

ZONING

43 Attachment 13

Town of Orangetown  
Table of General Bulk Regulations

(§ 3.12)

R-80 District

R-40 District

R-22 District

R-15 District

[Amended 9-27-2016 by L.L. No. 9-2016; 5-23-2017 by L.L. No. 6-2017]

1	2	3	4	5	6	7	8	9	10	11	12
District	Group	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area (See Note 16) (square feet)	Minimum Lot Width (feet)	Minimum Street Frontage (See Note 5) (feet)	Required Front Yard (See Notes 6 and 7) (feet)	Required Side Yard (See Note 2) (feet)	Total Side Yard (feet)	Required Rear Yard (See Note 2) (feet)	Maximum Building Height* (See Note 7)
R-80	A	Single-family detached residences	0.10	80,000	150	100	50	30	100	50	8 inches
	B	Uses 3, 4 and 6 in Column 2 of Use Table	0.10	5 acres	400	50	50	30	100	50	8 inches
	C	Fire, police, government buildings	None	None	None	50	100	100	200	100	None
	D	All other uses allowed in R-80, except those in § 4.32. (See Notes 3 and 13)	0.10	160,000	300	150	100	100	200	100	None
R-40	E	Single-family detached residences	0.15	40,000	150	100	50	30	80	50	8 inches
	F	Same as Group B	0.15	5 acres	400	50	50	30	80	50	8 inches
	G	Same as Group C	None	None	None	50	100	100	200	100	None
	H	All other uses allowed in R-40 (See Notes 3 and 13)	0.15	80,000	300	150	100	100	200	100	3 inches
R-22	I	Single-family detached residences	0.20	22,500	125	75	40	25	60	45	9 inches
	J	Same as Group B	0.20	3 acres	250	75	40	30	75	45	9 inches
	K	Same as Group C	None	None	None	50	100	100	200	100	None
	L	All other uses allowed in R-22 (See Notes 3 and 13)	0.20	44,000	250	100	100	100	200	100	3 inches
R-15	M	Single-family detached residences and uses in Group B	0.20	15,000	100	75	30	20	50	35	1 foot
	M1	Same as Group B	0.20	3 acres	200	150	60	40	80	50	1 foot
	N	Attached veteran housing and single-family attached residences for adults in buildings not more than 2 stories high****	0.20 (See Note 15)	See Note 18	100	75	30	30	75	35	8 inches
	O	All other uses allowed in R-15 (See Notes 3 and 13)	0.20	30,000	250	100	100	75	200	100	3 inches
	P	Police, fire, government buildings	None	None	None	50	100	100	200	100	None

NOTES:

\* Maximum height in feet and inches per foot from lot line.

\*\* Not more than five dwelling units per acre for adult housing on a minimum of five acres.

\*\*\* The limitations of Note 18 shall not apply to attached veteran housing to the extent same impose limits or requirements relating to bedroom count or prior construction within 500 feet.