

**TOWN OF ORANGETOWN
LOCAL LAW NO. ___ OF 2022
AMENDING CHAPTER 43 OF THE TOWN CODE ENTITLED “ZONING CODE OF
THE TOWN OF ORANGETOWN” OF THE TOWN CODE**

_____, seconded by _____, introduced the following proposed local law, to be known as Local Law No. ___ of 2022, entitled A LOCAL LAW OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK AMENDING CHAPTER 43 OF THE TOWN CODE, “ZONING CODE OF THE TOWN OF ORANGETOWN.”

SECTION 1. Chapter 43., “Zoning,” of the Town of Orangetown Town Code at Article II., “Districts,” § 2.1., “Establishment of districts” is hereby amended by the addition of the following new South Nyack hamlet zoning districts immediately after “RPC-OP – Rockland Psychiatric Center Office Park, but within a new, § 2.2.2 South Nyack (SN) hamlet districts applicable per Article 18:”

<u>SN R-4A</u>	<u>South Nyack One-Family Historic Residence</u>
<u>SN R-18</u>	<u>South Nyack One-Family Residence (18,000 S.F)</u>
<u>SN R-12</u>	<u>South Nyack One-Family Residence (12,000 S.F)</u>
<u>SN R-12HC</u>	<u>South Nyack Cluster Subdivision</u>
<u>SN R-12H</u>	<u>South Nyack Hillside Residence</u>
<u>SN RG-8H/R-12H</u>	<u>South Nyack Hillside Residence</u>
<u>SN RG-6</u>	<u>South Nyack General Residence (6,000 S.F)</u>
<u>SN RG-4</u>	<u>South Nyack General Residence (4,000 S.F)</u>
<u>SN HRA</u>	<u>South Nyack High-Rise Apartments</u>
<u>SN RG-A</u>	<u>South Nyack General Residential & Apartments</u>
<u>SN R-O</u>	<u>South Nyack Residential Professional Office</u>
<u>SN RG-OA</u>	<u>South Nyack Residential, General & Professional Office & Sale of Arts, Crafts & Antiques</u>
<u>SN B-1</u>	<u>South Nyack Local Retail Business</u>
<u>SN RGLSO</u>	<u>South Nyack Residential General & Limited Service & Professional Office</u>

SECTION 2. The Zoning Map of the Town of Orangetown, established pursuant to Chapter 43, “Zoning,” of the Town of Orangetown Town Code at Article II, “Districts,” § 2.2, “Zoning Map” is hereby amended by the addition of the new zoning districts identified above in SECTION 1. As labeled on the Town Zoning Map, the hamlet of South Nyack (SN_) Zoning Districts are shown on a one-page “Hamlet of South Nyack, Rockland County, NY - Zoning Map”, that links off-of the main Town of Orangetown Zoning Map.

SECTION 3. Chapter 43, “Zoning,” of the Town of Orangetown Town Code at Article III, “Tables of General Regulations,” is hereby amended by the addition of a new § 3.13 as set forth below and the addition of a new Use and Bulk Table entitled “Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations,” as Chapter 43 attachments 19.1 through 19.9, setting forth the permitted uses, special permit uses, accessory uses, bulk and parking requirements in the new zoning districts identified in SECTION 1 of this Local Law as follows:

§ 3.13. Hamlet of South Nyack Table of Use, Bulk, & Parking Requirements.³ The accompanying table, entitled “Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations” shall be deemed to be part of this section and is referred to herein as the “Hamlet of South Nyack Use, Bulk and Parking Table.”

³ Editor’s Note: Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations is at the end of this chapter.

SECTION 4. Repeal the following section of Town of Orangetown Town Code, Chapter 43. Zoning at Article X, entitled “Administration & Enforcement” § 10.2, “Enforcement”, 10.22 “Permits”, 10.223(g) “Applications for a permit within designated critical environmental area”, and replace 10.223(g) in its entirety, as follows:

(g) Applications for permit in a designated critical environmental area (CEA) on Town Zoning Map.

[1.] Upper Grandview and Environs & South Nyack Mountainous Area CEAs.

[a] Applications for a permit for new construction, additions or exterior modifications within these designated critical environmental areas shall be accompanied by a site plan which shows the existing contours (at two-foot intervals), all existing trees (as hereinafter specified), construction limit lines, all proposed construction and site alterations, drainage calculations and soils data as required by the Inspector. Said applications shall be referred by the Inspector to the Planning Board for site plan approval.

[b] Said applications shall be referred by the Inspector to the Rockland County Soil and Water Conservation District, which shall make specific requirements for erosion control during construction, and such erosion control requirements shall be a condition of a permit and shall be strictly enforced.

[c] Review by the Rockland County Soil and Water Conservation District may be waived, at the discretion of the Inspector, for sites having an average grade of 15% or less.

[d] In addition, all trees measuring eight inches in diameter at a height measured 54 inches from the ground, existing on any site within the designated Critical Environmental Area, for which an application for a permit has been submitted, shall remain as existing with the exception of those trees whose removal is deemed essential by the Inspector in order to implement the construction to be undertaken.

[e.] Those trees whose removal is deemed essential by the Inspector shall be marked by the Inspector below the chop line.

[f.] In determining whether a tree may be removed, the Inspector shall consider the following:

i. The necessity of removing the tree in order to allow reasonable economic use of the property.

ii. The effect of the removal on erosion, soil moisture retention and flow of surface waters.

iii. Whether the removal of the tree would substantially alter the water table or effect the stabilization of ground and surface water.

iv. Whether the topography of the area in which the trees are located is such that the removal of such trees will result in damage to the environment through erosion. Applications shall be made by the owner or lessee, or by agent of either, or by the architect, engineer or builder employed in connection with the proposed work. Where such application is made by a person other than the owner, it shall be accompanied by an affidavit of the owner that the proposed work is authorized by the owner and that the applicant is authorized to make such application. Each application for a permit shall be accompanied by the required permit fees and copies of plan documents, drawn to scale on durable paper, showing the location and size of all proposed new construction and all existing structures on the site, the nature and character of the work to be performed and the materials to be incorporated, distance from lot lines and, if required by the Inspector, the relationship of structures on adjoining property, widths and grades of adjoining streets, walks and alleys and details of structural, mechanical and electrical work, including computations, stress diagrams and other essential technical data, including approval of drainage by the Town Engineer or consulting engineers. Plans and specifications shall bear the signature of the person responsible for the design and drawings. Applications for uses requiring special permits from the Zoning Board of Appeals (or the Town Board) shall contain such additional information required for such Boards to make any special findings or additional requirements and conditions specified for any such use in Use Table, Column 3, or in § 4.3. Applications for uses subject to performance standards procedure shall contain such additional information set forth in § 4.121(c). Amendments to the application or to the plans and specifications accompanying the same may be filed at any time prior to the completion of the work subject to the approval of the Inspector. [Amended 7-13-2021 by L.L. No. 6-2021]

[2.] Hudson River CEA. This mapped area in the South Nyack Hamlet is generally east of Piermont Avenue and specifically in a polygon bounded by the entire easterly shoreline along the Hudson River, extending along the former northern boundary of the Village, as it extended along a line east of Cedar Hill Avenue, along the northerly property line of the February 2020 PID 66.46-2-11, plus on the eastern side of the centerline of Piermont Avenue, and along the former southern boundary of the Village of South Nyack, Piermont Avenue east to the River.

[a]. Traits.

- i. This CEA has unusual proximity to the Hudson River and the protection, preservation, and enhancement of important aesthetic and scenic qualities associated with such proximity is a primary goal.
- ii. The historic significance of the Hudson River CEA architecture should be protected for future generations.
- iii. The Hudson River's ecological, geological, and hydrological sensitivity may be adversely affected by any change, development, or disturbance and must be scrutinized carefully and thoroughly so as to protect and preserve not only environmental integrity of the riverfront area, but the appearance of the shoreline from the River itself.

[b]. Applications.

- i. Consistent with Conditional and Special Use requirements, as part of any site plan submitted for development in this CEA, a submission shall be accompanied by the following additional site plan data that will be depicted on such plans:
 1. Scale of one inch equals 40 feet, with topographic elevations spaced no greater than with one-foot contours, and using a NAV 88 Datum.
 2. Delineation of mean highwater mark of the Hudson River onsite and within any adjacent area must be shown; furthermore, as part of depictions of total lot area, any portions of underwater lands shall be uniquely identified.
 3. All structures shall be shown regardless of size and location.
 4. Supply two copies of color architectural elevations and cross sections of all proposed construction and showing as part of these, sides of buildings, along with specifications for colors, materials, and construction details.
 5. There shall be submission of a full Storm Water Pollution Prevention Plan (SWPPP) for any new nonresidential use, not including a professional office or studio that is within an existing building that is not changed and which also contains residences.
- ii. Within this CEA, any application involving a SEQRA Type I or Unlisted Action, shall be accompanied by a Full Environmental Assessment Form, compiled by the Applicant, including a visual EAF addendum, and this will need to be submitted for use in SEQRA administration.

