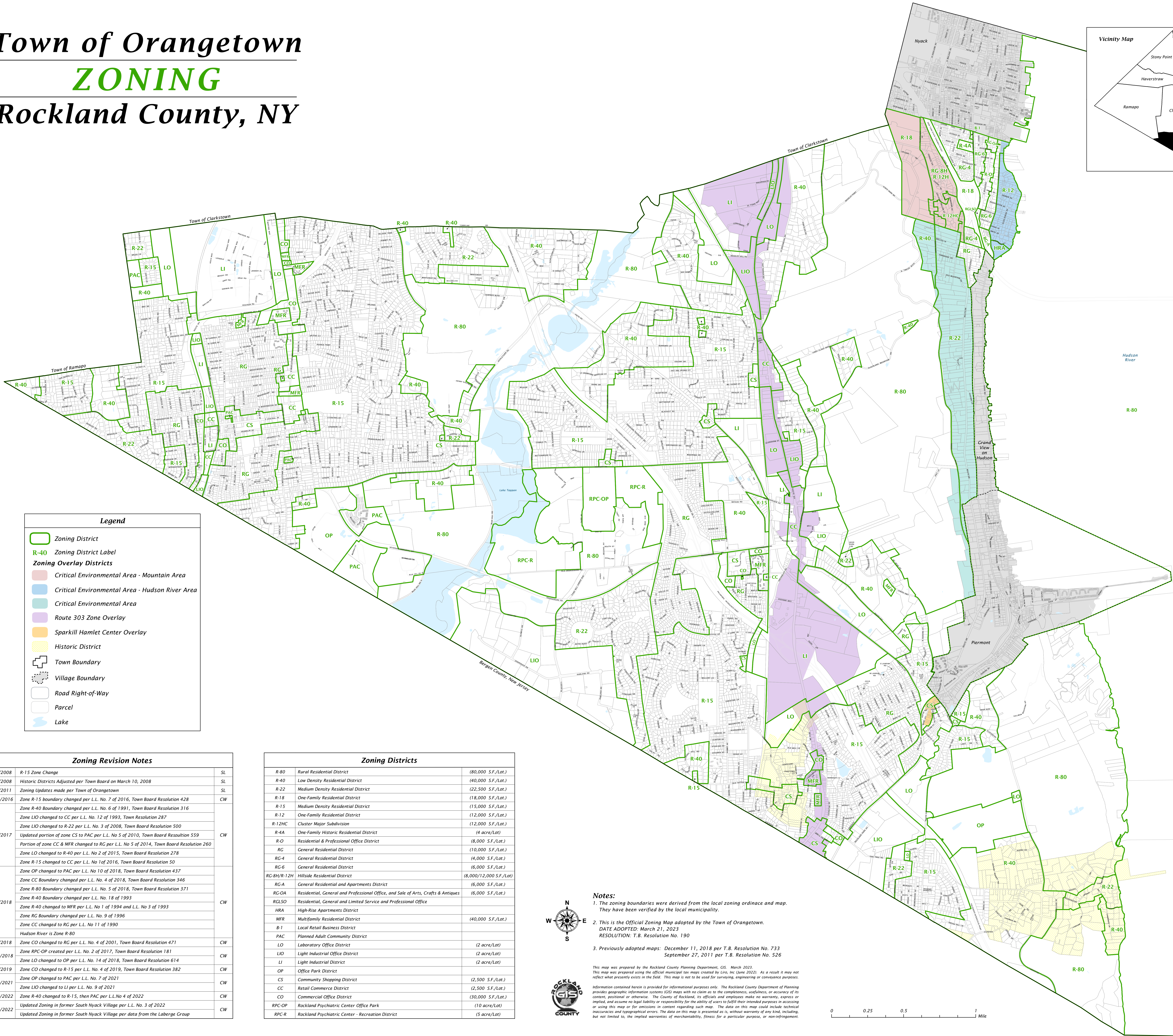
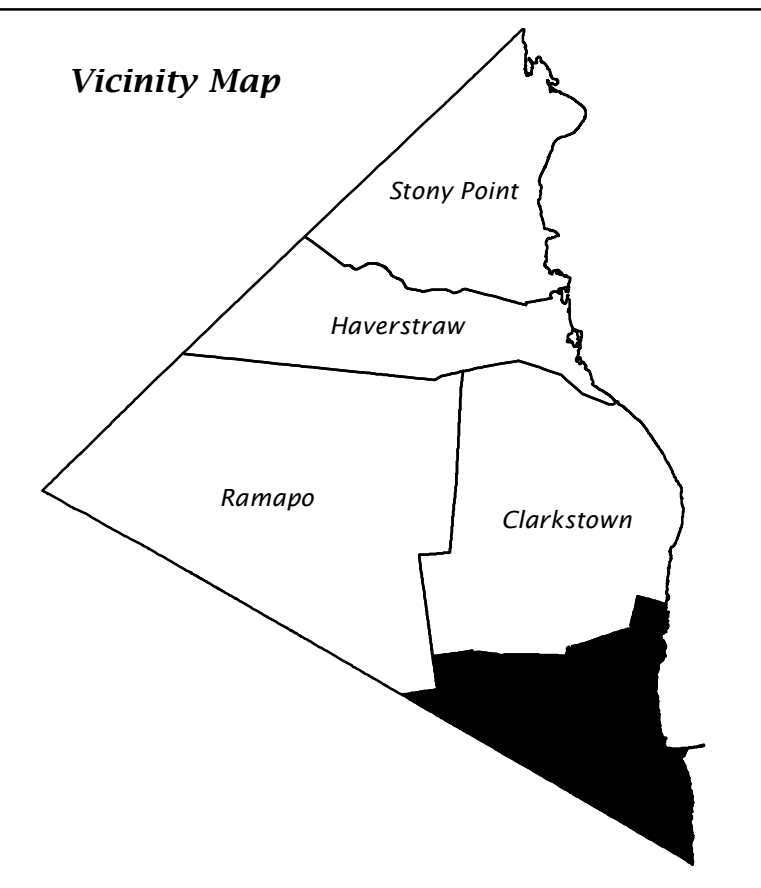


Town of Orangetown

ZONING

Rockland County, NY



Legend

Zoning District

Zoning District Label

Zoning Overlay Districts

Critical Environmental Area - Mountain Area

Critical Environmental Area - Hudson River Area

Critical Environmental Area

Route 303 Zone Overlay

Sparkill Hamlet Center Overlay

Historic District

Town Boundary

Village Boundary

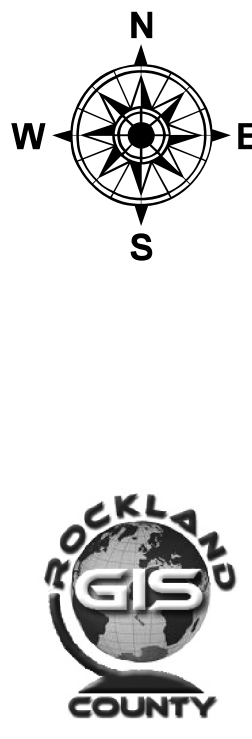
Road Right-of-Way

Parcel

Lake

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

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



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

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

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