

ZONING

43 Attachment 19

Town of Orangetown
 Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
 (§ 3.13)
 Hamlet of South Nyack (SN)
 [Added 9-13-2022 by L.L. No. 3-2022]

Zoning District	Principal Use	Use Type	Minimum Lot Frontage (feet)	Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking Unless otherwise provided below, at least 1 parking space for each
					Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-4A ONE-FAMILY HISTORIC RESIDENCE	In order to preserve the unique historical and architectural character of the property currently known as 122 Franklin Street, identified on the former Village of South Nyack Tax Map as Sec. 66.45, Block 3, Lot 27, this district requires four acres per lot. To encourage and facilitate the maintenance of this unique property in its historic state, a broader range of uses and greater intensity of use is allowed insofar as the property can absorb these because of its unusually large size. Up to eight accessory structures are allowed per four-acre lot. Three accessory structures, known as the "barn," "summer kitchen" and "pool house" on proposed master plan dated 6-5-2004, may include habitable space, not to exceed 1,300 square feet each, and subject to site plan approval by the Planning Board. The number of special permit uses allowed on the property is as allowed in Article XVIII. To the extent that the provisions of this bulk table for District SN-R-4A may conflict with other regulations of this chapter with respect to bulk or use, the provisions in this table shall have controlling precedent.													
	One-family dwelling*	P	100	38	35	30	20	40	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Public school	P	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	200 square feet of gross floor area but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 18.22	SPZ	100	38	35	30	20	40	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Private schools subject to § 18.41	SPZ	100	38	35	30	20	40	3	30	36	Professional office or studios subject to § 18.45, with exemptions as set forth in Subsections (3), (4) and (6)	PA	1 space per 4 students
	Place of worship and places of worship with parish houses subject to § 18.24	P	100	38	35	40	30	60	3	30	36			200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided, plus 2 spaces for dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	100	38	35	30	20	40	3	30	36	Exercise facilities for residents	PA	200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	100	38	35	30	20	40	3	30	36	Entertainment space for residents	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency group home subject to § 18.44	SPTB	100	38	35	30	20	40	3	30	36		PA	Full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18.45, with exemptions as set forth in Subsections (3), (4) and (6)	CUPB	100	38	35	30	20	40	3	30	36			1 space for each 300 square feet of gross floor area
	Private educational campus subject to § 18.41	SPTB	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	1 space per 4 students
Permitted accessory structures	PA				90	15	10	20	1	15	15			—

NOTES: P = Permitted Use
 CUPB = Conditional Use - Planning Board
 SPZ = Special Permit Use - Zoning Board of Appeals
 SPTB = Special Permit Use - Town Board
 ACU = Accessory Requiring Certificate of Use
 PA = Permitted Accessory

* = not to exceed one principal structure per lot

Maximum Building Height Applicability:
 Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

ORANGETOWN CODE

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			Area 1 (square feet)	Area 2 (square feet)	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-18 ONE-FAMILY RESIDENCE	One-family dwelling*	P	18,000	24,000	100	38	35	30	20	40	3	30	36	Private garage	PA	R-18 Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit 200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided 1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way 1 space per 4 students 200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling 200 square feet of gross floor area Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board. Full-time staff member, plus 1 space for each classroom 1 space for each 300 square feet of gross floor area 1 space per 4 students —
	Public school	P	18,000	18,000	100	38	35	30	20	40	3	30	36	Private boathouse	PA	
	Community residence facility subject to § 18.22	SPZ	18,000	24,000	100	38	35	30	20	40	3	30	36	Private swimming pool	PA	
	Private schools subject to § 18.41	SPZ	18,000	18,000	100	38	35	30	20	40	3	30	36		PA	
	Place of worship and places of worship with parish houses subject to § 18.24	P	18,000	18,000	100	38	35	40	30	60	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	38	35	30	20	40	3	30	36	Children's playhouse	PA	
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	18,000	24,000	100	38	35	30	20	40	3	30	36	Home occupations	PA	
	Agency group Home subject to § 18.44	SPTB	18,000	24,000	100	38	35	30	20	40	3	30	36			
	Professional office or studios subject to § 18.45.	CUPB	18,000	24,000	100	38	35	30	20	40	3	30	36			
	Private educational campus subject to § 18.41	SPTB	18,000	24,000	100	38	35	30	20	40	3	30	36			
Permitted accessory structures	PA					90	15	10	20	1	15	15				

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Minimum Lot Area Applicability:

- Area 1 = Existing principal building and lot
- Area 2 = New principal building or subdivision or existing building with a proposed floor area expansion in excess of 50%.
- (Must meet minimum lot area requirement after application of the slope formula, § 18.32)
- * = not to exceed one principal structure per lot

Maximum Building Height Applicability:

Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

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Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1 (square feet)	Area 2 (square feet)	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-12 ONE-FAMILY RESIDENCE	One-family dwelling*	P	12,000	18,000	100	45	35	25	15	35	3	30	36	Private garage	PA	R-12 Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit
	Public school	P	12,000	18,000	100	45	35	25	15	35	3	30	36	Private boathouse	PA	
	Community residence facility subject to § 18.22	SPZ	12,000	18,000	100	45	35	25	15	35	3	30	36	Private swimming pool	PA	1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship and places of worship with parish houses subject to § 18.24	P	12,000	12,000	100	45	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	35	25	15	35	3	30	36	Boathouses and boat docks	PA	200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	12,000	18,000	100	45	35	25	15	35	3	30	36	Children's playhouse	PA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency hroup home subject to § 18.44	SPTB	12,000	18,000	100	45	35	25	15	35	3	30	36	Home occupations	PA	Full-time staff member, plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	12,000	18,000	100	45	35	25	15	35	3	30	36			1 space for each 300 square feet of gross floor area
	Private boat or yacht club subject to § 18.47	SPZ	12,000	18,000	100	45	35	25	15	35	3	30	36			1 space per every 3 boats associated with the club
	Permitted accessory structures	PA					60	8	8	16	1	15	15			

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 Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

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Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Permitted Accessory Uses (Column applies across District)	Use Type	Parking	
			Area 1 (square feet)	Area 2 (square feet)	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN-R-12HC CLUSTER SUBDIVISION	Each lot in the clustered major subdivision designated SN-R-12HC shall be subject to the requirements of the SN-R-12H District and the requirements for the individual lot as identified by the table on Sheet 7 (Final Cluster Subdivision Plat) of the Final Subdivision Plan for the Lands of Dansome L.L.C. on file at Town Hall and with the Rockland County Clerk. If any conflict shall arise between the applicability of the SN-R-12H regulations and those identified on the filed plan, those on the filed plan shall prevail.																
SN-R-12H HILLSIDE RESIDENTIAL Within the RG-8H/R-12H District: uses that 1) did not exist on the effective date of this chapter, or 2) existed on such date that have or propose to have a gross floor area 50% greater than on such date shall be classified R-12H and meet these requirements.	One-family dwelling*	P	12,000	12,000	100	45	30	25	15	35	3	30	36	Private garage	PA	R-12H	2.0 spaces per dwelling unit
	Public school	P	12,000	12,000	100	45	30	25	15	35	3	30	36	Private boathouse	PA		200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 18.22	SPZ	12,000	12,000	100	45	30	25	15	35	3	30	36	Private swimming pool	PA		1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship and places of worship with parish houses subject to § 18.24	P	12,000	12,000	100	45	35	40	30	60	3	30	36		PA		200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	100	45	30	25	15	35	3	30	36	Boathouses and boat docks, private utility storage building (including garden shed, tool shed, greenhouse)	PA		200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	12,000	12,000	100	45	30	25	15	35	3	30	36	Children's playhouse	PA		Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency group home subject to § 18.44	SPTB	12,000	12,000	100	45	30	25	15	35	3	30	36	Home occupations	PA		Full-time staff member, plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	12,000	12,000	100	45	30	25	15	35	3	30	36				1 space for each 300 square feet of gross floor area
	Private educational campus subject to § 18.41	SPTB	12,000	12,000	100	45	30	25	15	35	3	30	36				1 space per 4 students
Permitted accessory structures	PA						60	8	8	16	1	15	15				

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SN-RG-8H HILLSIDE RESIDENTIAL Within the RG-8H/R-12H District: uses that were in existence on the effective date of this chapter shall be classified RG-8H and meet these requirements, except that if a proposed floor area expansion to an existing building exceeds 50%, the property shall become subject to the requirements of the R-12H.	One-family dwelling*	P	8,000		80	45	30	22	15	30	3	30	36	Private garage	PA	RG-8H	2.0 spaces per dwelling unit
	Two-family type-b dwelling*	P	10,000		100	45	30	22	15	30	3	30	36	Private boathouse	PA		2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000		100	45	30	22	15	30				Private swimming pool	PA		1.0 space for the added dwelling
	Public school	P	8,000		80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA		200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 18.22	SPZ	8,000		80	45	30	22	15	30	3	30	36		PA		1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship and places of worship with parish houses subject to § 18.24	P	8,000		80	45	35	40	30	60	3	30	36	Boathouses and boat docks, children's playhouse	PA		200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres		80	45	30	22	15	30	3	30	36	Home occupations	PA		200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	8,000		80	45	30	22	15	30	3	30	36				Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency group home subject to § 18.44	SPTB	8,000		80	45	30	22	15	30	3	30	36				Full-time staff member, plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	8,000		80	45	30	22	15	30	3	30	36				1 space for each 300 square feet of gross floor area
	Private educational campus subject to § 18.41	SPTB	8,000		80	45	30	22	15	30	3	30	36				1 space per 4 students
Permitted accessory structures	PA						55	5	5	10	1	15	15				—