[c]. Regulation.

- i. The erection or construction of dock, wharfs, or piers shall be referred by the Inspector to the Planning Board for site plan approval.
- ii. Merging two or more contiguous lots into one lot shall not be permitted except where all of the original lots to be merged are less than the minimum area required, in which case the proposed merger may be allowed upon site plan approval, but only for those original lots necessary to provide the minimum required area to the merged property.
- iii. Except for minor alterations or additions of less than 450 square feet that are exempted by the building inspection, physical additions of buildings and structures shall require site plan approval.

[d]. Development Criteria.

- i. The Hudson River shoreline and within fifteen-hundred-foot jurisdiction, measured perpendicular to the general flow of the river, shall be used only for boating, fishing, swimming, the operation of private seaplanes and similar water activities. Construction within this area shall be limited to piers, docks and similar structures which are commonly used for the above activities. No other building or accessory building of any kind shall be permitted. In no case shall it be permissible to fill the Hudson River beyond five feet of the present shoreline

and then only in order to round out the existing shoreline. Where applicable, all construction and filling shall require approval of the United States Army Corps of Engineers or any other governmental agency having jurisdiction.

- ii. There shall be compatibility of any proposed dock or boathouse use with existing and proposed development.
- iii. Design specifications for docks, rivetments, seawalls, and such structures shall be disclosed and accompanied by descriptions of how these are organized to provide for floodplain management and coastal resilience, by contemplating and mitigating the potential effects of wave action, through consideration of potential for sea level rise, and through identification of practicable practices deployed which aid or sustain natural resources values, such as by minimizing disruption to habitat and aiding the potential migration/ movement of wildlife.
- iv. In conjunction with referrals to the Architectural & Community Appearance Board of Review concerning building character, the following criteria are provided to aid in an integration of building and land features so as to manage and enhance area character:
 1. Reviewer(s) should encourage a combination of common materials, landscaping, buffers, screens and visual interruptions in order to create attractive transitions between buildings of different architectural styles.
 2. Where possible, natural or existing topographic patterns, which contribute to beauty and character of a development, shall be preserved.
 3. Landscaping should contribute to the site plan and integrate the various elements of site design, preserving and enhancing the particular identity of the site, including architectural features, scenic vistas and visual corridors.

SECTION 5. Chapter 43, “Zoning,” of the Town of Orangetown Town Code is hereby amended by the addition of a new Article 18, entitled “Hamlet of South Nyack Supplemental Regulations” and associated subsections, as follows:

Article XVIII. Hamlet of South Nyack Supplemental Regulations.

§ 18.0 Legislative Intent. The Village of South Nyack was officially dissolved and incorporated into the Town of Orangetown on March 31, 2022. The Town Board of the Town of Orangetown has determined that certain supplemental zoning regulations, including definitions specifically applicable to the former Village of South Nyack should be incorporated into the Town of Orangetown Zoning Law through the establishment of a new Article 18.

§ 18.1. Definitions.

- A. Applicability. For the purposes of this article, the following terms shall specifically apply to applicable policy and terms found in Article XVIII of this chapter and the Hamlet of South Nyack Use, Bulk and Parking Table, referenced in § 3.13 of this chapter, and shall have the meanings herein indicated. All terms found in Article XVIII of this chapter and not defined in § 18.12, “Terms

defined” shall have the meanings indicated in Article XI of this chapter, if so defined.

B. Word usage. For the purposes of this chapter, the words used in the present tense include the future; the singular number includes the plural and the plural the singular; the word "person" includes a corporation or partnership as well as individual; the word "lot" includes the words "plot" and "parcel." The term "occupied" or "used" as applied to any building shall be construed as though followed by the words "or intended, arranged or designed to be occupied or used." Words not defined in this article and also not defined in Article XI of this chapter, shall carry their customary and dictionary meanings.

§ 18.12. Terms defined.

As used specifically in this article, the following terms shall have the meanings indicated:

APARTMENT, HIGH-RISE

An apartment house of six or more stories.

APARTMENT, MID-RISE

An apartment house of two through five stories.

ATTIC

The portion of a building between the top of uppermost floor construction and the underside of the roof construction.

BUILDABLE ENVELOPE

The area bounded by the required yard setbacks and allowed height of building, within which a building may be constructed, and which shall not include any easement unless specifically allowed by the easement Where subdivision or site plans show the buildable envelope, its outline shall conform to this definition.

BUILDING, ALLOWED HEIGHT OF

The height of a building shall be measured from the average elevation of the proposed finished grade or the existing grade on all sides of the building, whichever is lower, to the highest point of the roof, exclusive of any chimneys.

CERTIFICATE OF USE

An annually renewable written authorization from the Building Inspector for a use allowable under this certificate category.

COVERAGE

That percentage of the plot or lot area covered by the principal building, accessory buildings, decks, porches, and any surface impervious to water, including but not limited to concrete, asphalt, brick, macadam, asphalt or paving stone.

DWELLING, MULTIPLE

A building containing three or more dwelling units.

DWELLING, TWO-FAMILY, TYPE B

A detached building having single ownership and containing two dwelling units, one of which contains no more than 1/3 of the floor space of the building, so that the appearance of the building is similar to a single-family house, and where the second unit is designed to have less density of use than the primary dwelling unit.

FRONTAGE, STREET

The lineal footage actually abutting a street.

LOT AREA

The total horizontal area included within the property lines of a lot, except that for any minimum lot area specified in this article, the area shall be adjusted as set forth in § 18.32 Development of hillsides.

LOT AREA ADJUSTED

The lot area reduced by the percentage set forth in § 18.32 Development of hillsides if any. Adjusted lot area shall be used for the minimum lot area and maximum lot coverage bulk requirements.

OPEN SPACE

That ground area open to the sky and on the same lot with a building or buildings, and which is landscaped and/or devoted to outdoor recreation or sitting space.

PARKING SPACE

An off-street space, enclosed or unenclosed, available for the parking of one motor vehicle and having direct access to a street via a curb cut, not inhibited by another parking space.

PATIO

An outdoor floor structure built at ground level with no permanent roof, constructed mostly of stone, bricks or cement, at least five feet in width and five feet in length, and which does not serve primarily as a walkway from one part of the property to another. The dimensions of a patio are not included in the dimensions of any building that it may adjoin.

PORCH

A structure attached to a principal or accessory building, consisting of a floor covered by a roof and with at least one side mostly open to the adjoining yard, that is at least five feet in width and five feet in length, accessible directly from the building to which it is attached, and which does not serve primarily as a walkway from one part of the property to another. The dimensions of a porch shall be included in the dimensions of the building to which it is attached.

PRIVATE EDUCATIONAL CAMPUS

An institution that is not "public" which offers to its students formal education in arts, sciences or humanities, and is chartered by the Board of Regents of the University of the State of New York, and which is composed of multiple structures and land uses on a lot or lots aggregating more than five acres.

ROOMER

A person who renders services, rent, or other compensation in consideration of occupancy in or upon the premises, is not a member of the resident family of the dwelling unit, as defined in this chapter, has the exclusive use of only a bedroom within the dwelling unit and shall have use of the kitchen, dining room, living room and other facilities of the dwelling unit in common with other residents.

SCHOOL, PUBLIC

An institution under the jurisdiction of a school district and legally constituted by the State of New York to offer free formal education to residents of the district.

STORY, HEIGHT OF

The vertical distance from a floor to the top surface of the floor next above. The height of the topmost story is the maximum distance from the top surface of the floor to the top surface of the ceiling joists.

SWIMMING POOL —

Any permanent, nonportable pool, installed above or below ground, which contains water to be used for swimming or bathing. As used herein, the word "pool" shall be synonymous with the words "swimming pool."

- A. SWIMMING POOL, PRIVATE — A swimming pool, and its incidental apparatus and equipment, located on a lot as an accessory use to a residence, and maintained by an individual for the sole use of his household and guests, without charge and with no purpose of profit.
- B. SWIMMING POOL, OTHER — A swimming pool regularly used by several families who pay a fee or charge, directly or indirectly; or a pool operated by a private club for its members; or any commercial or community pool; or a pool serving dwelling groups or multiple dwellings.

SWIMMING POOL STRUCTURE

Any type of construction or equipment used in connection with or surrounding a swimming pool, including a deck or paved area.

§ 18.2. Supplemental Regulations, Including Use Regulations. Subdivisions shall revert to and be subject to Town of Orangetown Town Code Chapter 21 Land Development Regulations. Furthermore, any nonresidential development generally shall revert to and be subject to Town of Orangetown Town Code Chapter 21A. Site Development Plan Approval.

