

ZONING

43 Attachment 17A

Town of Orangetown

Table of General Bulk Regulations  
 (§ 3.12)  
 RPC-OP District  
 [Added 3-28-2017 by L.L. No. 2-2017]

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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-OP	Data centers	0.4	10 acres*	150	150	100**	100**	250**	100**	55***
	Business office	0.4	10 acres*	150	150	100**	100**	250**	100**	55***
	Executive conference/lecture center	0.4	10 acres*	150	150	100**	100**	250**	100**	***

NOTES:

- \* In the RPC-OP District, maximum land coverage shall not exceed 80%, including buildings, parking, roads and road widening. (This land coverage provision shall supersede that provided at 43 Attachment 18, Note 14.)
- \*\* Except for sites abutting roads that are internal within the RPC-OP District, for which 75 feet may be required. 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, Old Orangeburg Road, Veterans Memorial Drive and the Palisades Interstate Parkway are not internal roads. There shall be a buffer of 100 feet in addition to the yard requirement along Convent Road, in which no parking or other development shall be permitted. (This buffer requirement is intended to supersede any buffer requirement as may be specified elsewhere in this chapter.)
- \*\*\* For purposes of this section, building height shall be measured from the average finished grade to the maximum point of any roofline.