



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

50 Chestnut Ridge Road, Suite 101
Montvale, NJ 07645
T: 845.352.0411
F: 845.231.6321
www.maserconsulting.com

MEMORANDUM

To: Pearl River Planning Team

From: Marcia Shiffman, AICP, PP, LLA

Date: June 11, 2019, revised November 3, 2019, revised November 25, 2019

**Re: Discussion Memo #11- Pearl River TOD Zoning
MC Project No. 19004002G**

The Pearl River Transit Oriented Development ("TOD") Zoning District has been revised as per our discussions and to address public comments. The following lists revisions from both the November 3, 2019 (in Red) and the current November 25, 2019 (in Blue) memoranda.

The following documents are provided.

- Draft Pearl River Transit Oriented Development Zoning District Ordinance

Revised MUR₃, OR₃ residential density; Added MUR₃ and OR₃ density incentives.

Revised TOD-MUR Zoning 43 Attachment 1-b, Item 2. Uses Permitted by Right, Item 19, as follows: Fire, police and community owned ambulance stations, government offices, town garages, municipal parking lots, municipal parking decks, public buildings, parks, and similar government uses.

Revised TOD-OR Zoning 43 Attachment 1-c, Item 2. Uses Permitted by Right, Item 4, as follows: Fire, police and community owned ambulance stations, government offices, town garages, municipal parking lots, municipal parking decks, public buildings, parks, and similar government uses.

- Draft Table of Bulk Regulations for TOD District –
Revisions to MUR₃ and OR₃ residential density and density Incentives
- Draft TOD Zoning District Map
Revised TOD Zoning District map eliminating certain residential areas from TOD zone, reducing the MUR₂ and OR₂ zones by expanding the MUR₁ and OR₁ zones, and expanding the OR₃ zone to the south up to the LIO zone line.
- Draft Pearl River TOD District Design Guidelines.
*Revised concept sketch reflecting change in TOD-MUR₁ zone along E. Central Avenue near entrance to municipal parking lot.
Gateway concept sketch text has been revised stressing need for public improvements, such as the gateway arch, to reflect the unique history of Pearl River.*

Please let me know if you have any questions.



PROPOSED DRAFT ZONING ORDINANCE

CHAPTER 43 ARTICLE XVII

Pearl River Transit Oriented Development ("TOD") Zoning District.

[Added x-x-2019 by L.L. No. x- 2019)

17.1 Title.

The Town Board of the Town of Orangetown (hereinafter sometimes referred to as the "Town") determines that the title of this local law shall be "Article XVII: Pearl River Transit Oriented District ("TOD") Zoning District."

17.2 Legislative purpose and intent.

This local law is designed to provide and to implement a zoning and land use policy for the Pearl River Transit Oriented Development ("TOD") Zoning District (hereinafter sometimes referred to as the "Pearl River TOD District"). This district furthers the purposes set forth in Article 16 of the Town Law of the State of New York for the protection and promotion of the health, safety, comfort, convenience, prosperity and general welfare of the hamlet. The Pearl River train station will serve as a catalyst for orderly redevelopment, while preserving the District's unique character and scenic qualities. The six zones within the District including Mixed Use/Residential (TOD-MUR₁, TOD-MUR₂, and TOD-MUR₃) and Office/Residential Use (TOD-OR₁, TOD-OR₂, and TOD-OR₃) Districts have the following planning goals:

- To use the Pearl River train station as a catalyst for future redevelopment in the heart of the Pearl River Hamlet.
- To promote redevelopment around the Pearl River train station to maintain a diversity of entertainment, retail and service uses together with additional housing opportunities.
- To guide future development in accordance with a plan of mixed compatible and complementary land uses and appropriate development standards in keeping with the character and scale of the Pearl River hamlet.
- To support more diverse housing choices in the downtown area near the train station.
- To adopt design standards to maintain and enhance the architectural character of the Pearl River TOD District so that it may realize its potentialities as an attractive place to live and to work.
- To protect and conserve the value of land and the value of buildings appropriate to the Pearl River TOD District.