§ 18.21. Sale of arts, crafts & antiques; general or professional office. Any premises within the Hamlet of South Nyack, used in whole or in part for the sale of arts, crafts and antiques shall be subject to the following regulations:

- (1) Only the first floor of the premises shall be used for the sale or arts, crafts and antiques.

- (2) There shall be no substantial change in the external appearance of the premises, and the premises shall be continuously maintained in good condition and repair.
- (3) The outdoor display either on the porch, sidewalk or in the yard of premises used for the sale of arts, crafts and antiques shall be prohibited.
- (4) If a portion of the premises is used as a dwelling, the dwelling units shall have an unobstructed access to the outdoors completely independent from the area of the building used for the sale of arts, crafts and antiques.
- (5) That portion of the premises used for the sale of arts, crafts and antiques shall not be used for cooking or for the sale of food. No vending machines shall be permitted on the premises.
- (6) No loose refuse shall be stored outdoors at any time.
- (7) There shall be no manufacturing, brazing, soldering, welding, storage or use of inflammable liquids or use of open flames on the premises.
- (8) Any overnight occupancy of the area of the premises used for the sale of arts, crafts and antiques, or as a professional office, shall be prohibited.
- (9) No premises shall be used for the sale of arts, crafts and antiques, or as a general or professional office, unless an annual certificate is obtained from the Building Inspector stating compliance with the New York State Uniform Fire Prevention and Building Code and the Zoning Law.
- (10) All storage areas shall be inspected annually by the Building Inspector or Code Inspector to ensure clear access to all means of egress and full compliance with all relevant codes and laws.
- (11) If the first floor of such premises ceases to be used for the sale of arts, crafts and antiques, or as a general or professional office, it shall thereafter be used to house only one family.
- (12) Off-street parking for employees and/or tenants shall be provided, in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.

§ 18.22. Community residence facilities. Community residential facilities shall be subject to Town Board approval as to site selection pursuant to § 41.34 of the Mental Hygiene Law (Padavan) as may be amended.

§ 18.23. Signage.

- (1) Signage will be consistent with the "Sign Law of the Town of Orangetown", Chapter 31C and with this Chapter 43, Zoning. The number and size of accessory signs for each South Nyack (SN) zoning district is provided as follows, thereby providing a framework for the regulation of signage in SN zoning districts. No sign or advertising structure shall be erected, moved,

enlarged or reconstructed without a permit first having been obtained from the Building Inspector.

(2) Permitted signs in residence districts. Unless otherwise indicated, one nonilluminated nameplate or professional sign with an area on one side of not over two square feet.

(A) In the SN-HRA District, up to three nonilluminated property organization identification signs with an area on a side of not over nine square feet.

(B) In the NS-RG-A, SN-R-O and Sn RG-OA Districts, provided that they are accessory to a principal use on the premises:

(i) One nonilluminated nameplate or professional sign per office with an area of not over two square feet.

(ii) One indirectly illuminated bulletin board or announcement or identification sign for educational or religious institutions, with an area on a side of not over 12 square feet, provided that such sign is located not nearer than 20 feet to any street or property line or is attached to the building if closer.

(iii) One indirectly illuminated identification sign, with an area on a side of not over 12 square feet, or in the RG-OA District, two nonilluminated identification signs with an area on a side of not over 24 square feet, provided that such sign is located not nearer than 20 feet to any street or property line or is attached to the building if closer.

(3) Permitted signs in nonresidential districts, accessory to a principal use on the premises:

(A) In the SN-B-1 District, not more than one identification sign for each tenant on the premises on each wall fronting on a street, provided that the area, in square feet, of any signs on any wall shall not be greater than two times the width in feet of the storefront or commercial establishment to which the sign refers; and, such sign or signs shall be parallel to the face of the building, and no part thereof, including any illuminating devices, shall project more than 12 inches beyond the face of the wall to which applied nor any distance beyond or above the building in any other direction.

(B) In SN-RGLSO District, one indirectly illuminated sign external to the building with an area on a side of not over 20 square feet; plus one wall sign not exceeding 16 square feet.

§ 18.24. Place of Worship.

(1) A place of worship may have a tower, steeple or similar structure extending above the roof to no higher than 50 feet, provided that no part of this tower shall be closer than 40 feet to any adjoining nonpublic property line.

(2) A side yard adjoining any dwelling's property shall be minimum of 30 feet. Otherwise, it shall be equal to that required for a one-family dwelling.

(3) A rear yard adjoining any dwelling's property shall be minimum of 40 feet. Otherwise, it shall be equal to that required for a one-family dwelling.

§ 18.25. General and professional offices, funeral parlors and sale of arts, crafts and antiques in RG-OA Districts.

(1) The office and/or retail use shall not occupy more than two floors of a building.

(2) Off-street parking shall be wholly provided in the rear and/or one side yard, behind the front building line, and shall be screened from adjoining properties.

§ 18.3. Supplemental Bulk Standards.

§ 18.31. Bulk standards for development of unsuitable land.

(1) Land which the Planning Board finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, utility easements or other features which will reasonably be harmful to the safety, health and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the developer and approved by the Planning Board, upon recommendation of the Town Engineer, to solve the problems created by the unsuitable land conditions.

(2) As part of any minimum lot area requirement and maximum lot coverage requirement, not more than 50% of any land under water, subject to or within the one-hundred-year-frequency floodplain, or designated wetlands shall be counted. In addition, at least 50% of the minimum lot area shall be unencumbered by land under water, the one-hundred-year-frequency floodplain or a designated wetland. Any construction on such land shall be limited to the maximum lot coverage calculated on the amount of countable square footage, if any.

§ 18.32. Development of hillsides.

(1) The future development of the hillside areas in the Hamlet of South Nyack is a problem of increasing urgency. The hillsides bypassed until now as too costly on which to build are virtually the last substantial areas for residential development in the Hamlet of South Nyack, and proposals for their use are beginning and can be expected to increase in the future. In the past, a large amount of cutting and filling was frequently done to get the maximum number of lots from a hilly piece of land. In the Hamlet of South Nyack, where steep hills are also characterized by droughty and shallow to bedrock soils, filling operations often entail the destruction of a great deal of the natural vegetation, disrupt the natural drainage pattern and cause excessive amounts of erosion. To prevent these problems and to preserve the present

character of the Hamlet’s hillside areas, the Planning Board shall use the following slope formula, based upon the existing contours of the land, to determine the lot area credit toward the minimum area requirement.

- (2) Based upon the following table, the application of the minimum lot area requirements in Article III herein shall be limited by the percentage factors shown below:

<u>Slope* of Area Prior to Cut and Fill Operations</u>	<u>Percent of Lot Survey Area to be Credited to Meet Bulk Regulations for Each Lot</u>
<u>0% to 15%</u>	<u>100%</u>
<u>16% to 25%</u>	<u>60%</u>
<u>26% to 35%</u>	<u>40%</u>
<u>36% and over</u>	<u>0%</u>

*Note: Degree of slope to be certified by the applicant’s licensed engineer, subject to review by the Town Engineer.

§ 18.33. Bulk requirements applicable to SN R-18, SN R-12, SN R-8H/R-12H, SN RG-6, SN RG-4, SN RG-A, SN RG-OA, and SN R-O Residence Districts. The following bulk requirements shall apply to the SN R-18, SN R-12, SN R-8H/R-12H, SN RG-6, SN RG-4, SN RG-A, SN RG-OA, SN R-O and SN RGLSO Residence Districts.

- (1) Accessory buildings. An accessory building may be located in any required side or rear yard required for the principal building, but shall not occupy more than 30% of the area of such required rear or side yard. Accessory buildings constructed at the same time may be located in pairs or groups in the required rear or side yard along the common side-lot line or rear-lot line of contiguous lots. No accessory use shall be located closer than 15 feet to any principal use.
- (2) Relation of accessory buildings to streets. No accessory building shall project nearer to the street on which the principal building fronts than such principal building. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of a garage, the Planning Board may authorize the erection of such garage within not less than 10 feet of the street line where the natural slope of the ground within 25 feet of such line is between 12% and 20% and within not less than five feet of the street line where such slope within 25 feet of such line exceeds 20%.
- (3) Corner lots. On a corner lot, front yards are required on both street frontages, and one yard other than the front yard shall be deemed to be a rear yard, and the other or others, side yards. The minimum district requirements for each shall be complied with.
- (4) Exceptions to lot depth requirements. The minimum lot depth at any point may be decreased by the Planning Board through site plan review to 75% of

the minimum requirement if the average depth conforms to the minimum requirement.

(5) Exceptions to yard requirements.

