

ZONING

43 Attachment 5

Town of Orangetown

Table of General Use Regulations
(§ 3.11)
CS District

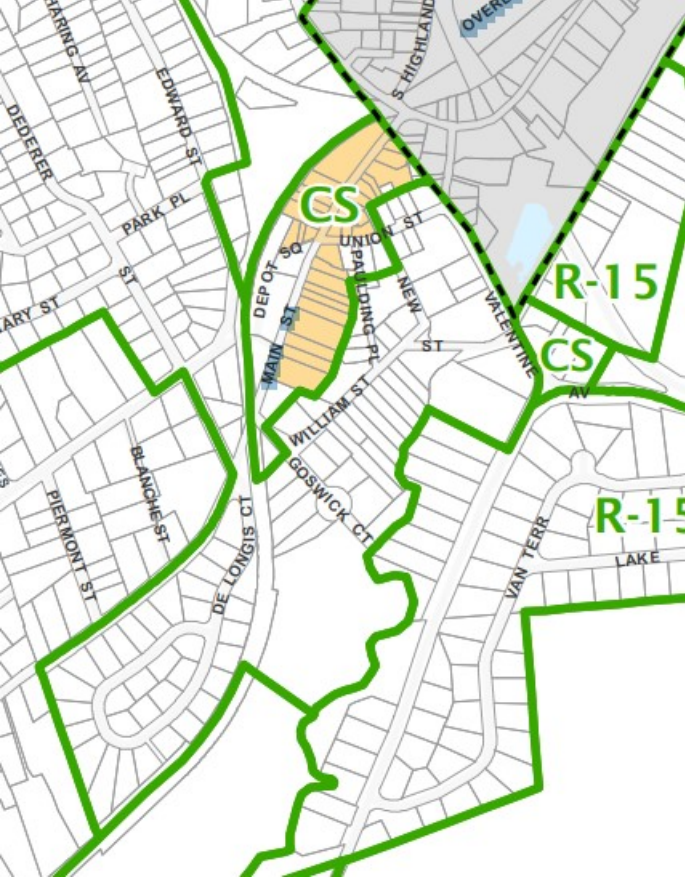
[Amended 1-25-1993 by L.L. No. 1-1993; 7-18-1994 by L.L. No. 6-1994; 9-27-2016 by L.L. No. 9-2016; 8-15-2017 by L.L. No. 8-2017]

(For use of table, see § 3.2)