§ 17.3 Applicability.

The Pearl River TOD District comprises six zoning districts, TOD-MUR₁, TOD-MUR₂, TOD-MUR₃, TOD-OR₁, TOD-OR₂, and TOD-OR₃, as enumerated in §2.1, Establishment of districts, of Chapter 43, Zoning, of the Code of the Town of Orangetown. The Pearl River TOD District regulations apply to all land use applications for which any portion of the subject property is located within the Pearl River TOD District Map and as described in §2.2 (i.e., the Zoning Map) of Chapter 43, Zoning. Such properties are specifically designated on the Pearl River TOD District Map attached to and made a part of this local law, 87 and are described in §2.2 (i.e., the Zoning Map) of Chapter 43, Zoning, of the Code of the Town of Orangetown.

The standards of the Pearl River TOD District shall apply. No building or structure shall be erected, enlarged, or relocated and no building, structure or premises shall be built in the Pearl River TOD District except in compliance with the provisions of this Article XVII and then only after securing all required permits and licenses.

§17.4 Nonconforming uses.

Any structure, legally pre-existing as of the effective date of this local law and located within the Pearl River TOD District, which shall be damaged or destroyed by flood, fire or other natural disaster shall not be held to the requirements of this Article XVII, subject, however, to the provisions of Article IX, Nonconforming Use and Nonconforming Bulk Regulation, of Chapter 43. Any building, structure, or use which is lawfully existing within the Pearl River TOD District at the time of passage of this Article XVII of the Zoning Code, although not in compliance therewith, may be maintained as provided in Article IX, Nonconforming Use and Nonconforming Bulk Regulations, of Chapter 43. The provisions of Article IX, §9.33, §9.35 and §9.36 shall not be applicable to any pre-existing residential use within the Pearl River TOD District.

§17.5 TOD District regulations.

The Pearl River TOD District comprises six separate districts as shown on the Pearl River TOD District map. This include two non-residential districts with either mixed retail/service/office use (TOD- MUR) or primarily office use (TOD-OR) Each of these two non-residential districts contain three levels of residential uses. These levels primarily relate to the number of residential stories and overall residential density. Residential uses may be provided as part of any development application in the Pearl River TOD District. The Pearl River TOD Districts are as follows:

TOD-MUR₁	TOD Mixed Use Residential Level 1
TOD-MUR₂	TOD Mixed Use Residential Level 2
TOD-MUR₃	TOD Mixed Use Residential Level 3
TOD-OR₁	TOD Office Residential Level 1
TOD-OR₂	TOD Office Residential Level 2
TOD-OR₃	TOD Office Residential Level 3

These six TOD districts shall be added to §43-2.1. The General Use Regulations covering the TOD districts shall be added to §43-3.11. The General Bulk Regulations covering the TOD districts shall be added to §43-3.12.

The Pearl River TOD District Design Guidelines are set forth as an Appendix to this Article identified as Appendix 17.5A and shall be deemed to be part of this Chapter and are referred to as "Design Guidelines." The Design Guidelines shall regulate the design of buildings including building layout, façade treatment, signage, awnings, lighting, landscape treatment, streetscape materials and related design factors under this Chapter.