(A) Permitted encroachments. Cornices or cantilevered roofs may project not more than two feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six inches into a required yard.

(B) Existing setback. No proposed one-family or two-family dwelling need have a front yard greater than the average setback of the two adjacent existing dwellings if they are located within 50 feet on each side of said proposed dwelling, on the same side of the street and within the same block and the same district.

(C) Steep slopes. Where the presence of steep slopes would produce extraordinary site clearance, blasting, or removal of hillsides to meet yard requirements, the Planning Board may modify any yard requirement, up to 50% for any yard, provided that an equivalent area is provided in other yards on the same lot. In making a determination with respect to this subsection the Planning Board shall give consideration to the preservation of views from adjoining residences. Where the Planning Board has thus modified the yard requirement, any such yard shall thereafter be deemed to conform to the bulk and area requirements.

§ 18.34. Protection of right to sunlight. In order to protect access to sunlight for neighboring properties, along the northern-facing lot line of any parcel, for a minimum continuous distance of 25 feet, no structure, fence or building shall be built within 15 feet of the lot line with any part of it having a height greater than six feet above ground level.

§ 18.35. Maximum Building Height Applicability: In considering Maximum height per Hamlet of South Nyack General Use, Bulk & Parking Regulations, per Figure 1, when considering a front yard setback variance for any structure, allowable roof height to the topmost extremity shall not extend above a line drawn from 5 1/2 feet above the nearest point on the

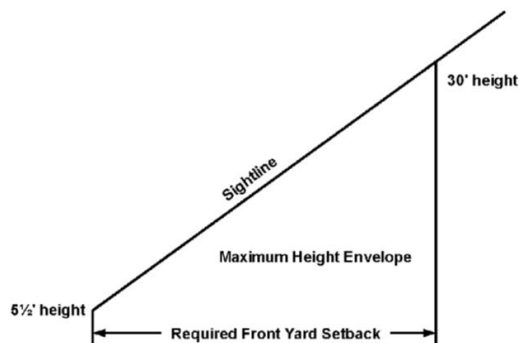


Figure 1. Maximum Building Height Envelope for Front Yard Setback Variance.

front lot line to a point 30 feet above the required front yard setback. An exception to this limit may be granted only if there is no other feasible alternative and if the balancing of benefits to the applicant if granted, versus benefits to the community if not granted, weigh strongly in favor of the applicant.

§ 18.36. Swimming pools. The following restrictions and regulations apply to the construction of all swimming pools.

- (1) A private pool structure and deck shall conform to setback regulations
- (2) A private pool structure and deck shall conform to setback regulations for an accessory building in the district in which it is located. The water container part of the pool structure shall be set back a minimum of 10 feet from all property lines. All other pools shall be set back not less than 20 feet from all property lines. The pool shall be screened from the neighboring property by use of shrubs, trees and other appropriate screening material.
- (3) Each application for site development plan approval to construct or erect a swimming pool, and/or a structure surrounding it, shall be accompanied by plans drawn to scale, large enough and in sufficient detail to show:
 - (A) A plot plan of the property on which the pool and/or structure is to be placed, showing location in reference to side lines, rear lines and other buildings on the lot.
 - (B) Pool dimensions, including depth.
 - (C) Specifications and plans of the structure.
 - (D) Wastewater disposal and electrical wiring.
 - (E) An estimate of cost of pool and/or structure.
 - (F) The location of the fence.
 - (G) Whether the pool is for "private" or "other" use.
 - (H) Lighting plans, if any.
 - (I) A grading plan.
- (4) No swimming pool or related structure shall be constructed or erected unless a building permit has been issued therefor by the Building Inspector.

§ 18.4. Special or conditional permit uses – Hamlet of South Nyack.

§ 18.41. Private schools; private education campuses; and philanthropic and charitable institutions. The following requirements apply to private schools; private education campuses; and philanthropic and charitable institutions:

- (1) Private schools.
 - (A) Any private school for more than 100 students shall occupy a lot which shall have an area of not less than two acres.

- (2) No building or part thereof shall be erected nearer than 20 feet to any street or property line. Any sports or athletic facility building or part thereof shall not be erected nearer than 150 feet to any street or property line which abuts another use.
- (3) The sum of all areas covered by all principal and accessory buildings shall not exceed 35% of the area of the lot.
- (4) Access, circulation and parking shall be subject to site plan review by the Planning Board in regard to the physical relationship and impact upon adjacent uses.
- (5) Buildings shall be so located on the site as to allow for adequate access for emergency vehicles.

§ 18.42. Mass transit and public utility rights-of-way and structures. The following requirements apply to mass transit and public utility rights-of-way and structures:

- (1) Only rights-of-way or structures necessary to serve areas within the Hamlet of South Nyack will be permitted.
- (2) In granting a Special Permit - the Board may impose such conditions as it deems necessary in order to protect and promote the health and safety and general welfare of the community and the character of the neighborhood in which the proposed structure is to be constructed.

§ 18.43. Conversion of existing building to multifamily dwellings in SN R-O or SN RG-OA Districts. The following requirements shall apply to the conversion of an existing building to a multi-family dwelling in SN R-O or SN RG-OA Districts:

- (1) The structure shall be in existence on September 29, 2005. [NOTE: September 29, 2005 is the date that the Village of South Nyack Local Law No. 2 of 2005 Chapter 330 Zoning, was filed with the Secretary of State]
- (2) The building shall not be enlarged.
- (3) Dwelling units shall not be placed on any floor of a building containing a professional office.
- (4) Dwelling units shall have unobstructed access to the exterior without affecting professional offices.
- (5) Dwelling units shall have a minimum of 300 square feet, and a maximum occupancy of one person per 150 square feet within each dwelling unit.
- (6) All parking shall be in the rear yard.
- (7) Not more than 40% of the rear yard shall be covered with an impervious surface.

§ 18.44. Agency Group Home (non-Padavan). The following requirements apply to Agency Group Home (non-Padavan):

- (1) Said home shall be set up in size, appearance and structure to bear the general character of a family unit in a relatively permanent household. As such, it shall not permit transients or transient living.
- (2) Said home shall conform with and shall be maintained in accordance with the overall character and appearance of the surrounding neighborhood. No sign that advertises the use or occupancy of said home shall be erected.
- (3) Said home shall be provided with an outdoor recreation area, suitably enclosed with a fence or hedge. Said area shall be a minimum of 25 square feet per each occupant of the home and shall not be located nearer than 15 feet to any lot line or street line.
- (4) No home shall be permitted within 3,000 feet of any other similar type home.
- (5) The following information shall be submitted to the reviewing Board at the time of the application for the special permit:

 - (A) The governmental authorization to operate such facility.
 - (B) A complete statement of the proposed number, age and permanency of residence of the persons proposed to reside in the facility and the number and qualifications of resident and nonresident supervisory personnel.
- (6) The special permit shall expire immediately upon any change in the nature or type of operation of any approved home.

§ 18-45. Professional offices or studios. The following requirements apply to professional offices or studios:

- (1) Professional offices or studios include but are not limited to those of an architect, artist, dentist, engineer, lawyer, musician, teacher, therapist or physician.
- (2) Veterinarian's offices shall not be considered a professional office or studio.
- (3) Except in the SN R-4A, SN R-O and SN RG-OA Districts, such office or studio shall be incidental to the residential use of the premises and shall be carried on by a resident therein with not more than two nonresident assistants/associates/employees.
- (4) Except in the SN R-4A District, such office or studio, wherever located, shall not occupy an area equal to more than 35% of the area of the largest floor of the principal building.
- (5) Studios where dancing, music, or martial arts instruction is offered to groups in excess of four pupils at one time are prohibited.
- (6) Adequate off-street parking and loading shall exist. However, the parking requirements for professional offices or studios in shall not apply to the SN R-4A District due to the large overall lot size in this district that inherently provides adequate off-street parking space for these uses.

(7) No noise, vibration, smoke, dust, odors, heat, glare or similar nuisance shall be produced which can be perceived at any adjacent street or property.

§ 18-46. Professional offices in SN R-O and SN RG-OA Districts. All requirements of § 18-45 of this chapter, shall apply to professional offices in SN R-O and SN RG-OA Districts, in addition to the following:

(1) No more than one story or one suite, whichever is less, may be devoted to such use.

(2) The building shall front on South Broadway.

(3) Professional offices shall be limited to a floor at the South Broadway level.

(4) All parking shall be in the rear yard.

(5) Not more than 80% of rear yard shall be covered with an impervious surface.

(6) All vehicular access for properties with frontage on South Broadway shall be from South Broadway.

(7) There shall be no substantial change in the external appearance of the premises.

(8) Solid waste receptacles shall be in enclosures not visible from a public street.

