008 Map



Figure 4-1:
Future Land Use Map

Future Land Use Plan Proposed Zoning Changes

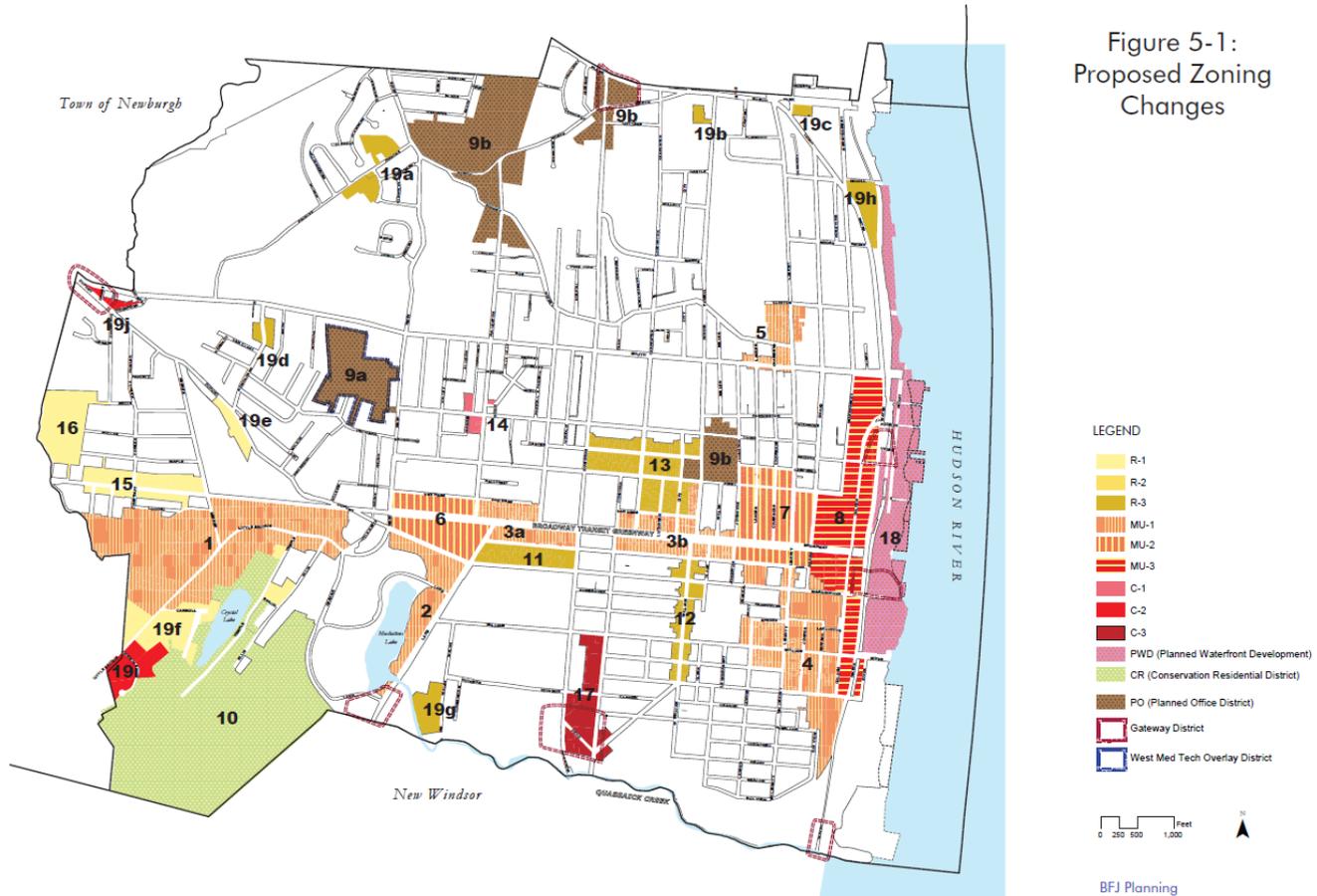


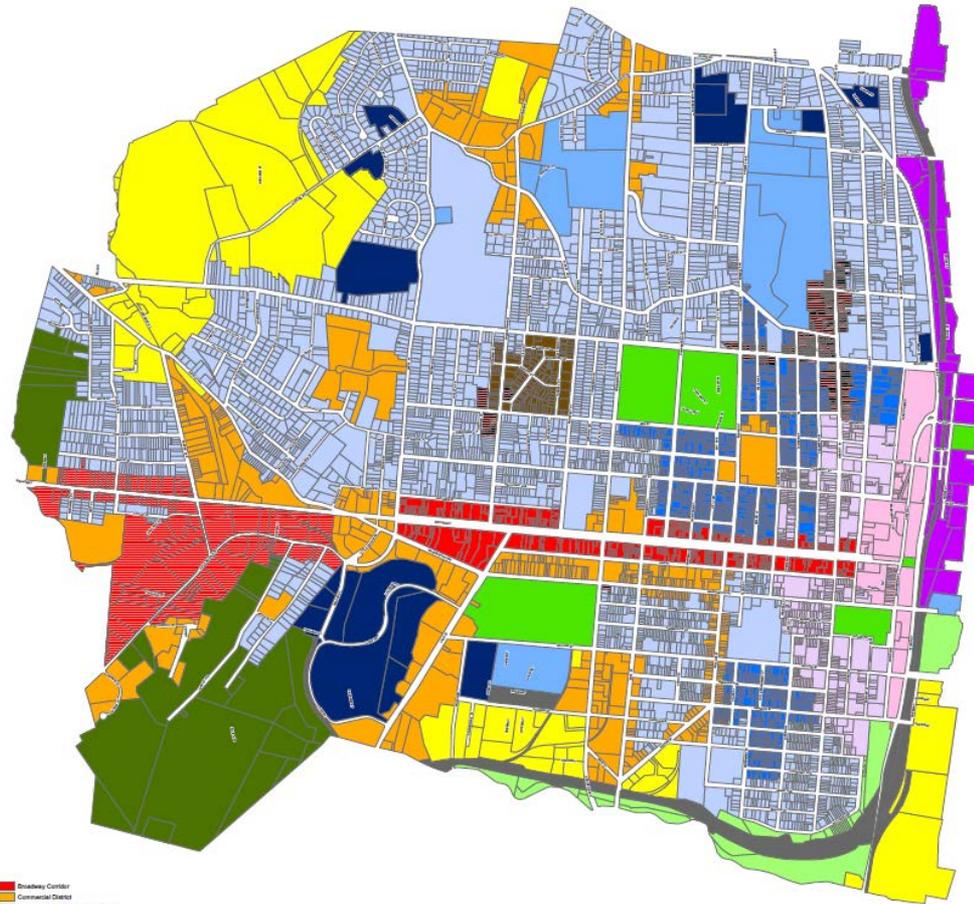
Figure 5-1:
Proposed Zoning
Changes

LEGEND

- R-1
- R-2
- R-3
- MU-1
- MU-2
- MU-3
- C-1
- C-2
- C-3
- PWD (Planned Waterfront Development)
- CR (Conservation Residential District)
- PO (Planned Office District)
- Gateway District
- West Med Tech Overlay District



City of Newburgh Zoning Update



- Broadway Corridor
- Commercial District
- Conservation Development District
- Industrial District
- Institution
- Open Space
- Park
- Planned Waterfront District
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Utility
- Waterfront Gateway
- Planned Waterfront District
- Neighborhood Commercial Overlay
- Commercial District Overlay
- Colonial Terrace Overlay
- Downtown Neighborhood Overlay



City of Newburgh Zoning Update

Proposed protections

- Waterfront Protection Overlay
- East End Historic District Overlay
- Colonial Terraces Design District Overlay
- Neighborhood Commercial District Overlay
- Viewshed protection

Review process, future adaptations, and issues we face

- CLG review
- Sewer, water and infrastructure
- Parking



Schedule of Allowable Uses

Use	Res - 1	Res - 2	Res - 3	Commercial	Industrial	PO	Conservation Development District	Broadway Corridor (BC)	Downtown Neighborhood (DN)	Waterfront Gateway (WG)	Planned Waterfront District (PWD)
Apartment House		P*	P				P*	P	P	P*	P*
Two or Three Family Dwelling (new Construction)	P	P	P				P*		P		