ZONING
43 Attachment I-b
Town of Orangetown

Table of General Use Regulations Pearl River TOD Mixed Use/Residential (TOD-MUR)
(§3.11)

District TOD-MUR₁ TOD Mixed Use Residential Level 1
District TOD-MUR₂ TOD Mixed Use Residential Level 2
District TOD-MUR₃ TOD Mixed Use Residential Level 3

1. District

TOD-MUR₁
TOD-MUR₂
TOD-MUR₃

2. Uses Permitted by Right

1. Retail drug stores
2. Dry-goods and variety stores
3. Restaurants
4. Clothing and department stores
5. Food Stores
6. Home appliance stores
7. Hardware stores
8. Stationery stores
9. Auto supplies stores
10. Jewelry stores
11. Art/crafts studios
12. Art galleries
13. Photography studios
14. Newsstands
15. Package liquor stores
16. Business, medical, and professional offices
17. Banks
18. Gyms, karate, physical fitness, and dance studios

19. Fire, police and community owned ambulance stations, government offices, town garages, municipal parking lots, municipal parking decks, public buildings, parks and similar government uses.
20. Personal services dealing directly with consumers (including but not limited to barber shops, beauty parlors, dry cleaning, laundry, tailoring, and shoe repair establishments.
21. Multifamily residential uses.

3. Uses by Special Permit

Town Board

1. Rail passenger stations and bus stations, provided that there is no maintenance repair or storage of commercial vehicles on the premises, and adequate off-street parking space is provided for passengers and employees. This use is permitted in the TOD-MUR3 district only.

Zoning Board

1. None

4. Conditional Uses by Planning Board

1. Bars and nightclubs
2. Micro-breweries, micro-wineries subject to performance standards §43-4.1 et.al.
3. Farmers Market as licensed in accordance with New York State rules and permits.
4. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided in §43-3.12.
5. Adult day-care centers
6. Parking structures

5. General Accessory Uses

1. Accessory parking, as permitted in §43-6.1.
2. Accessory loading, as permitted in §43-6.2.
3. Signage, subject to TOD Design Guidelines.
4. Lighting, subject to TOD Design Guidelines.
5. Child day-care center, as an accessory use, shall not exceed 20% of building use and shall comply with conditional use standards for child day-care centers.
6. Sidewalk café, subject §43-31B-1 et.al.
7. Outdoor dining, subject to additional use regulations.

6. Minimum Required Off-Street Parking Spaces

<i>Use</i>	<i>Minimum Required Parking Spaces for each</i>
1. Required on-site parking	<p>Parking may be provided on-grade, underground and within the building on the site.</p> <p>As an alternative to providing required on-site parking, a contribution of \$15,000 per required parking space provided to fund future expansion of municipal parking areas; Notwithstanding the foregoing, TOD-MU3 must provide all required parking on-site.</p> <p>The required on-site parking spaces, as set forth herein, based on an existing use, shall be credited against parking requirements for an expansion of an existing use, change of use and/or new construction. For example, if 5 spaces are required for an existing use under these parking standards, and 7 spaces are required, based on an expansion of an existing use, change of use, and/or new construction, the applicant shall receive a credit for 5 spaces towards the new parking requirement.</p>
2. Retail sales and services	1 per 400 sq. ft.
3. Restaurants, bars	1 per 150 sq. ft.
4. Restaurants, take-out	1 per 300 sq. ft.
5. Sidewalk cafés	None required
6. Business, professional offices	1 per 400 sq. ft.
7. Medical offices	1 per 200 sq. ft.
8. Banks	1 per 300 sq. ft.
9. Personal services	1 per 400 sq. ft.
10. Arts/crafts studios	1 per 500 sq. ft.
11. Art galleries	1 per 400 sq. ft.
12. Child day-care centers	1 per staff member plus 1 per 8 children
13. Adult day-care centers	1 per staff member plus 1 per 8 adult clients at maximum occupancy
14. Gyms, karate, physical fitness, and dance studios	1 per 500 sq. ft.
15. Government uses	1 per 300 sq. ft.
16. Multifamily residential uses	<p>1.0 per efficiency unit</p> <p>1.25 per 1 bedroom units</p> <p>1.50 per 2 bedroom unit</p>

**7. Additional Use Regulations
(See Note 13)**

1. Excluded retail uses

- a. Drive-in restaurants
- b. Gas and auto service stations
- c. Firearm sales
- d. Adult entertainment and adult retail uses
- e. Tobacco stores
- f. Vape shops
- g. Tattoo parlors
- h. Massage shops, except accessory to a gym or fitness center.
- i. Flea markets
- j. Pawn shops

2. All permitted uses, except government buildings and office uses, shall not exceed 5,000 square feet floor area per individual business operation.