§ 18.47. Private boat or yacht club. Private boat or yacht clubs shall be restricted to properties with a minimum of 300 feet of continuous river frontage.

SECTION 6. Town Code Chapter 43 applicable to implement Chapter 18

It is the intention that the existing provisions of the Chapter 43 of the Town Code shall apply to all properties located within the hamlet of South Nyack unless expressly set forth otherwise in this local law. To the extent that reference to and applicability of other sections of Chapter 43 of the Town Code is necessary to interpret or implement the provisions of Article 18, such reference and applicability is hereby authorized without the necessity of specific reference by the other provisions of Chapter 43 to this Article 18.

SECTION 7. Repeal Village Zoning Law Chapter 330

The former Village of South Nyack Zoning Law, Chapter 330 is hereby repealed in its entirety. The provisions of Chapter 330 shall nevertheless apply to any building permit applications that were filed with the Village of South Nyack or Town of Orangetown under Chapter 330 prior to the adoption of this local law.

SECTION 8. Repeal selected Village Code Sections as applicable to buildings and properties

The following other sections of the former Village of South Nyack Code related to buildings and land use are hereby repealed in their entirety for purposes of continuity in application of the Orangetown Town Code to properties located in the former village:

- a. Chapter 16 Boards and Commissions
- b. Chapter 93 Building Construction and Maintenance
- c. Chapter 96 Building Department

- d. Chapter 108 Buildings, Unsafe
- e. Chapter 172 Flood Damage Prevention
- f. Chapter 201 Multiple residences
- g. Chapter 208 Noise
- h. Chapter 288 Subdivision of Land

SECTION 9. Numbering for Codification

It is the intention of the Town of Orangetown and it is hereby enacted, that the provisions of this Local Law shall be included in the Code of the Town of Orangetown; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for Codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

SECTION . Severability.

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

SECTION 11. Effective Date

This local law shall take effect immediately filing with the Office of the Secretary of State of the State of New York.

43 Attachment 19.1
 Town of Orangetown
 Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
 (§3.13)
 Hamlet of South Nyack (SN)

Zoning District	Principal Use	Use Type	Minimum Lot Frontage (feet)	Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking
					Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-4A ONE-FAMILY HISTORIC RESIDENCE	In order to preserve the unique historical and architectural character of the property currently known as 122 Franklin Street, identified on the former Village of Soth Nyack Tax Map as Sec. 66.45, Block 3, Lot 27, this district requires four acres per lot. To encourage and facilitate the maintenance of this unique property in its historic state, a broader range of uses and greater intensity of use is allowed insofar as the property can absorb these because of its unusually large size. Up to eight accessory structures are allowed per four-acre lot. Three accessory structures, known as the "barn," "summer kitchen" and "pool house" on proposed master plan dated 6-5-2004, may include habitable space, not to exceed 1,300 square feet each, and subject to site plan approval by the Planning Board. The number of special permit uses allowed on the property is as allowed in this Article. To the extent that the provisions of this bulk table for District SN-R-4A may conflict with other regulations of this chapter with respect to bulk or use, the provisions in this table shall have controlling precedent.													
	One-family dwelling*	P	100	38	35	30	20	40	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Public School	P	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	100	38	35	30	20	40	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Private schools subject to § 18.41	SPZ	100	38	35	30	20	40	3	30	36	Professional office or studios subject to § 18-45 with exemptions as set forth in Subsections 3, 4 and 6.	PA	1 space per 4 students
	Place of worship & Places of worship with parish houses subject to §18.24	P	100	38	35	40	30	60	3	30	36			200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 2 spaces for dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	100	38	35	30	20	40	3	30	36	Exercise facilities for residents	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	100	38	35	30	20	40	3	30	36	Entertainment space for residents	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	100	38	35	30	20	40	3	30	36		PA	full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45 with exemptions as set forth in Subsections 3, 4, and 6	CUPB	100	38	35	30	20	40	3	30	36			1 space for each 300 SF of gross floor area
Private educational campus subject to § 18.41	SPTB	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	1 space per 4 students	
Permitted accessory structures	PA				90	15	10	20	1	15	15			-

NOTES: (P) = Permitted Use
 (CUPB) = Conditional Use Planning Board
 (SPZ) = Special Permit Use - Zoning Board of Appeal
 (SPTB) = Special Permit Use - Town Board
 (ACU) = Accessory Requiring Certificate of Use
 (PA) = Permitted Accessory
 * = not to exceed one principal structure per lot

Maximum Building Height Applicability
 Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types

43 Attachment 19.2
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulation
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-18 ONE-FAMILY RESIDENCE	One-family dwelling*	P	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Private garage	PA	R-18 Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit 200 SF of gross floor area but not less than 1 space for each 6 students, where provided ½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way 1 space per 4 students 200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling 200 SF of gross floor area Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board full-time staff member plus 1 space for each classroom 1 space for each 300 SF of gross floor area 1 space per 4 students -
	Public school	P	18,000 square feet	18,000 square feet	100	38	35	30	20	40	3	30	36	Private boathouse	PA	
	Community residence facility subject to §18.22	SPZ	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	
	Private schools subject to § 18.14	SPZ	18,000 square feet	18,000 square feet	100	38	35	30	20	40	3	30	36		PA	
	Place of worship & Places of worship with parish houses subject to §18.24	P	18,000 square feet	18,000 square feet	100	38	35	40	30	60	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36	Home occupations	PA	
	Agency Group Home subject to § 18.44	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			
	Professional office or studios subject to § 18.45.	CUPB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			
	Private educational campus subject to § 18.41	SPTB	18,000 square feet	24,000 square feet	100	38	35	30	20	40	3	30	36			
Permitted accessory structures	PA						90	15	10	20	1	15	15			
SN-R-12 ONE-FAMILY RESIDENCE	One-family dwelling*	P	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private garage	PA	R-12 2.0 spaces per dwelling unit 200 SF of gross floor area but not less than 1 space for each 6 students, where provided ½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way 200 SF of gross floor area but not less than 1 space for each 5 seats, where provided 200 SF of gross floor area Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board. full-time staff member plus 1 space for each classroom 1 space for each 300 SF of gross floor area 1 space per every 3 boats associated with the club
	Public school	P	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private boathouse	PA	
	Community residence facility subject to § 18.22	SPZ	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Private swimming pool	PA	
	Place of worship & Places of worship with parish houses subject to §18.24	P	12,000 square feet	12,000 square feet	100	45	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	35	25	15	35	3	30	36	Boathouses and boat docks	PA	
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Children's playhouse	PA	
	Agency Group Home subject to § 18.44	SPTB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36	Home occupations	PA	
	Professional office or studios subject to § 18.45	CUPB	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36			
	Private boat or yacht club subject to § 18.47	SPZ	12,000 square feet	18,000 square feet	100	45	35	25	15	35	3	30	36			
	Permitted accessory structures	PA						60	8	8	16	1	15	15		

NOTES: (P) = Permitted Use

(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, §.32)
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

43 Attachment 19.3
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN-R-12HC CLUSTER SUBDIVISION	Each lot in the clustered major subdivision designated SN-R-12HC shall be subject to the requirements of the SN-R-12H District and the requirements for the individual lot as identified by the table on Sheet 7 (Final Cluster Subdivision Plat) of the Final Subdivision Plan for Lands of Dansome L.L.C. on file at Town Hall and with the Rockland County Clerk. If any conflict shall arise between the applicability of the SN-R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail.																
SN-R-12H HILLSIDE RESIDENTIAL Within the RG-SH/R-12H District: uses that 1) did not exist on the effective date of this chapter, or 2) existed on such date that have or propose to have a gross floor area 50% greater than on such date shall be classified R- 12H and meet these requirements.	One-family dwelling*	P	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private garage	PA	R-12H	2.0 spaces per dwelling unit
	Public school	P	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private boathouse	PA		200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Private swimming pool	PA		½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	12,000 square feet	12,000 square feet	100	45	35	40	30	60	3	30	36		PA		200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	30	25	15	35	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA		200 SF of gross floor area
	Mass transit and public utility rights-of- way and structures subject to § 18.42.	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Children's playhouse	PA		Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36	Home occupations	PA		full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36				1 space for each 300 SF of gross floor area
	Private educational campus subject to § 18.41	SPTB	12,000 square feet	12,000 square feet	100	45	30	25	15	35	3	30	36				1 space per 4 students
Permitted accessory structures	PA						60	8	8	16	1	15	15				-

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%
(Must meet minimum lot area requirement after application of the slope formula in § 18.3.
* = not to exceed one principal structure per lot

Maximum Building Height Applicability
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