Two or Three Family Dwelling (in an existing structure)	P	P	P				P*	P	P	P*	P*
Row or Attached Dwelling (Townhome)	P	P					P*		P	P*	P*
Two-Family Detached Dwelling	P	P	P				P*		P	P*	
One-Family Detached Dwelling	P	P	P				P*		P	P*	P*
Residential Care Facility	S	S	S				P*	P	P	P*	P*
Cooperative House	p	p	p					p	p	p*	p*
Accessory Apartment	A	A	A								
Bed & Breakfast	A;S	A;S	A;S				A;S	A;S	A;S	A;S	A;S
AirBnB	A	A	A				A	A	A	A	
Boarding House	S	S									
Customary Home Occupation	A;S	A;S	A;S				A;S	A;S	A;S	A;S	A;S
Rooming House				S				S	S	S	S
Mixed Use with Residential		P*	P*					P*	P*	P*	P*
Live Work		P*	P*					P*	P*	P*	P*

Schedule of Allowable Uses

Automobile Gas Station			S	S						
Automobile Sales			S	S						
Automobile Service/Repair		S	S	S						
Automobile Wash			S	S						
Boat Repair				p*						S
Distribution Facility/Warehouse				p*						
Dry Cleaner; Commercial Laundry				p*						
Industrial Uses				p*						
Wholesale				p*						

Schedule of Allowable Uses

Buildings, uses or facilities of any Governmental Unit		p*									
Cemetery	p*										
College/University	p*	p*	p*					p*	p*	p*	
Community Center	p*										
Public Parking	S	S	S					S	S	S	S
Dormitories	A	A	A	A	A	A	A	A	A	A	A
Hospital			A	A			A	A	A		
House of Worship	p*	p*	p*	p*				p*	p*	p*	p*
Membership Club				S	S	S	S	p*	p*	p*	p*
Museum				S	S	S	S	p*	p*	p*	p*
Parks, Open Space, Recreational Facilities	P	P	P	P	P	P	p*	P	P	p*	p*
Public Libraries			P					P	P		
School of General Instruction		p*	p*	p*	p*			p*	p*	p*	