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 Chapter 31B Sidewalk Cafes.

4. Retail establishments shall conform with §23A-4.

5. All drinking facilities serving alcoholic beverages must have a restaurant liquor license issued by the New York State Liquor Authority.

6. Outdoor dining areas shall conform with the following standards:

- a. Outdoor dining other than in the form of a sidewalk cafe as defined in this chapter shall be permitted as an accessory use that is incidental to and in conjunction with an established permitted restaurant, bar or delicatessen as permitted provided that the establishment of such an accessory use has no deleterious effect on the public health, safety or welfare, or negative effect on adjoining businesses. Outdoor cabarets and outdoor dining in conjunction with a cabaret are specifically prohibited.
- b. Areas utilized for outdoor dining shall comply with setback requirements for a principal building for the district in which such use is located.
- c. Areas utilized for outdoor dining shall not be located within 50 feet of the boundary of any neighboring residential district.
- d. Areas utilized for outdoor dining shall be included in the calculation of required parking for the principal use.
- e. All outdoor dining areas pursuant to this section shall provide a food menu, but this shall not be interpreted to prohibit the service of beverages only.
- f. Operating restrictions. The Planning Board may prohibit or limit the hours of operation of any activities that may impact adjacent or nearby properties, such as the operation or

use of musical instruments or sound reproduction devices, or any noise emanating from the outdoor dining area other than the conversational and service sounds.

7. Residential unit standards:

- a. Residential units are permitted only in mixed use buildings. However, buildings that consist solely of multifamily residences are permitted only in the TOD-MUR₃ District. No single family or two family detached dwellings are permitted in the TOD –MUR Districts.
- b. At least 80% of all dwelling units shall be either studio or one-bedroom units. Not more than 20% shall be two-bedroom units. No units larger than two-bedroom shall be permitted; except larger pre-existing non-conforming residential units may be retained.
- c. No dwelling unit shall be greater than 1,500 square feet or less than 600 square feet in total gross floor area.
- d. A separate, suitable, safe, direct and attractive means of access shall be provided to each dwelling unit for pedestrian use. Said means of access shall not pass through any other units (commercial/business or residential) located in the same building.
- e. Each dwelling unit shall be equipped with full kitchen facilities.
- f. Balconies for dwelling units shall be permitted.

8. Residential density

- a. Three dwelling unit levels are provided in the TOD-MUR District. These levels establish the number of residential floors, non-residential floors, and overall residential unit density. A total density of 5 dwelling units per acre ('du/acre') per floor is permitted. Therefore, the following maximum density is permitted related to allowed residential floors.

One residential floor 5 du/acre

Two residential floors 10 du/acre

Three residential floors 20 du/acre (25 du/acre with density incentives)

- b. The residential density is related to the permitted floors; however, the actual units may be constructed on less than the required permitted floors (i.e. if 10 du/acre on two residential floors is permitted; the 10 du/acre can be constructed on one floor.)
- c. For existing buildings on lots greater than 0.10 acres and less than 1 acre, a minimum of 2 dwelling units per acre/floor is permitted with the unit calculations rounded up from 0.5 or greater.
- d. Lots shall not be subdivided to increase residential unit density.

9. The building design, façade treatment, signage, lighting, and streetscape shall be in conformance with the Design Guidelines, provided in Appendix 17-5A.
10. The nonresidential use of the building shall not create any odor, dust, fumes, smoke, gas, vibration, light, noise or similar conditions which are deemed to be a hazard, subject to continued enforcement of performance standards under §43-4.3.