**43 Attachment 19.4
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack**

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-8H HILLSIDE RESIDENTIAL Within the RG-8H/R-12H District: uses that were in existence on the effective date of this chapter shall be classified RG-8H and meet these requirements except that if a proposed floor area expansion to an existing building exceeds 50%, the property shall become subject to the requirements of the R-12H.)	One-family dwelling*	P	8,000 square feet		80	45	30	22	15	30	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Two-family type-b dwelling*	P	10,000 square feet		100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000 square feet		100	45	30	22	15	30				Private swimming pool	PA	1.0 space for the added dwelling
	Public school	P	8,000 square feet		80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	8,000 square feet		80	45	30	22	15	30	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	8,000 square feet		80	45	35	40	30	60	3	30	36	Boathouses and boat docks, Children's playhouse	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres		80	45	30	22	15	30	3	30	36	Home occupations	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	8,000 square feet		80	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Private educational campus subject to § 18.41	SPTB	8,000 square feet		80	45	30	22	15	30	3	30	36			1 space per 4 students
Permitted accessory structures	PA						55	5	5	10	1	15	15			-
SN-RG-6 GENERAL RESIDENTIAL	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Children's playhouse	PA	1 space per 4 students
	Place of worship & Places of worship with parish houses subject to §18.24	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	←---See § 330-36---→			Home occupations; Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the full-time staff member plus 1 space for each classroom
	Agency Group Home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			1 space for each 300 SF of gross floor area
	Professional office or studios subject to § 18-45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36			-
Permitted accessory structures	PA						50	5	5	10	1	15	15			-

NOTES: (P) = Permitted Use
(CUPB) = Conditional Use Planning Board
(SPZ) = Special Permit Use - Zoning Board of Appeals
(SPTB) = Special Permit Use - Town Board

Minimum Lot Area Applicability:
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
(Must meet minimum lot area requirement after application of the slope formula, § 18.32)

Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

43 Attachment 19.5
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-4 GENERAL RESIDENTIAL	One-family dwelling*	P	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Public school	P	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to §18.22	SPZ	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	4,000 square feet	8,000 square feet	40	55	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse); Home occupations	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Two-family dwelling*	P	6,000 square feet	12,000 square feet	60	55	20	20	10	20	3	30	36		PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	7,000 square feet	12,000 square feet	60	55	20	20	10	20	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling
	Private schools subject to § 18.41	SPZ	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36	Children's playhouse	PA	1 space per 4 students
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	40	55	20	20	10	20	3	30	36			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			full-time staff member plus 1 space for each classroom
Professional office or studios subject to § 18.45	CUPB	4,000 square feet	8,000 square feet	40	55	20	20	10	20	3	30	36			1 space for each 300 SF of gross floor area	
Permitted accessory structures	PA					45	5	5	10	1	15	15			-	
SN- HRA HIGH-RISE APARTMENTS	Existing four six-story buildings only; existing principal and accessory uses only. Any change to existing area and bulk utilization shall require a variance.															HRA

NOTES: (P) = Permitted Use
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(SPTB) = Special Permit Use - Town Board
(ACU) = Accessory Requiring Certificate of Use
(PA) = Permitted Accessory

Minimum Lot Area Applicability
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with proposed floor area expansion in excess of 50%
(Must meet minimum lot area requirement after application of the slope formula, § 18.3.
* = not to exceed one principal structure per lot

Maximum Building Height Applicability:

43 Attachment 19.6
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN- RG-A GENERAL RESIDENTIAL AND APARTMENTS	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit	
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided	
	Community residence facility subject to §18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way	
	Place of worship & Places of worship with parish houses subject to §18.24	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided	
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit	
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	1.0 space for the added dwelling	
	Three-story apartment buildings existing on the effective date of this chapter	P	Any change to existing area and bulk utilization shall require a variance											Children's playhouse	PA		
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Home occupations	PA	1 space per 4 students	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36				200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15				-

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Minimum Lot Area Applicability
Area 1 = Existing principal building and lot
Area 2 = New principal building or subdivision or existing building with proposed floor area expansion in excess of 50%
(Must meet minimum lot area requirement after application of the slope formula, §18.3.
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Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types

43 Attachment 19.7
 Town of Orangetown
 Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
 (§3.13)
 Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-O RESIDENTIAL PRO-FESSIONAL OFFICE	One-family dwelling*	P	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Two-family type-b dwelling*	P	10,000 square feet	10,000 square feet	100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000 square feet	12,000 square feet	100	45	30	22	15	30				Private swimming pool	PA	1.0 space for the added dwelling
	Public school	P	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 330-27	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36		PA	½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship & Places of worship with parish houses subject to §18.24	P	8,000 square feet	8,000 square feet	80	45	35	40	30	60	3	30	36	Boathouses & boat docks		200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	45	30	22	15	30	3	30	36	Home occupations	PA	200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Private educational campus subject to § 18.41	SPT	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space per 4 students
	Nursery schools, after-school programs and day-care centers, duly licensed or authorized by the State of New York	SPZ	8,000 square feet	8,000 square feet	80	45	30	22	15	30	3	30	36			1 space for each staff member plus 1 space for each classroom
	Conversion of existing building to multifamily dwelling subject to § 18.43	SPZ	10,000 square feet	20,000 square feet	100	45	30	22	15	30	3	30	36			2.5 spaces per dwelling unit
	Professional offices subject to § 18.45	CUPB	10,000 square feet	20,000 square feet	100	45	30	22	15	30	3	30	36			1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					55	5	5	10	1	15	15			-

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Maximum Building Height Applicability
 Maximum building height shall be the lesser of the number of

**43 Attachment 19.8
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack**

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-RG-OA RESIDENTIAL, GENERAL AND PROFESSIONAL OFFICE AND SALE OF ARTS, CRAFTS AND ANTIQUES	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	RG- OA 2.0 spaces per dwelling unit 200 SF of gross floor area but not less than 1 space for each 6 students, where provided ½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Public school	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Private boathouse	PA	
	Community residence facility subject to §18.22	SPZ	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Private swimming pool	PA	
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA	2.0 spaces per dwelling unit 2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	10,000 square feet	20,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	
	General and professional offices, funeral parlors and sale of arts, crafts and antiques subject to § 18-25	P	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Children's playhouse	PA	1 space for each 300 SF of gross floor area
	Private schools subject to § 18.41	SPZ	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25	Home occupations	PA	1 space per 4 students
	Place of worship & Places of worship with parish houses subject to §18.24	P	10,000 square feet	20,000 square feet	80	40	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling unit
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	40	25	50	15	30	2	25	25			200 SF of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency Group Home subject to § 18.44	SPTB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			1 space for each 300 SF of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15			-
SN-B-1 LOCAL RETAIL BUSINESS	Existing local retail and service establishments only, subject to site plan approval and a certificate of occupancy for every change in use. The Planning Board shall, with each approval, obtain an upgrading of the site commensurate with proposed change. Each store or rental unit shall obtain its own C.O. within three months of enactment of this chapter. Area and bulk requirements shall conform to existing building and parking area only.													Parking and loading	PA	B-1

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Maximum Building Height Applicability
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43 Attachment 19.9
Town of Orangetown
Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
(§3.13)
Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height		Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1	Area 2	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)				Feet (b)
SN-RGLSO	One-family dwelling	P	4,000 square feet	8,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Community residence facility subject to §18.22	p	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	25	25			½ dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship subject to §18.24	P	10,000 square feet	20,000 square feet	80	50	35	40	30	60	3	30	36	Private utility storage (including garden shed, tool shed, greenhouse)	PA	200 SF of gross floor area but not less than 1 space for each 5 seats, where provided
	Two-family dwelling	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	Conversion of existing structure to one or two-family dwelling*	P	10,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	General and professional offices, subject to § 18.45	p	10,000 square feet	20,000 square feet	80	40	25	50	15	30	2	30	36			1 space for each 300 SF of gross floor area
	Bicycle Sales/ Rental Business	P	10,000 square feet	18,000 square feet	80	50	25	10	12	25	2	30	36	Private storage. Café (indoor within Principal Building).	PA	1 space for each 250 SF of gross floor area
	Café	P	10,000 square feet	18,000 square feet	80	50	25	10	12	25	2	30	36			1 space for each 200 SF of gross floor area
Permitted accessory structures	P	-	-	-	-	30	5	5	10	1	15	15				