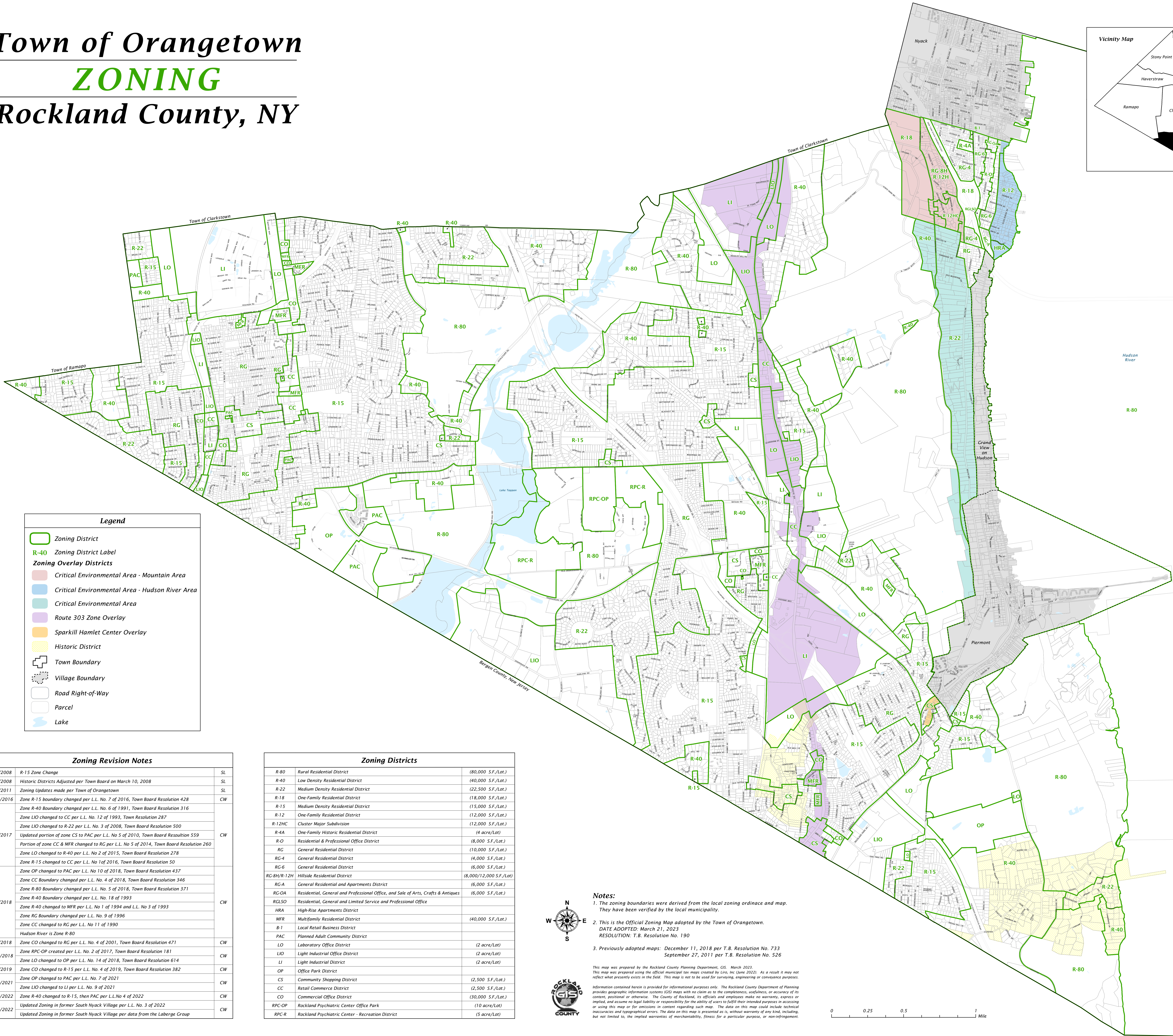
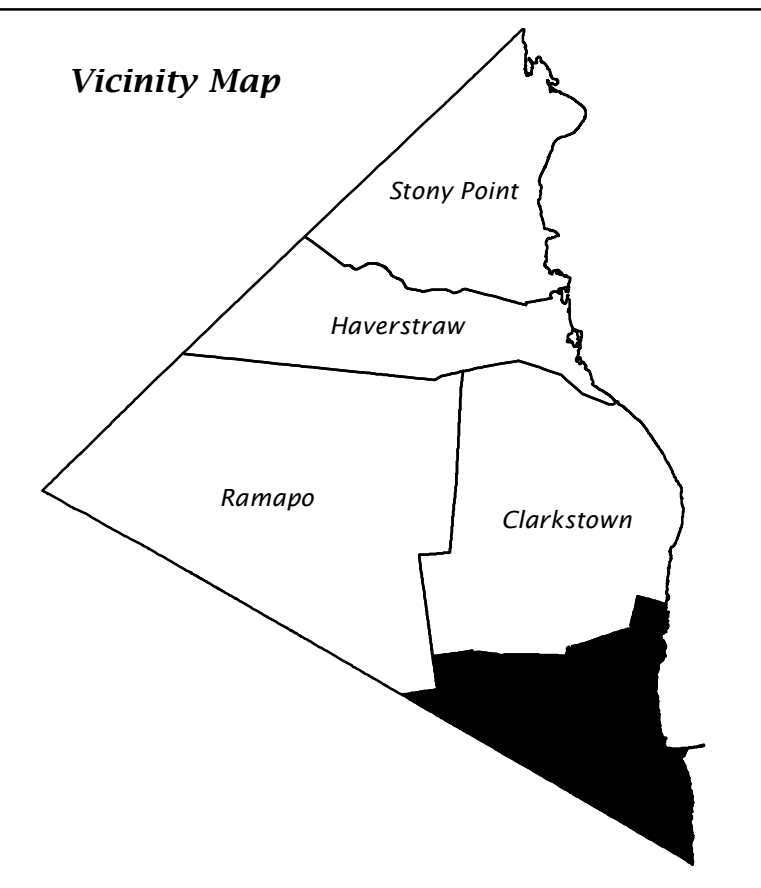
1	2	3	4	5	6		7
District	Uses Permitted by Right	Uses by Special Permit	Conditional Uses by Planning Board	General Accessory Uses	Minimum Required Off-Street Parking Spaces		Additional Use Regulations (See Note 13)
CS	1. Churches and similar places of worship, Sunday school buildings, parish houses and rectories. 2. Outdoor public telephone booths. 3. Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses. 4. Schools of general instruction, schools of religious instruction. 5. Business and professional offices. 6. Retail drug, dry-goods and variety, food, hardware, stationery, auto supplies and tobacco stores; restaurants, except fast-food; newsstands; banks, clothing and department stores; home appliance stores; jewelry and art shops; package liquor stores; personal services stores dealing directly with consumers (such as barbers and beauty parlors and dry-cleaning, laundry, tailoring and shoe-repair establishments); and karate, physical fitness, dance and photographic studios.	Town Board 1. Housing for senior citizens. 2. Railroad and public utility rights-of-way. 3. High-tension transmission lines, accessory poles and towers, provided that all brush and cut timber are disposed of in accord with approved forestry practices and as provided by the Town Board. Zoning Board 1. Additions to existing residential structures and commercial structures on the same lot as existing residential uses. 2. Theaters, no drive-ins. 3. Railroad passenger stations and bus stations, provided that there is no maintenance, repair or storage of commercial vehicles on the premises, and adequate offstreet parking space is provided for passengers and employees. [Special requirements and conditions for Nos. 1 and 3: (a) The facility is necessary to service the surrounding residential or retail area. (b) The facility is so located as to draw a minimum of vehicular traffic to and through residential streets or past an elementary school, park or playground.] 4. Undertakers. 5. Pet shops. 6. Upholsterers. 7. Commercial print shops. 8. Other retail/service. 9. Vending machines and entertainment devices for not more than 1 year.	1. Hotels and motels. 