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			Area 1 (square feet)	Area 2 (square feet)	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)					
SN-RG-6 GENERAL RESIDENTIAL	One-family dwelling*	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private garage	PA	RG-6	2.0 spaces per dwelling unit	
	Public school	P	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private boathouse	PA		200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided	
	Community residence facility subject to § 18.22	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Private swimming pool	PA		1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way	
	Two-family dwelling*	P	8,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36		PA		2.0 spaces per dwelling unit	
	Conversion of existing structure to two-family dwelling*	P	9,000 square feet	18,000 square feet	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA		1.0 space for the added dwelling	
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Children's playhouse	PA		1 space per 4 students	
	Place of worship and places of worship with parish houses subject to § 18.24	P	6,000 square feet	12,000 square feet	60	50	35	40	30	60	←See § 330-36→			Home occupations; Private utility storage building (including garden shed, tool shed, greenhouse)	PA		200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36					200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36					Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the
	Agency group home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36					Full-time staff member plus 1 space for each classroom
	Professional office or studios subject to § 18-45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36					1 space for each 300 square feet of gross floor area
Permitted accessory structures	PA						50	5	5	10	1	15	15				—	

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SN-RG-4 GENERAL RESIDENTIAL	One-family dwelling*	P	4,000	8,000	40	55	20	20	10	20	3	30	36	Private garage	PA	RG-4 Unless otherwise provided below, at least 1 parking space for each 2.0 spaces per dwelling unit 200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided 1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way 200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling 2.0 spaces per dwelling unit 1.0 space for the added dwelling 1 space per 4 students 200 square feet of gross floor area Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board. Full-time staff member plus 1 space for each classroom 1 space for each 300 square feet of gross floor area —
	Public school	P	4,000	8,000	40	55	20	20	10	20	3	30	36	Private boathouse	PA	
	Community residence facility subject to § 18.22	SPZ	4,000	8,000	40	55	20	20	10	20	3	30	36	Private swimming pool	PA	
	Place of worship and places of worship with parish houses subject to § 18.24	P	4,000	8,000	40	55	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse); home occupations	PA	
	Two-family dwelling*	P	6,000	12,000	60	55	20	20	10	20	3	30	36		PA	
	Conversion of existing structure to two-family dwelling*	P	7,000	12,000	60	55	20	20	10	20	3	30	36	Boathouses and boat docks	PA	
	Private schools subject to § 18.41	SPZ	4,000	8,000	40	55	20	20	10	20	3	30	36	Children's playhouse	PA	
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	40	55	20	20	10	20	3	30	36			
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	4,000	8,000	40	55	20	20	10	20	3	30	36			
	Agency group home subject to § 18.44	SPTB	4,000	8,000	40	55	20	20	10	20	3	30	36			
Professional office or studios subject to § 18.45	CUPB	4,000	8,000	40	55	20	20	10	20	3	30	36				
Permitted accessory structures	PA					45	5	5	10	1	15	15				
SN- HRA HIGH-RISE APARTMENTS	Existing four six-story buildings only; existing principal and accessory uses only. Any change to existing area and bulk utilization shall require a variance.														HRA	

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SN-RG-A GENERAL RESIDENTIAL AND APARTMENTS	One-family dwelling*	P	6,000	12,000	60	50	25	20	12	25	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each	
	Public school	P	6,000	12,000	60	50	25	20	12	25	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit	
	Community residence facility subject to § 18.22	SPZ	6,000	12,000	60	50	25	20	12	25	3	30	36	Private swimming pool	PA	200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided	
	Place of worship and places of worship with parish houses subject to § 18.24	P	6,000	12,000	60	50	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way	
	Two-family dwelling*	P	8,000	18,000	80	50	25	20	12	25	3	30	36		PA	200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided	
	Conversion of existing structure to two-family dwelling*	P	9,000	18,000	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	2.0 spaces per dwelling unit	
	Three-story apartment buildings existing on the effective date of this chapter	P	Any change to existing area and bulk utilization shall require a variance											Children's playhouse	PA	1.0 space for the added dwelling	
	Private schools subject to § 18.41	SPZ	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36	Home occupations	PA		1 space per 4 students
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	60	50	25	20	12	25	3	30	36				200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42.	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency group home subject to § 18.44	SPTB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				Full-time staff member, plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	6,000 square feet	12,000 square feet	60	50	25	20	12	25	3	30	36				1 space for each 300 square feet of gross floor area
	Permitted accessory structures	PA					50	5	5	10	1	15	15				—

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 Maximum Building Height Applicability:
 Maximum building height shall be the lesser of the number of stories or Feet (a) for flat roofs or Feet (b) for all other roof types.

