

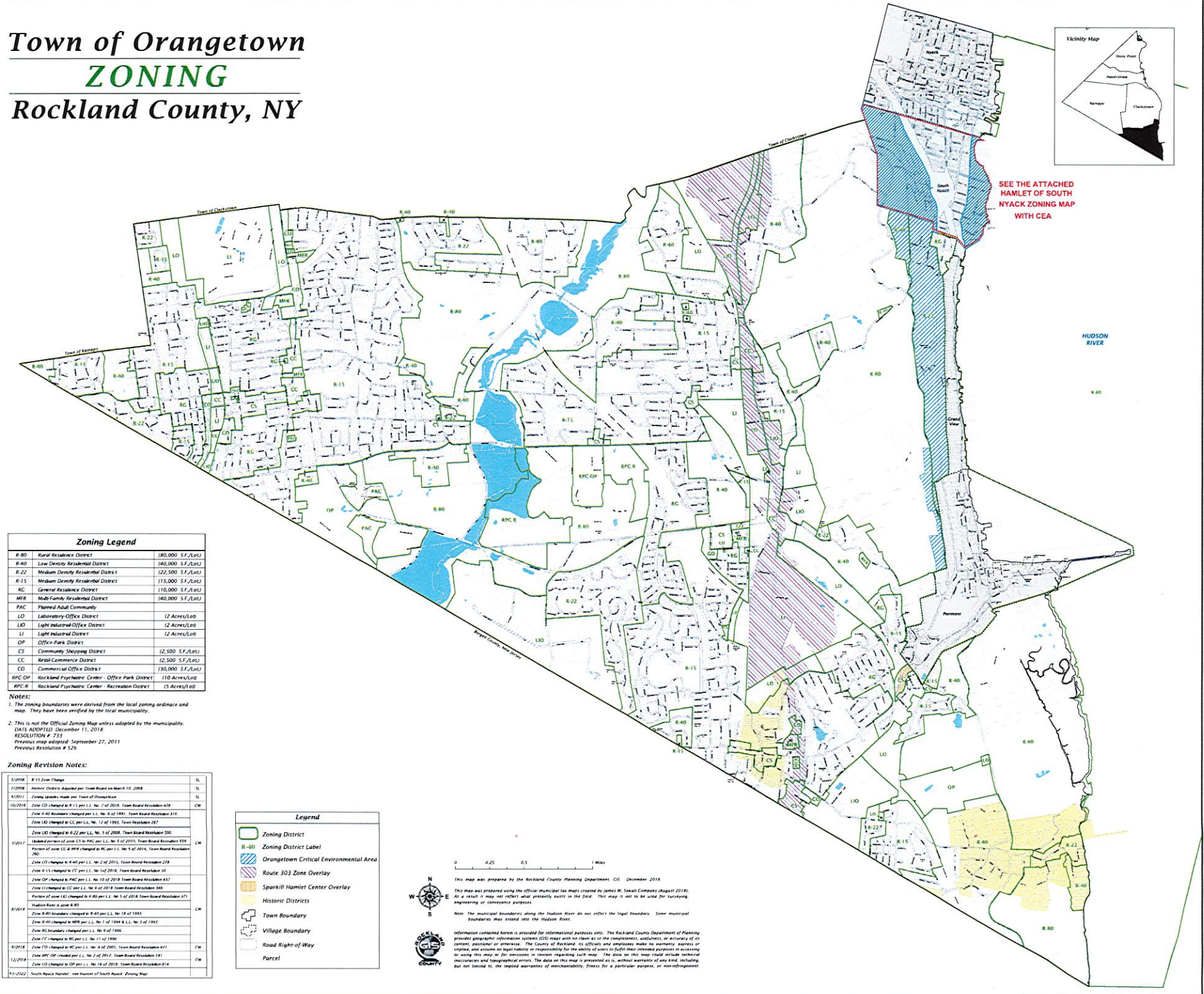
Town of Orangetown

ZONING

Rockland County, NY



SEE THE ATTACHED
HAMLET OF SOUTH
NYACK ZONING MAP
WITH CEA



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	Regional 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 # 731
Previous map adopted: September 27, 2011
Previous Resolution # 526

Zoning Revision Notes:

5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adopted per Town Board on March 10, 2008	SL
9/2011	Zoning Ordinance Update per Town of Orangetown	SL
10/2016	Zone CO changed to R-15 per L.L. No. 1 of 2016, Town Board Resolution 428	CW
	Zone R-40 boundaries changed per L.L. No. 6 of 1981, Town Board Resolution 116	
	Zone LO changed to CC per L.L. No. 12 of 1983, Town Board Resolution 287	
	Zone LO changed to R-22 per L.L. No. 9 of 2008, Town Board Resolution 300	
1/2017	Updated portion of zone CS to PAC per L.L. No. 9 of 2015, Town Board Resolution 559	CW
	Portion of zone CC & MFR changed to RG per L.L. No. 9 of 2014, Town Board Resolution 280	
	Zone LO changed to R-40 per L.L. No. 2 of 2015, Town Board Resolution 228	
	Zone R-15 changed to CC per L.L. No. 1 of 2016, Town Board Resolution 10	
	Zone OP changed to PAC per L.L. No. 10 of 2018 Town Board Resolution 437	
	Zone CS changed to CC per L.L. No. 4 of 2018 Town Board Resolution 548	
	Portion of zone LO changed to R-80 per L.L. No. 5 of 2018 Town Board Resolution 471	
8/2018	Hudson River & zone R-80	CW
	Zone R-40 boundaries changed to R-40 per L.L. No. 18 of 1983	
	Zone R-40 changed to MFR per L.L. No. 1 of 1984 & L.L. No. 7 of 1993	
	Zone RG boundaries changed per L.L. No. 9 of 1986	
9/2018	Zone CC changed to MFR per L.L. No. 4 of 2011, Town Board Resolution 471	CW
12/2018	Zone RPC-OP created per L.L. No. 2 of 2017, Town Board Resolution 181	CW
	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	CW
1/1/2022	South Nyack Hamlet - see Hamlet of South Nyack Zoning Map	

Legend	
[Green Outline]	Zoning District
[Blue Hatched]	Zoning District Label
[Blue Hatched]	Orangetown Critical Environmental Area
[Blue Hatched]	Route 303 Zone Overlay
[Yellow Hatched]	Sparkill Hamlet Center Overlay
[Yellow Hatched]	Historic Districts
[Red Outline]	Town Boundary
[Dashed Outline]	Village Boundary
[Thin Grey Outline]	Road Right-of-Way
[Thin Grey Outline]	Parcel



0 0.25 0.5 1 Mile

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. Swall Company (August 2018). As a result, it may not reflect what presently exists in the field. This map is not to be used for boundary 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.

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