2. Schools of special instruction. 3. Telephone exchanges. 4. Public utility substations and pump stations housed in buildings that harmonize with the character of the neighborhood and having adequate safety devices and landscaping and subject to performance standards procedure, § 4.12. 5. Satellite dish antennas. 6. Bars. 7. Hotels and motels.	1. Radio and television towers. 2. Accessory parking as permitted in § 6.1. 3. Accessory loading as permitted in § 6.2. 4. Any other accessory use not inconsistent with the uses permitted herein. 5. Storage of goods or equipment accessory to uses permitted in this zone subject to additional use requirements. 6. For any use permitted in CS District Columns 2 and 3 and which uses are also permitted in RG District, same as RG. The following sign provisions: (a) Illuminated business signs with total sign area per use not to exceed 15% of the sign wall area and in no event more than 40 square feet. For any business use conducted primarily in the open, such as a public parking lot or similar use, the total area shall be 1 square foot for each foot of lot frontage, not to exceed 40 square feet. In addition, a sign consisting only of the name of an establishment painted directly on an awning with a sign area not to exceed 10 square feet is permitted. (b) Location of signs: (1) A sign attached to a building shall not project more than 1 foot from the building wall or the roof of an arcade, but no sign shall project over a street. (2) Signs not attached to a building shall be set back 20 feet from the front lot line, except that any sign accessory to a building in existence on the effective date of this code need not be set back from the front lot line a greater distance than the setback of such building. (3) Maximum height of any sign shall be not more than 30 feet above ground level. (4) Near any R District boundaries, see Column 7, Nos. 4 and 5. (c) For properties located within the historic areas: (1) Neon, electronic, and back-lighted signs are not permitted on the building or in the windows and on the doors of the structure. (2) Temporary signs affixed to a building or a post until a permanent sign is installed may be displayed for 60 days prior to approval of a permanent sign. The sign shall not be any larger than what is allowed for permanent signs. (3) Lettering on windows and doors is subject to approval by HABR.	