11. *Density Incentives for MUR-3 Zone*

- a. The purpose is to promote the creation of a more sustainable community by incorporating green infrastructure and green building proactively in the design, construction and maintenance of sites and buildings.
- b. The incentives in the form of density bonuses in this district are linked to specific local public policy priorities. These density incentives will help to offset costs and to provide public benefits through cost reductions in managing stormwater, improvements in water and air quality, heat island reductions, energy conservation and reductions in carbon emissions, and other green infrastructure amenities, to enhance the Pearl Village environment.
- c. Density bonus incentives.
 - i. An applicant may apply to the Board for one or more density bonuses in exchange for meeting the standards under the specific green amenities being provided.
 - ii. Each amenity shall be eligible for a density bonus in the allowable number of residential units in this zoning district as follows: (1) 5% for the use of permeable paving (at least 30% permeable paving), exceeding the NYS Energy Code by 10% (including, but not limited to high-density insulation, high-efficiency windows, high-energy HVAC systems, and LED lighting), rain gardens, and rainwater harvesting (in accordance with NYS Stormwater Management Design Manual), and repurposing of materials; (2) 10% for brownfield remediation, solar panels, and geothermal energy; (3) 15% for green roofs; and (4) 25% for construction of a LEED certified building.
 - iii. The density bonus shall not exceed 25% of the allowable number of units in the underlying district.
- d. The density incentives permitted under this section are a bonus in permissible density only and does not authorize deviation from or enlargement of any other bulk restrictions. (See Table 43, Attachment 1B).

ZONING
43 Attachment I-c
Town of Orangetown

Table of General Use Regulations Pearl River TOD Office/ Residential (TOD-OR)
(§3.11)

District TOD-OR₁ TOD Office Residential Level 1
District TOD-OR₂ TOD Office Residential Level 2
District TOD-OR₃ TOD Office Residential Level 3

1. District

TOD-OR₁
TOD-OR₂
TOD-OR₃

2. Uses Permitted by Right

1. Business, professional and medical offices
2. Banks
3. Multifamily residential uses
4. Fire, police and community owned ambulance stations, government offices, town garages, municipal parking lots, municipal parking decks, public buildings, parks and similar government uses.

3. Uses by Special Permit

None

4. Conditional Uses by Planning Board

1. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided in §43- 3.12.
2. Adult day-care centers
3. Data centers
4. Parking structures

5. General Accessory Uses

1. Accessory parking , as permitted in §43-6.1.
2. Accessory loading, as permitted in §43-6.2.
3. Signage, subject to TOD design guidelines.
4. Lighting. subject to TOD Design Guidelines.
5. Child day-care centers, as an accessory use, shall not exceed 20% of building use and shall comply with conditional use standards for child day-care centers.

6. Minimum Required Off-Street Parking Spaces

<i>Use</i>	<i>Minimum Required Parking Spaces for each</i>
1. Required on-site parking	<p>Parking may be provided on-grade, underground and within the building on the site.</p> <p>As an alternative to providing required on-site parking, a contribution of \$15,000/required parking space provided to fund future expansion of municipal parking areas; Notwithstanding the foregoing, TOD-OR3 must provide all required parking on-site.</p> <p>The required on-site parking spaces, as set forth herein, based on an existing use, shall be credited against parking requirements for an expansion of an existing use, change of use and/or new construction. For example, if 5 spaces are required for an existing use under these parking standards, and 7 spaces are required, based on an expansion of an existing use, change of use, and/or new construction, the applicant shall receive a credit for 5 spaces towards the new parking requirement.</p>
2. Business, professional offices	1 per 400 sq. ft.
3. Medical offices	1 per 200 sq. ft.
4. Banks	1 per 300 sq. ft.
5. Child day-care centers	1 per staff member plus 1 per 8 children
6. Adult day-care centers	1 per staff member plus 1 per 4 adult clients at maximum occupancy
7. Data centers	As set by the Planning Board as part of the site plan approval process.
8. Government use	1 per 300 sq. ft.
9. Multifamily residential uses	1.0 per efficiency unit 1.25 per 1 bedroom units 1.50 per 2 bedroom unit