Schedule of Allowable Uses

Activity Facility				P*	P*	P*		P	P	P*	P*
Adult Day Care Facility			P*			P*		P	P	P*	P*
Adult Uses				S	S						
Amusement Center				P*	P*	P*		S	S		
Animal Care Facility				S	S			S	S		
Assembly Hall				P*		P*		P	P	P*	P*
Bank				P*	A	P*		P	P	P*	
Bar				P*	P*	P*		P	P	P*	P*
Billiard Parlor				P*	P*			P	P	P*	P*
Bowling Alley				P*	P*			P*	P*	P*	P*
Brewing of malt beverages or distilled spirits primarily for on-Site consumption				P*	P*	P*			P*	P*	
Business or Professional Office				P	P	P		P	P	P*	P*
Cabaret				S	S			P	P	P*	P*
Car Rental				S	P*			S	S	S	S
Child Day Care	S	S	S*	S		P*		P	P	P*	P*
Cottage Industry				S	P*	S		P	P	P*	P*
Drive-Thru (Bank, Restaurant, Pharmacy, etc.)				P*				P*	P*	P*	P*
Funeral Home				P*				P*	P*	P*	P*
Hotel			P*	P*				P	P	P*	P*
Laundromat		P*	P*					P	P		
Motel			P	P				P*			
Marina										P*	P*
Movie or Professional Theater, Indoor Concert Venue			S	S				S	S	S	S
Nursing Home		S	S	S		S	S	P*	P*	P*	P*
Office Park						P*					
Personal Services				P	A			P	P	P*	P*
Restaurant				P*	A			P	P	P*	P*

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New uses recognized – for example

- **Live work**
- **Home Office**
- **Cottage Industry**
- **Activity Centers**



City of Newburgh Zoning Update

Residential areas:

- The Heights
- West end gateway
- Liberty and Grand

High density areas – recognizing the density of the ‘as built’ city

Parking



City of Newburgh Zoning Update

Form Based Code Districts

Boards and Streamlining

- Planning Board, expanded role
- ARC
- Zoning

1 *Broadway Corridor*

The Broadway Corridor (BC) zone applies generally to lots along Broadway from West Street to Grand Street. The primary purpose of the zone is to focus commercial activity along this main thoroughfare.

2 *Downtown Neighborhood*

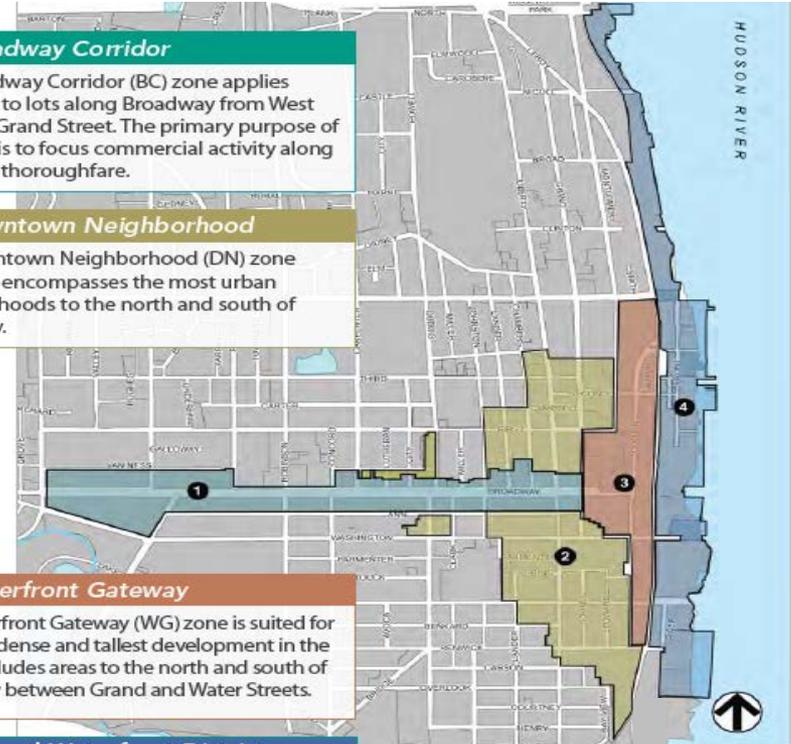
The Downtown Neighborhood (DN) zone generally encompasses the most urban neighborhoods to the north and south of Broadway.

3 *Waterfront Gateway*

The Waterfront Gateway (WG) zone is suited for the most dense and tallest development in the City. It includes areas to the north and south of Broadway between Grand and Water Streets.

4 *Planned Waterfront District*

The Planned Waterfront District (PWD) is the area of downtown generally between Water Street and the Hudson River. It is the historic heart of Newburgh and has been, and is expected to be, the catalyst for the revitalization of the City.



Form-Based Code Districts