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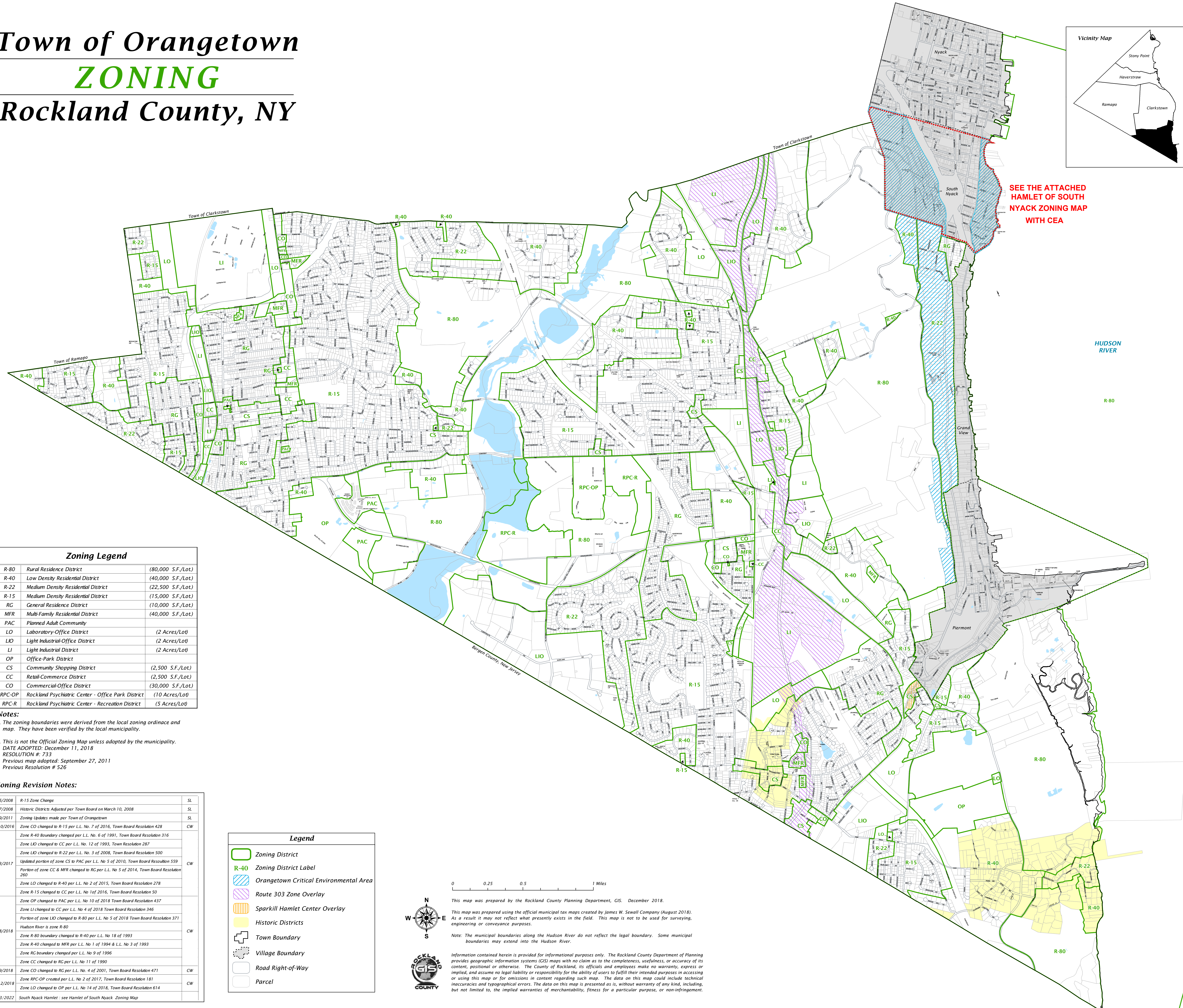
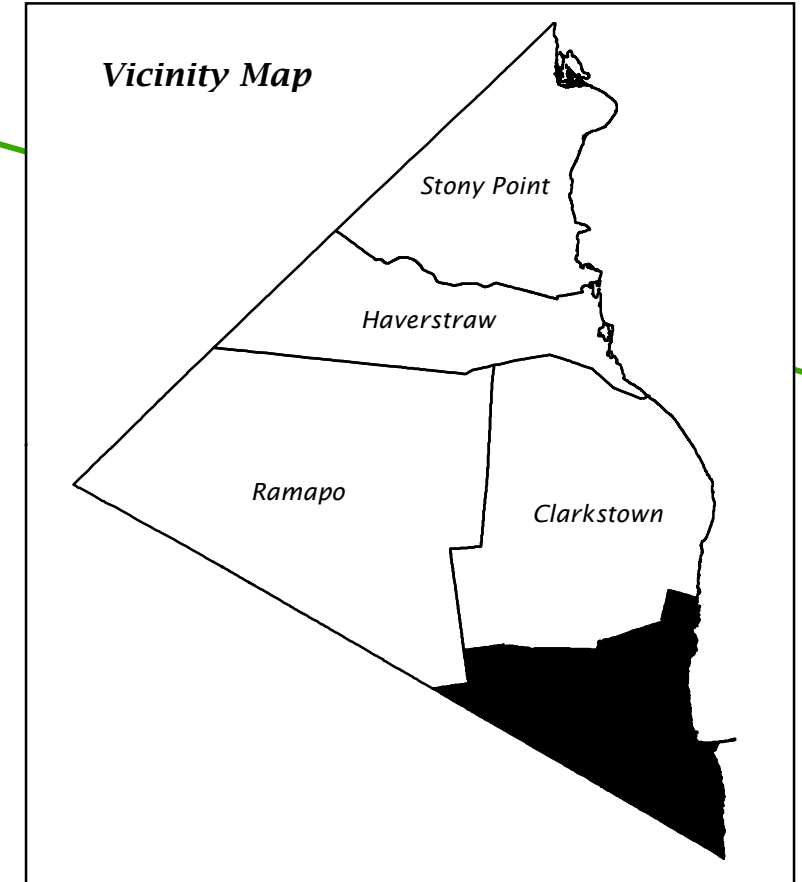
Maximum Building Height Applicability:
Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

Minimum Lot Area Applicability: Area 1 = Existing principal building and lot; Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%. (Must meet minimum lot area requirement after application of the slope formula, §18.32) * = not to exceed one principal structure per lot

Town of Orangetown

ZONING

Rockland County, NY



SEE THE ATTACHED
HAMLET OF SOUTH
NYACK ZONING MAP
WITH CEA

HUDSON RIVER

Zoning Legend

R-80	Rural Residence 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-15	Medium Density Residential District	(15,000 S.F./Lot)
RG	General Residence District	(10,000 S.F./Lot)
MFR	Multi-Family Residential District	(40,000 S.F./Lot)
PAC	Planned Adult Community	
LO	Laboratory-Office District	(2 Acres/Lot)
LIO	Light Industrial-Office District	(2 Acres/Lot)
LI	Light Industrial District	(2 Acres/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 District	(10 Acres/Lot)
RPC-R	Rockland Psychiatric Center - Recreation District	(5 Acres/Lot)

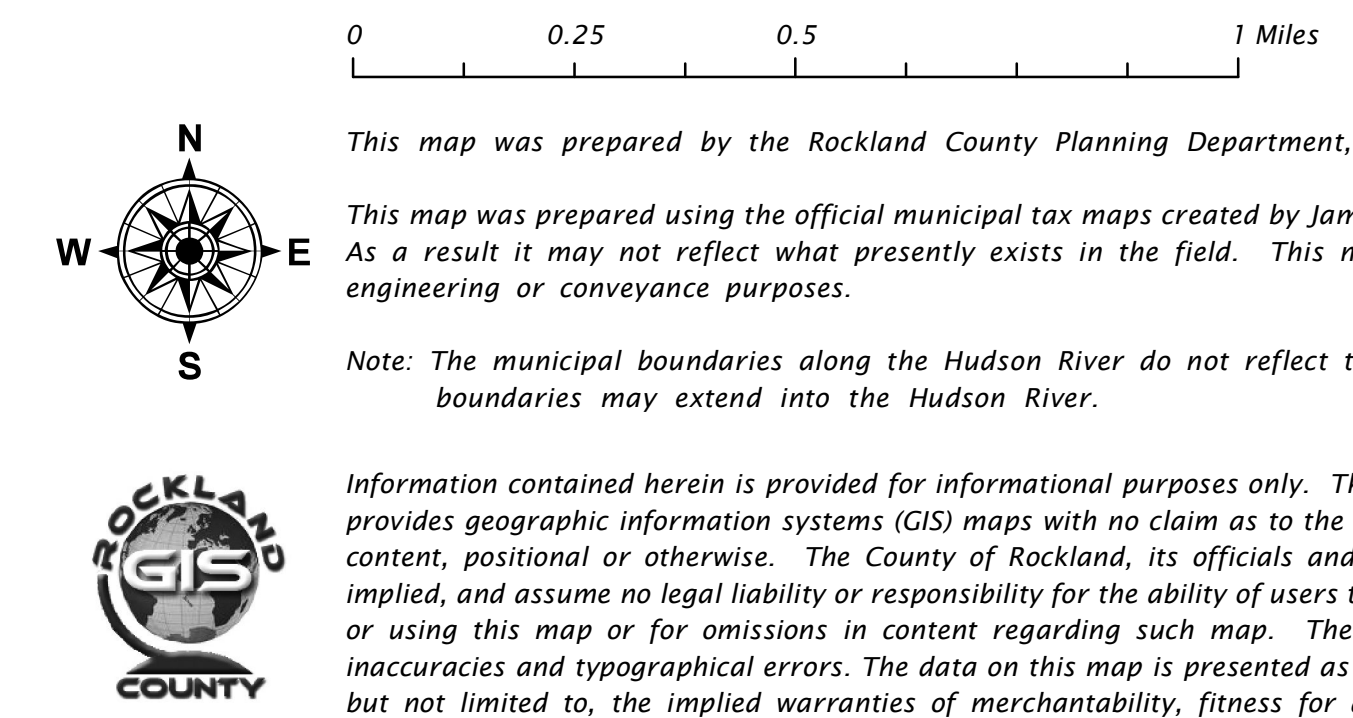
Notes:
 1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
 2. This is not the Official Zoning Map unless adopted by the municipality.
 DATE ADOPTED: December 11, 2018
 RESOLUTION #: 733
 Previous map adopted: September 27, 2011
 Previous Resolution #: 526

