

ZONING

43 Attachment 17

Town of Orangetown

Table of General Bulk Regulations  
 (§ 3.12)  
 RPC-R District  
 [Added 6-7-2004 by L.L. No. 7-2004]

	2	3	4	5	6	7	8	9	10	11
District	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Street Frontage (feet)	Required Front Yard (feet)	Required Side Yard (feet)	Total Side Yards (feet)	Required Rear Yard (feet)	Maximum Building Height (feet)
RPC-R	Commercial Recreation Facilities	0.4	5 acres	150	150	100*	**	100	***	50****

NOTES:

- \* Except for sites abutting roads that are internal within the RPC-R District, for which 25 feet may be permitted. For purposes of this section, an internal road shall be any roadway that is not on the perimeter of the RPC site, i.e., Convent Road, Veterans Memorial Highway and the Palisades Interstate Parkway are not internal roads.
- \*\* 20, plus the equivalent height of the wall of the adjacent building in order to ensure appropriate Fire Department safety requirements, subject to Fire Department approval.
- \*\*\* 25, plus the equivalent height of the wall of the adjacent building in order to ensure appropriate Fire Department safety requirements, subject to Fire Department approval.
- \*\*\*\* For purposes of the section, building height shall be measured from the average finished grade to the maximum point of any roofline.