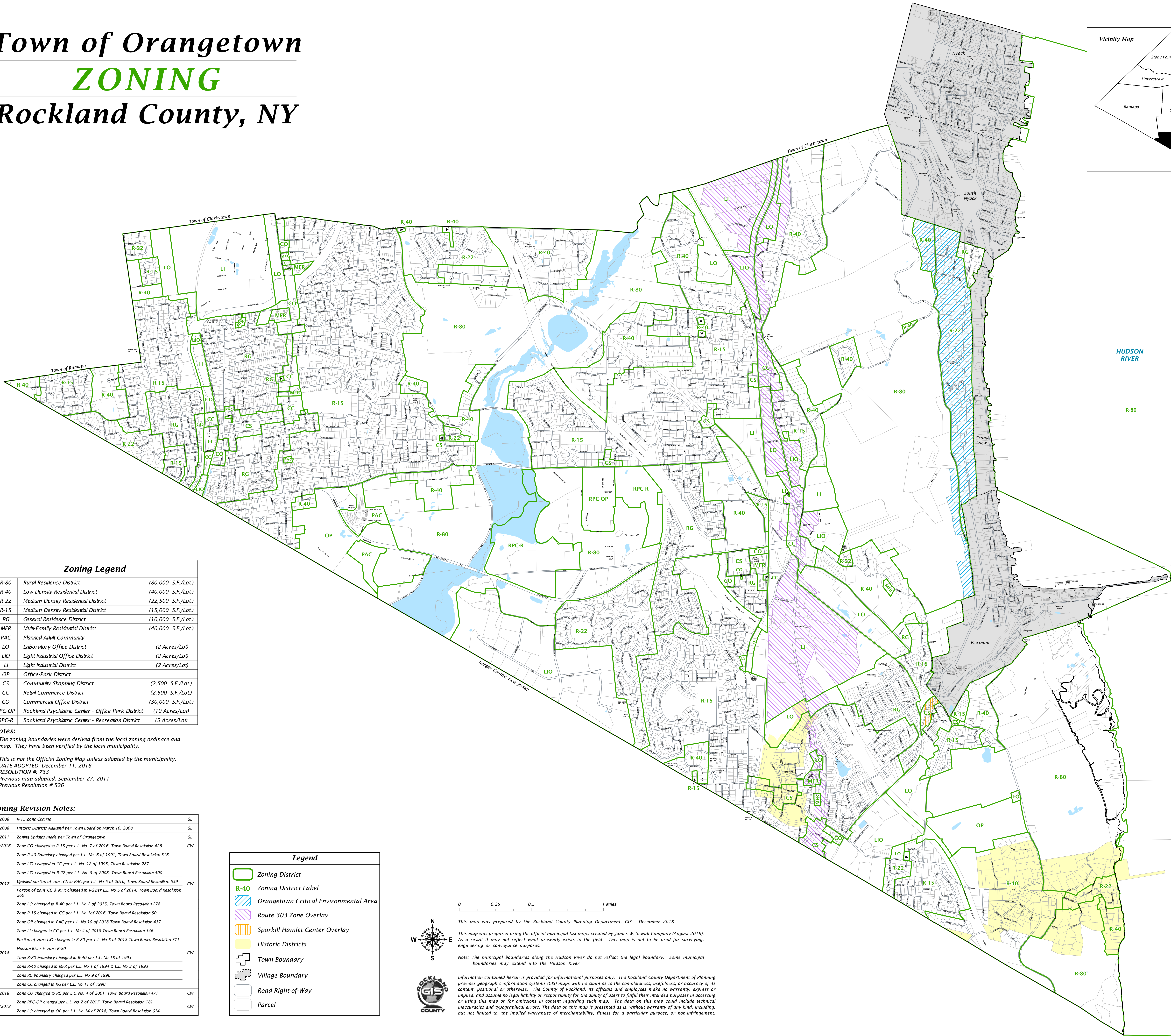
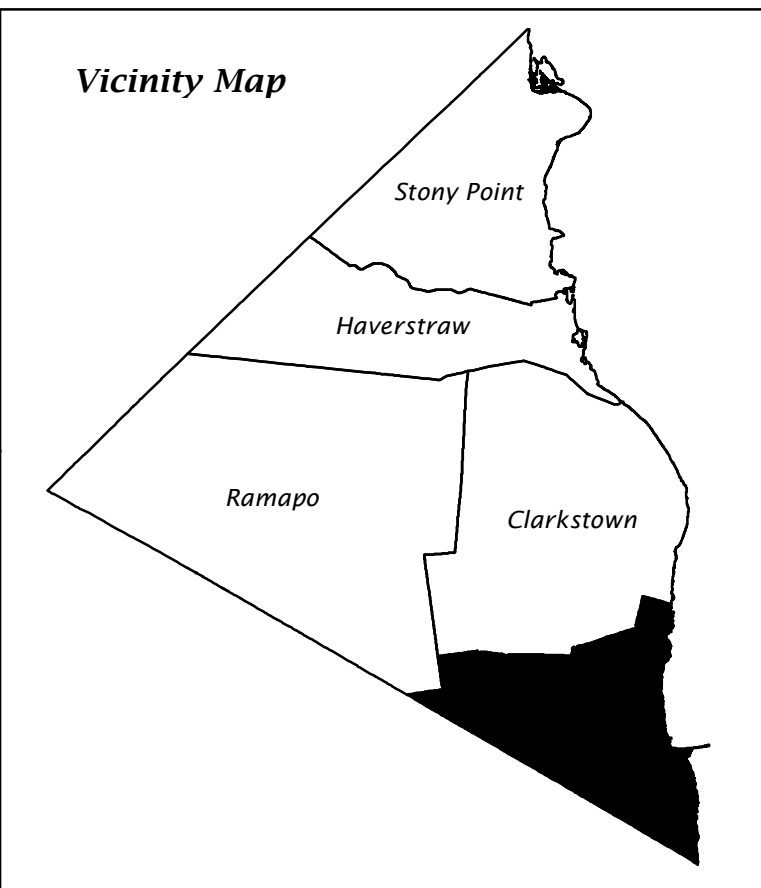


Town of Orangetown

ZONING

Rockland County, NY



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:

- The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.
- 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 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 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	
	Hudson River is zone R-80	
	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	
9/2018	Zone CO 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

Legend

- Zoning District
- 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



0 0.25 0.5 1 Miles

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.

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