7. Additional Use Regulations

1. All permitted uses, except government buildings and office uses, shall not exceed 5,000 square feet floor area per individual business operation.
2. Residential unit standards:
 - a. Multifamily residential units are permitted only in mixed use buildings. However, solely multifamily residential buildings are permitted in the TOD-OD₃ District only. No single family or two family detached dwellings are permitted.
 - b. At least 80% of all dwelling units shall be either studio or one-bedroom units. Not more than 20% shall be two-bedroom units. No units larger than two-bedroom shall be permitted; except larger pre-existing non-conforming residential units may be retained.
 - c. No dwelling unit shall be greater than 1,500 square feet or less than 600 square feet in total gross floor area.
 - d. A separate, suitable, safe, direct and attractive means of access shall be provided to each dwelling unit for pedestrian use. Said means of access shall not pass through any other units (commercial/business or residential) located in the same building.
 - e. Each dwelling unit shall be equipped with full kitchen facilities.
 - f. Balconies for dwelling units shall be permitted.
3. Residential density:
 - a. Three dwelling unit levels are provided in the TOD-OR District. These levels establish the number of residential floors, non-residential floors, and overall residential unit density. A total density of 5 dwelling units per acre ('du/acre') per floor is permitted. Therefore, the following maximum density is permitted related to allowed residential floors.

One residential floor	5 du/acre
Two residential floors	10 du/acre
Three residential floors	20 du/acre (25 du/acre with density incentives)
 - b. The residential density is related to the permitted floors; however, the actual units may be constructed on less than the required permitted floors (i.e. if 10 du/acre on two residential floors is permitted; the 10 du/acre can be constructed on one floor.)
 - c. For existing buildings on lots greater than 0.10 acres and less than 1 acre, a minimum of 2 dwelling units per acre/floor is permitted with the unit calculations rounded up from 0.5 or greater.
 - d. Lots shall not be subdivided to increase residential unit density.
4. The building design, façade treatment, signage, lighting, and streetscape shall be in conformance with the Design Guidelines, provided in Appendix 17-5A.
5. The nonresidential use of the building shall not create any odor, dust, fumes, smoke, gas, vibration, light, noise or similar condition, which is deemed to be a hazard, subject to continued enforcement of performance standards under §43-4.3.

6. Density Incentives for OR-3 Zone

- a. The purpose is to promote the creation of a more sustainable community by incorporating green infrastructure and green building proactively in the design, construction and maintenance of sites and buildings.
- b. The incentives in the form of density bonuses in this district are linked to specific local public policy priorities. These density incentives will help to offset costs and to provide public benefits through cost reductions in managing stormwater, improvements in water and air quality, heat island reductions, energy conservation and reductions in carbon emissions, and other green infrastructure amenities, to enhance the Pearl Village environment.
- c. Density bonus incentives.
 - i. An applicant may apply to the Board for one or more density bonuses in exchange for meeting the standards under the specific green amenities being provided.
 - ii. Each amenity shall be eligible for a density bonus in the allowable number of residential units in this zoning district as follows: (1) 5% for the use of permeable paving (at least 30% permeable paving), exceeding the NYS Energy Code by 10% (including, but not limited to high-density insulation, high-efficiency windows, high-energy HVAC systems, and LED lighting), rain gardens, and rainwater harvesting (in accordance with NYS Stormwater Management Design Manual), and repurposing of materials; (2) 10% for brownfield remediation, solar panels, and geothermal energy; (3) 15% for green roofs; and (4) 25% for construction of a LEED certified building.
 - iii. The density bonus shall not exceed 25% of the allowable number of units in the underlying district.
- d. The density incentives permitted under this section are a bonus in permissible density only and does not authorize deviation from or enlargement of any other bulk restrictions. (See Table 43, Attachment 1c).