Zoning Revision Notes:

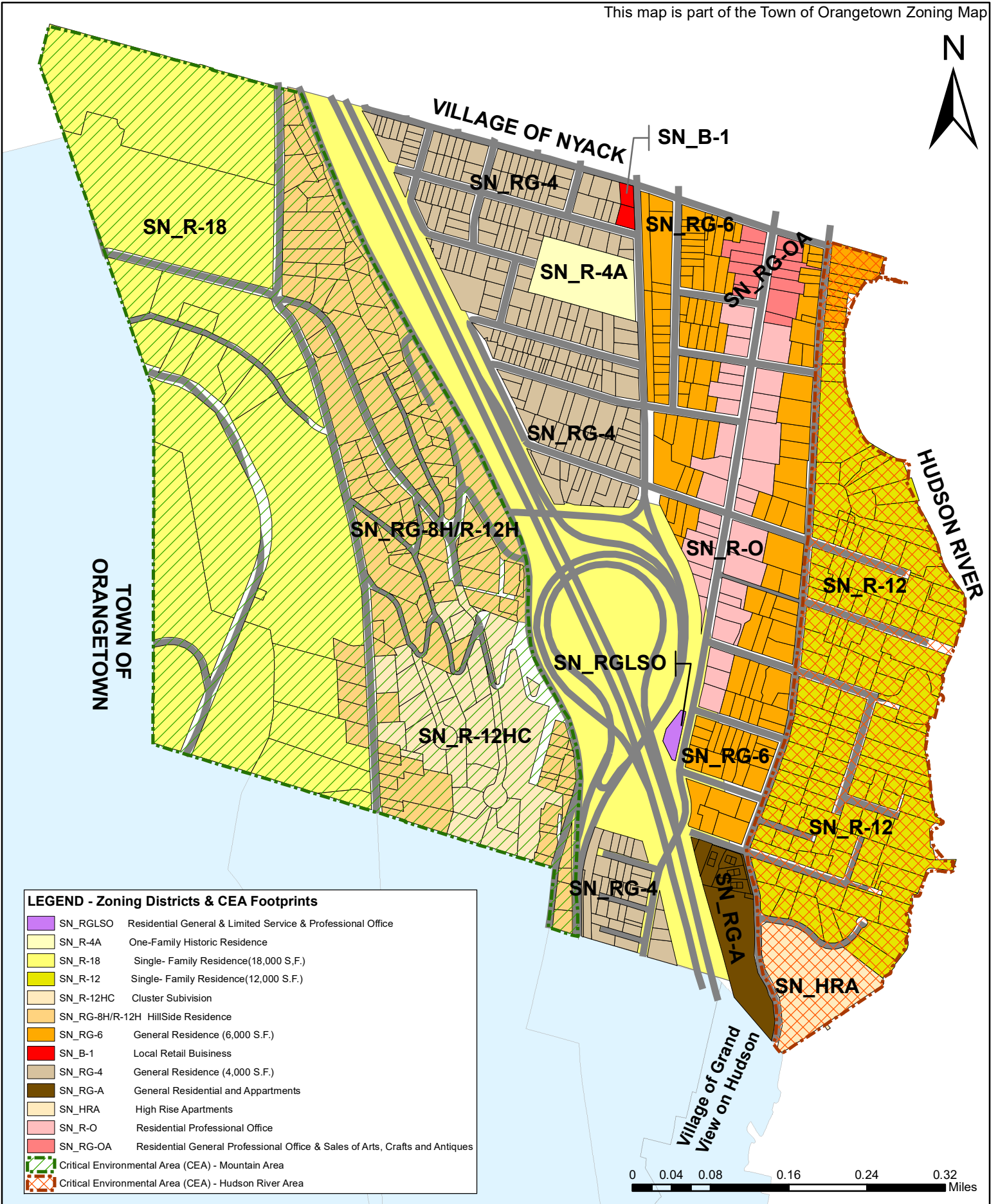
5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	SL
9/2011	Zoning Updates made per Town of Orangetown	SL
10/2016	Zone CO changed to R-15 per L.L. No. 7 of 2016, Town Board Resolution 428	CW
3/2017	Zone R-40 Boundary changed per L.L. No. 6 of 1991, Town Board Resolution 316	CW
	Zone LIO changed to CC per L.L. No. 12 of 1993, Town Board Resolution 287	
	Zone LO 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	
8/2018	Zone LO changed to R-40 per L.L. No. 2 of 2015, Town Board Resolution 278	CW
	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 LI changed to CC per L.L. No. 4 of 2018 Town Board Resolution 346	
	Portion of zone LIO changed to R-80 per L.L. No. 5 of 2018 Town Board Resolution 371	
9/2018	Hudson River is zone R-80	CW
	Zone R-80 boundary changed to R-40 per L.L. No. 18 of 1993	
	Zone R-40 changed to MFR per L.L. No. 1 of 1994 & L.L. No. 3 of 1993	
	Zone RG boundary changed per L.L. No. 9 of 1996	
9/2018	Zone CC changed to RG per L.L. No. 4 of 2001, Town Board Resolution 471	CW
	Zone RPC-OP created per L.L. No. 2 of 2017, Town Board Resolution 181	
12/2018	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	CW
	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	
03/2022	South Nyack Hamlet: see Hamlet of South Nyack Zoning Map	

Legend

- Zoning District
- R-40 Zoning District Label
- Orangetown Critical Environmental Area
- Route 303 Zone Overlay
- Sparkill Hamlet Center Overlay
- Historic Districts
- Town Boundary
- Village Boundary
- Road Right-of-Way
- Parcel

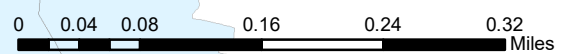


This map was prepared by the Rockland County Planning Department, GIS, December 2018.
 This map was prepared using the official municipal tax maps created by James W. Sewall Company (August 2018). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.
 Note: The municipal boundaries along the Hudson River do not reflect the legal boundary. Some municipal boundaries may extend into the Hudson River.
 Information contained herein is provided for informational purposes only. The Rockland County Department of Planning provides geographic information systems (GIS) maps with no claim as to the completeness, usefulness, or accuracy of its content, positional or otherwise. The County of Rockland, its officials and employees make no warranty, express or implied, and assume no legal liability or responsibility for the ability of users to fulfill their intended purposes in accessing or using this map or for omissions in content regarding such map. The data on this map could include technical inaccuracies and typographical errors. The data on this map is presented as is, without warranty of any kind, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, or non-infringement.



LEGEND - Zoning Districts & CEA Footprints

	SN_RGLSO	Residential General & Limited Service & Professional Office
	SN_R-4A	One-Family Historic Residence
	SN_R-18	Single-Family Residence(18,000 S.F.)
	SN_R-12	Single-Family Residence(12,000 S.F.)
	SN_R-12HC	Cluster Subdivision
	SN_RG-8H/R-12H	HillSide Residence
	SN_RG-6	General Residence (6,000 S.F.)
	SN_B-1	Local Retail Business
	SN_RG-4	General Residence (4,000 S.F.)
	SN_RG-A	General Residential and Apartments
	SN_HRA	High Rise Apartments
	SN_R-O	Residential Professional Office
	SN_RG-OA	Residential General Professional Office & Sales of Arts, Crafts and Antiques
		Critical Environmental Area (CEA) - Mountain Area
		Critical Environmental Area (CEA) - Hudson River Area



Hamlet of South Nyack, Town of Orangetown Rockland County, NY, Zoning Map