Use 1. Same as R-80 2. Offices 3. Undertakers 4. Retail sales and service 5. Restaurants, bars 6. Rail passenger and bus stations 7. Hotels and motels 8. Fast-food restaurants 9. Banks 10. Nightclubs 11. Schools of general instruction, schools of religious instruction	At Least 1 Parking Space for Each Same as R-80 200 square feet of gross floor area Same as LIO 200 square feet gross floor area 100 square feet gross floor area 2 employees Same as CC 75 square feet of gross floor area 200 square feet of gross floor area 100 square feet of gross floor area from 6:00 a.m. to 9:00 p.m. (prevailing time) and 1.5 occupants from 9:00 p.m. to 6:00 a.m. (prevailing time). Spaces may be leased spaces within 750 feet of nightclub main entrance, with credit given for 6:00 a.m. to 9:00 p.m. parking spaces. 200 square feet of gross floor area but not less than 1 space for each 6 students where provided	1. Same as R-80. 2. Servicing, but no production of goods is permitted, and only as accessory to the use. 3. All retail sales and service establishments and accessory storage, either on a temporary or interim basis, shall be within a completely enclosed building, except as provided for in Local Law No. 15, 1993. ¹ 4. No primary business or vehicular entrances, show windows or signs shall be located within 50 feet of any R District boundary or use along any residential street. 5. Any use first permitted in this district and located on a lot, any lot line of which lies within 25 feet of an R District boundary or use shall be screened along any such lot line, and floodlighting shall be arranged so there will be no glare of lights toward any such district boundary or use. 6. No outdoor loading berths are permitted except by permission of the Zoning Board of Appeals or Planning Board. This permission may be given at the time of the site review or the time a special permit for the particular use is issued or at the time of approval of a commercial subdivision. 7. No entrance or exit shall be permitted except from or to a commercial street.

