

ZONING

43 Attachment 12

Town of Orangetown

Table of General Use Regulations
(§ 3.11)

RPC-R District

[Added 6-7-2004 by L.L. No. 7-2004]

1 District	2 Uses Permitted by Right	3 Uses Permitted by Special Permit	4 Conditional Uses by Planning Board	5 Accessory Uses	6 Minimum Required Off-Street Parking Spaces	7 Additional Use Regulations
RPC-R	<p>1. Public and not-for-profit active recreation:</p> <p>(a) Public parks, playgrounds and athletic fields, tennis courts and other outdoor recreation facilities; indoor and outdoor swimming pools; boat rental and storage; trails for the use of pedestrians, bicycles and other nonmotorized vehicles; miniature golf; meeting and game rooms and similar facilities as part of a public recreation center.</p> <p>(b) Little League, soccer and other athletic fields administered by not-for-profit organizations.</p> <p>(c) Golf courses.</p> <p>2. Commercial recreation. Commercial recreation facilities, including indoor and outdoor athletic fields and courts, facilities for golf, tennis, swimming, boating, skating and other similar activities, but excluding outdoor paint ball, shooting galleries and similar outdoor activities.</p>	None	None	<p>1. Accessory parking and loading. A minimum of 2 loading berths shall be provided for indoor commercial recreation facilities. The need for additional loading berths shall be determined by the Planning Board as part of site plan review and approval.</p> <p>2. Completely enclosed accessory storage buildings and maintenance sheds.</p> <p>3. Incidental sale of food and beverages, sporting goods, clothing and equipment and other similar products designed to support the proposed recreation uses, but not to exceed more than 12.5% of the total floor area of the principal building.</p> <p>4. Incidental video games, video game rooms and billiard rooms not to exceed an area of 3,000 square feet.</p>	<p>Use</p> <p>1 (a) Public parks</p> <p>1 (b) Not-for-profit recreation</p> <p>1 (c) Golf courses</p> <p>2. Commercial recreation</p> <p>1 space for each</p> <p>1 (a) 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of usage.</p> <p>1 (b) 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of usage.</p> <p>1 (c) 1/3 hole or 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of usage, whichever is greater.</p> <p>2. 400 square feet of indoor space or 4 persons of practical occupancy, as determined by the Planning Board based on the type of recreation facilities and likely patterns of usage, whichever is greater.</p>	<p>1. Buildings in an RPC-R District shall be designed in such a manner that views from multiple vantage points, including surrounding roads, trails, open space areas and other uses are attractive. Parking and loading areas shall be landscaped to adequately buffer buildings and parking and loading areas, with a landscape plan provided as part of site plan approval.</p> <p>2. Signs for commercial recreation buildings in the RPC-R District shall be limited to one wall sign per building, not exceeding a total area of 180 square feet and one freestanding sign per building, not exceeding a total area of 50 square feet. Additional directional signage shall be permitted to facilitate movement of people and vehicles to and through the site. Each directional sign shall not exceed an area of 6 square feet. All signs shall be of a coordinated design, subject to review and approval by the Planning Board and any other applicable land use board, which appropriate, as part of the site plan approval process. All other applicable requirements of § 4.2 shall be met.</p> <p>3. Any lot abutting Lake Tappan shall provide a special setback with a minimum width of 200 feet perpendicular to and along the lakefront, with development limited within said area to trailways constructed of pervious material and facilities directly related to potential boating and/or fishing on Lake Tappan (e.g., boat docks). A 100-foot buffer shall also be provided along county roads. Said buffer areas shall be part of required yards.</p> <p>4. All private swimming pools shall comply with the Orangetown Swimming Pool Ordinance. Swimming pools shall also be subject to permits and approvals by the Rockland County Department of Health.</p> <p>5. Notwithstanding other provisions of Chapter 7 of the Town Code, entitled Commercial Assembly Licenses, the operator of an indoor commercial recreation facility may request extended hours of operation for certain facilities, such as ice hockey, with approval for such extended hours specially authorized by the Town Board.</p> <p>6. See Note 14: The maximum land coverage in the RPC-R shall not exceed 75%, including buildings, parking, roads and road widening. The open area shall be a minimum of 25%.</p> <p>7. Note 16 from the use and bulk tables shall apply to all RPC-R sites, requiring adjustments to site area for environmental constraints.</p> <p>8. Whenever appropriate, relative to specific recreation proposals, the Planning Board shall consider the use of shared parking and/or land banking of required parking to minimize the amount of impervious surface on RPC-R sites.</p> <p>9. Lighting for buildings, parking areas and other facilities shall provide sufficient illumination for the convenience and safety of the users of proposed recreation facilities. As set forth in § 4.27 of the Zoning Ordinance, lighting shall be appropriately shielded to avoid light from distracting motorists on abutting roads.</p> <p>10. Site plans for recreation facilities within the RPC-R District shall provide for trailways and pedestrian circulation systems, consistent with the overall development of the Rockland Psychiatric Center site.</p>