

Article II: Districts, Zoning Map and Controls

§ 290-5 Establishment of districts.

- A.** The Town of Clarkstown is hereby divided into the following districts, the respective symbol for each type of district being set forth [Amended 4-7-1976; 6-28-1983; 9-15-1988; 2-24-1998; 4-17-2007 by L.L. No. 3-2007; 7-19-2011 by L.L. No. 5-2011; 12-11-2013 by L.L. No. 3-2013; 8-5-2014 by L.L. No. 8-2014; 3-22-2016 by L.L. No. 5-2016]

Symbol	Title
R-80	Low Density Residence (80,000 square feet)
R-40	Low Density Residence (40,000 square feet)
R-22	Medium Density Residence (22,500 square feet)
R-15	Medium Density Residence (15,000 square feet)
R-10	Medium High Density Residence (10,000 square feet)
LO	Laboratory Office
PO	Professional Office
LS	Local Shopping
CS	Community Shopping
MRS	Major Regional Shopping
LIO	Light Industrial Office
M	Manufacturing
PED	Planned Economic Development
R-160	Conservation Density Residence
MF-1	Multifamily
MF-2	Multifamily
MF-3	Multifamily
AAR	Active Adult Residence
HC	Hamlet Commercial
NS	Neighborhood Shopping
H1	Civic & Cultural
H2	Hamlet Neighborhood
H3	Hamlet Transition
H4	Hamlet Center
CO	Commercial Office
COS	Commercial Office Support

- B.** Each such district may be designated on the Zoning Map referred to in § 290-8, in the use and bulk tables in § 290-11 and elsewhere as shown in the symbol only.

§ 290-6 Purpose of districts.

- A.** R-80. This district is the lowest-density residential district in the town and is mapped in outlying areas away from hamlet centers and generally in areas of more rugged topography.
- B.** R-40. This district is the next to the lowest density residential district and is mapped between the outlying areas of town and subdivisions and can be better served with community facilities and services.
- C.** R-22. This district is in the middle of the range of single-family residential districts and generally on the periphery of the fifteen subdivision areas, and acts as a transitional district between said subdivision areas and the lower density areas.
- D.** R-15. This is the medium-density residential district of the town that is most attractive to subdivision activity and is mapped over a large belt surrounding the hamlet centers.

- E.** R-10. This district permits the highest density of single-family detached housing and therefore is mapped close to the commercial and for the most part reflects the existing residential character of the development.
- F.** [1]LO. This district is designed primarily to provide a restrictive district for a group of certain laboratory and office uses in a part of the district are intended to ensure not only the compatibility of the district uses with each other, but with adjacent districts.
 [1] *Editor's Note: Former Subsections F and G, regarding the RG-1 and RG-2 Districts were repealed 3-22-2016 by L.L. No. 5-2016, and were redesignated as Subsections F through Y, respectively.*
- G.** PO. This district provides areas for professional office services near the hamlet centers and local and community shopping areas and services. This district is often adjacent to residential areas and serves as a transitional district between commercial and residential areas.
- H.** LS. This district offers local shopping convenience goods and services to the surrounding residential areas of the town and is often used in other areas because of specialty items or services.
- I.** CS. This district offers goods and services that are needed by a larger segment of the town, including items of a more specialized nature such as printing shops. This district does attract persons throughout the town but is not meant to be a major attraction to large numbers of persons from other counties.
- J.** RS. This district offers the full range of commercial shopping needs from convenience to shopping specialty items in a location adjacent to major state highways, in order to handle shoppers from the surrounding region.
- K.** MRS. This district offers the full range of commercial shopping center services, including without limitation convenience, shopping centers on a site consisting of at least 30 acres in one or more lots and in a location on or immediately adjacent to major highways in the surrounding region. After October 26, 1999, newly established MRS Districts must consist of at least 75 acres.
 [Amended 10-26-1999]
- L.** LIO. The purpose of the Limited Light Industrial Office District is to permit the development of selected industrial uses on land adjacent to major regional roadways, at the same time protecting the character of the surrounding residential areas or planned residential areas. Manufacturing operations are incidental or accessory to the primary operation of the plant, or allowed by special permit of the Town Board. This district is for industrial land uses characterized by low land coverage, with large year-round landscaped setbacks for protection of residential areas and for developing an industrial parklike setting. The regulations are designed to promote industrial developments using the highest standards and to properly handle any obnoxious and objectionable external effects upon the surrounding residential areas, circulation systems, drainage systems, and other facilities. All references throughout this entire chapter to "LIO Industrial Office" are hereinafter deemed to refer to "LIO Light Industrial Office."
 [Amended 8-8-1995]
- M.** This district permits the full range of office, manufacturing, storage and related uses, subject to performance standards and regulations, and is adjacent to major regional roadways, causing a minimum of disruption to the residential activities of the community, while serving the surrounding region.
- N.** PED. The intent of the PED District is to permit greater flexibility in the design and development of offices, warehousing and other uses not possible under conventional zoning. It is further intended to promote the economic and efficient use of land by permitting the development of offices within an executive park setting. The PED regulations are designed to give the developer a knowledge of the general type of development before completion of detailed designs for every building and parcel, while providing the town with assurances that the overall development is planned and constructed in accordance with an overall conceptual plan for the entire tract.
 [Added 4-7-1976]
- O.** R-160. The Conservation Density Residence District is hereby established to provide protection to the town's scenic resources, steep slopes, large open spaces and scenic vistas, by controlling and limiting development that would otherwise encroach upon the purpose of the district is:
 [Added 6-28-1983]
- 1) To preserve and protect the scenic resources of the Town of Clarkstown.
 - 2) To allow for the continuation of a frame of green wooded hills along the town's northern boundary as a continuation of the Green County Park and, in the Valley Cottage area, as a continuation of the green wooded hills of Rockland Lake State Park.
 - 3) To support the practice of avoiding intensive development through the granting of land donations, negative easements and other means.
 - 4) To minimize development near streams and marshes, rock outcrops, upon high places and steep slopes or near parks.
 - 5) To provide for volume and routing of vehicular and pedestrian traffic with the least practicable impact to and within the surrounding region.