NOTES:

¹ See Ch. 31B, Sidewalk Cafes.



Town of Orangetown
ZONING
Rockland County, NY

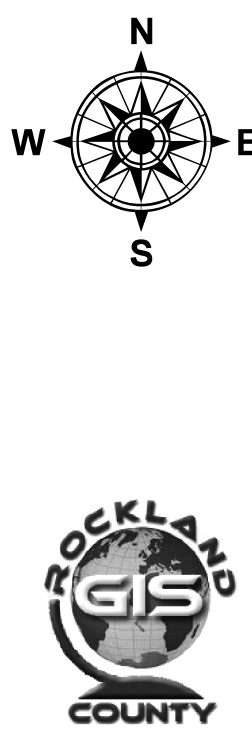


Legend

- Zoning District
- Zoning District Label
- Zoning Overlay Districts**
- Critical Environmental Area - Mountain Area
- Critical Environmental Area - Hudson River Area
- Critical Environmental Area
- Route 303 Zone Overlay
- Sparkill Hamlet Center Overlay
- Historic District
- Town Boundary
- Village Boundary
- Road Right-of-Way
- Parcel
- Lake

Zoning Revision Notes		
5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	SL
9/2011	Zoning Updates made per Town of Orangetown	SL
10/2016	Zone R-15 boundary changed per L.L. No. 7 of 2016, Town Board Resolution 428	CW
3/2017	Zone R-40 boundary changed per L.L. No. 6 of 1991, Town Board Resolution 316	CW
	Zone LIO changed to CC per L.L. No. 12 of 1993, Town Resolution 287	
	Zone LIO changed to R-22 per L.L. No. 3 of 2008, Town Board Resolution 500	
	Updated portion of zone CS to PAC per L.L. No 5 of 2010, Town Board Resolution 559	
	Portion of zone CC & MFR changed to RG per L.L. No 5 of 2014, Town Board Resolution 260	
	Zone LO changed to R-40 per L.L. No 2 of 2015, Town Board Resolution 278	
	Zone R-15 changed to CC per L.L. No 1 of 2016, Town Board Resolution 50	
	Zone OP changed to PAC per L.L. No 10 of 2018, Town Board Resolution 437	
	Zone CC Boundary changed per L.L. No. 4 of 2018, Town Board Resolution 346	
	Zone R-80 Boundary changed per L.L. No. 5 of 2018, Town Board Resolution 371	
8/2018	Zone R-40 boundary changed per L.L. No. 18 of 1993	CW
	Zone R-40 changed to MFR per L.L. No 1 of 1994 and L.L. No 3 of 1993	
	Zone RG Boundary changed per L.L. No. 9 of 1996	
	Zone CC changed to RG per L.L. No 11 of 1990	
	Hudson River is Zone R-80	
9/2018	Zone CO changed to RG per L.L. No. 4 of 2001, Town Board Resolution 471	CW
12/2018	Zone RPC-OP created per L.L. No. 2 of 2017, Town Board Resolution 181	CW
	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	
8/2019	Zone CO changed to R-15 per L.L. No. 4 of 2019, Town Board Resolution 382	CW
12/2021	Zone OP changed to PAC per L.L. No. 7 of 2021	CW
	Zone LIO changed to LI per L.L. No. 9 of 2021	
10/2022	Zone R-40 changed to R-15, then PAC per L.L.No 4 of 2022	CW
12/2022	Updated Zoning in former South Nyack Village per L.L. No 3 of 2022	CW
	Updated Zoning in former South Nyack Village per data from the Laberge Group	

Zoning Districts		
R-80	Rural Residential District	(80,000 S.F./Lot.)
R-40	Low Density Residential District	(40,000 S.F./Lot.)
R-22	Medium Density Residential District	(22,500 S.F./Lot.)
R-18	One-Family Residential District	(18,000 S.F./Lot.)
R-15	Medium Density Residential District	(15,000 S.F./Lot.)
R-12	One-Family Residential District	(12,000 S.F./Lot.)
R-12HC	Cluster Major Subdivision	(12,000 S.F./Lot.)
R-4A	One-Family Historic Residential District	(4 acre/Lot)
R-O	Residential & Professional Office District	(8,000 S.F./Lot.)
RG	General Residential District	(10,000 S.F./Lot.)
RG-4	General Residential District	(4,000 S.F./Lot.)
RG-6	General Residential District	(6,000 S.F./Lot.)
RG-8H/R-12H	Hillside Residential District	(8,000/12,000 S.F./Lot)
RG-A	General Residential and Apartments District	(6,000 S.F./Lot.)
RG-OA	Residential, General and Professional Office, and Sale of Arts, Crafts & Antiques	(6,000 S.F./Lot.)
RGLSO	Residential, General and Limited Service and Professional Office	
HRA	High-Rise Apartments District	
MFR	Multifamily Residential District	(40,000 S.F./Lot.)
B-1	Local Retail Business District	
PAC	Planned Adult Community District	
LO	Laboratory Office District	(2 acre/Lot)
LIO	Light Industrial Office District	(2 acre/Lot)
LI	Light Industrial District	(2 acre/Lot)
OP	Office Park District	
CS	Community Shopping District	(2,500 S.F./Lot.)
CC	Retail Commerce District	(2,500 S.F./Lot.)
CO	Commercial Office District	(30,000 S.F./Lot.)
RPC-OP	Rockland Psychiatric Center Office Park	(10 acre/Lot)
RPC-R	Rockland Psychiatric Center - Recreation District	(5 acre/Lot)



Notes:

- The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
- This is the Official Zoning Map adopted by the Town of Orangetown.
DATE ADOPTED: March 21, 2023
RESOLUTION: T.B. Resolution No. 190
- Previously adopted maps: December 11, 2018 per T.B. Resolution No. 733
September 27, 2011 per T.B. Resolution No. 526

This map was prepared by the Rockland County Planning Department, GIS, March 2023. This map was prepared using the official municipal tax maps created by Lira, Inc (June 2022). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.

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