TOD- MUR₁ District TOD- OR₁ District
TOD- MUR₂ District TOD-OR₂ District
TOD- MUR₃ District TOD-OR₃ District
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DRAFT 11/25/2019

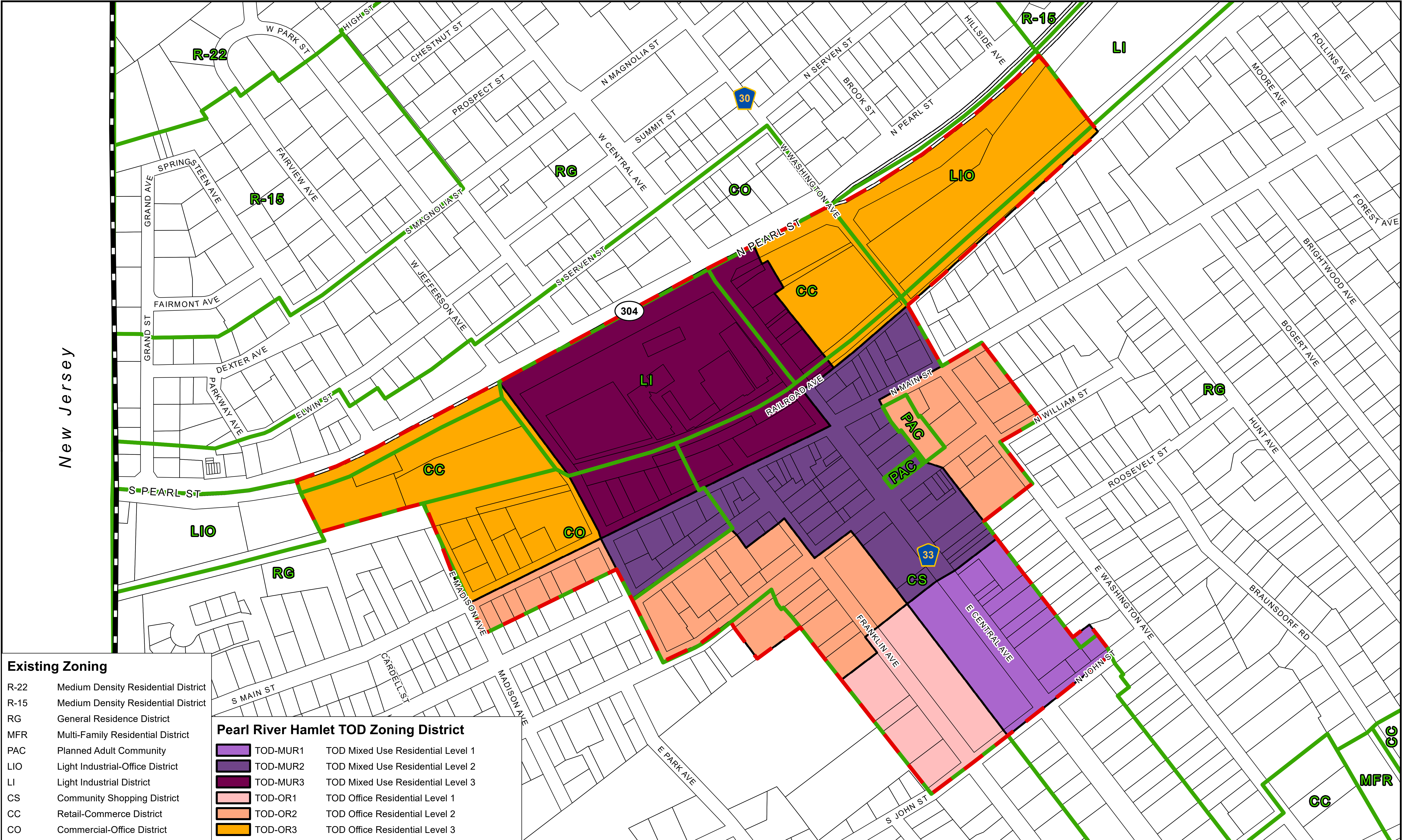
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DRAFT 11/3/2019

