

ZONING

43 Attachment 15

Town of Orangetown

**Table of Bulk Regulations**  
 (§ 3.12)  
 LO District  
 LIO District  
 OP District  
 CS District

[Amended 3-12-1990 by L.L. No. 3-1990; 12-12-1994 by L.L. No. 16-1994; 4-8-2014 by L.L. No. 2-2014; 9-27-2016 by L.L. No. 9-2016]

1	2	3	4	5	6	7	8	9	10	11	12
District	Group	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area (See Note 16) (square feet)	Minimum Lot Width (feet)	Minimum Street Frontage (See Note 5) (feet)	Required Front Yard (See Notes 6 and 7) (feet)	Required Side Yard (See Note 2) (feet)	Total Side Yard (feet)	Required Rear Yard (See Note 2) (feet)	Maximum Building Height* (See Note 7)
LO	V	Uses in R-80 allowed in LO District Executive, conference lecture/seminar facilities	Subject to regulations for appropriate use group in R-80 (A, B or C)								
	W		0.40 (See Note 14)	75 acres	Must provide required side yards 300	150	150	150	350	200	3 inches less than or equal to 50 feet
	X	All other uses allowed in LO District (See Notes 2, 3, 4 and 13)	0.40 (See Note 14)	2 acres		150	100	100	200	100	3 inches (See Note 10)
	AA	Fire, police and government buildings	None	None	None	50	100	100	200	100	None
LIO	BB	Uses in R-80 allowed in LIO District	Subject to regulations for appropriate use group in R-80 (A, B or C)								
	BB-1	Individual fitness and training center	Subject to regulations for Use Group QQ (LI District), except as specifically provided at § 8.16								
	CC	All other uses allowed in LIO District (See Notes 2, 3, 4 and 13)	0.40 (See Note 14)	2 acres	300	150	100	100	200	100	3 inches (See Note 10)
	DD	Fire, police and government buildings	None	None	None	50	100	100	200	100	None
OP	EE	All other uses allowed in OP district	0.40 (See Note 14)	Must meet required floor area ratio (See Note 12)	Must provide required side yards	100	150	100 to parking; 200 to structure; 100 to property line	400 from residential property line; 200 from nonresidential property line total greater than or equal to 200	100 to parking; 200 to structure; 100 to property line	3 inches or less than or equal to 94 feet
CS	FF	All other uses allowed in CS District (See Notes 3 and 13)	1.00	2,500	25	25	None or 45	0/12 (See Note 9)	0/25 (See Note 9)	25	1 foot 4 inches from property line for building greater than 22 feet
	FF1 GG	Same as Group B Fire, police and government buildings	0.50 None	1 acre None	100 None	100 50	50 100	20 100	35 200	50 100	1 foot None

NOTES: \* Maximum height in feet or inches per foot of distance from lot line.