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DRAFT 11/25/2019

- A. The required minimum lot area, front, side and rear yard setbacks and the maximum lot coverage standards shall not apply to existing properties where the existing building footprint is not altered.
- B. A parking area within the building shall not be charged against the floor area ratio. Maximum lot coverage shall not exceed ninety percent (90%), including buildings, parking, road and road widening within TOD-MUR₁, TOD-MUR₂, TOD-OR₁, TOD-OR₂ districts. Maximum lot coverage shall not exceed eighty percent (80%), including buildings, parking, road and road widening within the TOD-MUR₃ and TOD-OR₃ districts.
- C. Street frontage shall be measured along the property line fronting on the public street.
- D. Front yard setback shall be measured from the street right-of-way line. A minimum build-to-line and maximum build-to line front yard setback is established along public and internal streets/driveways.
- E. Where the side or rear lot line of a lot in the TOD-MUR₂, TOD-OR₁, TOD-OR₂, TOD-OR₃ districts adjoins or lies within twenty-five (25) feet of any RG District, a 25 foot buffer shall be required. The buffer area shall only be used for planting, landscaping and screening to provide environmental compatibility of dissimilar uses.
- F. Maximum building height for the purpose of this section, shall be measured from the average finished grade to the maximum point of any roofline. Should parking be provided on the first floor of buildings, an additional 10' building height is permitted. Internal building parking structures shall be subject to the Pearl River TOD Design Guidelines.
- G. Maximum of two stories is permitted. The first floor must be non-residential, except for the entrance vestibule to the second floor; the second floor may be solely either non-residential or residential use.
- H. Maximum of three stories is permitted. The first floor must be non-residential, except for the entrance vestibule to the second floor; the second and third floor may be solely either non-residential or residential use. Commercial floors shall not be located above residential floors.
- I. Maximum of three stories is permitted. All floors may be residential or non-residential. The first floor may be a mixed use of residential or commercial. All other floors must have a dedicated use (residential or non-residential). Commercial floors shall not be located above residential floors.
- I. Maximum of three stories is permitted. All floors may be residential or non-residential. The first floor may be a mixed use of residential or commercial. All other floors must have a dedicated use (residential or non-residential). Commercial floors shall not be located above residential floors.



Existing Zoning

R-22	Medium Density Residential District
R-15	Medium Density Residential District
RG	General Residence District
MFR	Multi-Family Residential District
PAC	Planned Adult Community
LIO	Light Industrial-Office District
LI	Light Industrial District
CS	Community Shopping District
CC	Retail-Commerce District
CO	Commercial-Office District

Pearl River Hamlet TOD Zoning District

TOD-MUR1	TOD Mixed Use Residential Level 1
TOD-MUR2	TOD Mixed Use Residential Level 2
TOD-MUR3	TOD Mixed Use Residential Level 3
TOD-OR1	TOD Office Residential Level 1
TOD-OR2	TOD Office Residential Level 2
TOD-OR3	TOD Office Residential Level 3

Legend

State Boundary

Pearl River Transit Oriented Development ("TOD") Study Area

Existing Zone Boundaries

0 150 300 450 Feet

Source: Rockland County Roads, Parcels and 2018 Orangetown Zoning (Note that the Zoning data does not reflect any changes to the zone boundaries since December 11, 2018)

MASER
CONSULTING P.A.

Pearl River Transit Oriented Development ("TOD") Zoning District

Town of Orangetown
Rockland County, New York

November 2019

MC Proj. No.: 19004002G