ZONING

Town of Orangetown
 Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
 (§ 3.13)
 Hamlet of South Nyack

Zoning District	Principal Use	Use Type	Minimum Lot			Maximum Lot Coverage (%)	Minimum Yards (feet)				Maximum Height			Accessory Uses (Column applies across District)	Use Type	Parking
			Area 1 (square feet)	Area 2 (square feet)	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)			
SN-R-O RESIDENTIAL PROFESSIONAL OFFICE	One-family dwelling*	P	8,000	8,000	80	45	30	22	15	30	3	30	36	Private garage	PA	Unless otherwise provided below, at least 1 parking space for each
	Two-family type-b dwelling*	P	10,000	10,000	100	45	30	22	15	30	3	30	36	Private boathouse	PA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family type-b dwelling*	P	12,000	12,000	100	45	30	22	15	30				Private swimming pool	PA	2.0 spaces per dwelling unit
	Public school	P	8,000	8,000	80	45	30	22	15	30	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	1.0 space for the added dwelling
	Community residence facility subject to § 18.22	SPZ	8,000	8,000	80	45	30	22	15	30	3	30	36		PA	200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided
	Place of worship and places of worship with parish houses subject to § 18.24	P	8,000	8,000	80	45	35	40	30	60	3	30	36	Boathouses and boat docks		1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	45	30	22	15	30	3	30	36	Home occupations	PA	200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	8,000	8,000	80	45	30	22	15	30	3	30	36			Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency group home subject to § 18.44	SPTB	8,000	8,000	80	45	30	22	15	30	3	30	36			Full-time staff member, plus 1 space for each classroom
	Professional office or studios subject to § 18.45	SPZ	8,000	8,000	80	45	30	22	15	30	3	30	36			1 space for each 300 square feet of gross floor area
	Private educational campus subject to § 18.41	SPT	8,000	8,000	80	45	30	22	15	30	3	30	36			1 space per 4 students
	Nursery schools, after-school programs and day-care centers, duly licensed or authorized by the State of New York	SPZ	8,000	8,000	80	45	30	22	15	30	3	30	36			1 space for each staff member, plus 1 space for each classroom
	Conversion of existing building to multifamily dwelling subject to § 18.43	SPZ	10,000	20,000	100	45	30	22	15	30	3	30	36			2.5 spaces per dwelling unit
	Professional offices subject to § 18.45	CUPB	10,000	20,000	100	45	30	22	15	30	3	30	36			1 space for each 300 square feet of gross floor area
	Permitted accessory structures	PA					55	5	5	10	1	15	15			—

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ORANGETOWN CODE

Town of Orangetown
 Table of Hamlet of South Nyack General Use, Bulk & Parking Regulations
 (§ 3.13)
 Hamlet of South Nyack

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			Area 1 (square feet)	Area 2 (square feet)	Frontage (feet)		Front	Rear	Side, 1	Side, Both	Stories	Feet (a)	Feet (b)				
SN-RG-OA RESIDENTIAL, GENERAL AND PROFESSIONAL OFFICE AND SALE OF ARTS, CRAFTS AND ANTIQUES	One-family dwelling*	P	6,000	12,000	60	50	25	20	12	25	3	30	36	Private garage	PA	RG-OA	2.0 spaces per dwelling unit
	Public school	P	10,000	20,000	80	40	25	50	15	30	2	25	25	Private boathouse	PA	RG-OA	200 square feet of gross floor area, but not less than 1 space for each 6 students, where provided
	Community residence facility subject to § 18.22	SPZ	10,000	20,000	80	40	25	50	15	30	2	25	25	Private swimming pool	PA	RG-OA	1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Two-family dwelling*	P	8,000	18,000	80	50	25	20	12	25	3	30	36		PA	RG-OA	2.0 spaces per dwelling unit
	Conversion of existing structure to two-family dwelling*	P	10,000	20,000	80	50	25	20	12	25	3	30	36	Boathouses and boat docks	PA	RG-OA	2.0 spaces per dwelling unit
	General and professional offices, funeral parlors and sale of arts, crafts and antiques subject to § 18.25	P	10,000	20,000	80	40	25	50	15	30	2	25	25	Children's playhouse	PA	RG-OA	1 space for each 300 square feet of gross floor area
	Private schools subject to § 18.41	SPZ	10,000	20,000	80	40	25	50	15	30	2	25	25	Home occupations	PA	RG-OA	1 space per 4 students
	Place of worship and places of worship with parish houses subject to § 18.24	P	10,000	20,000	80	40	35	40	30	60	3	30	36	Private utility storage building (including garden shed, tool shed, greenhouse)	PA	RG-OA	200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided, plus 1 per dwelling unit
	Philanthropic and charitable institutions subject to § 18.41	CUPB	2 acres	2 acres	80	40	25	50	15	30	2	25	25			RG-OA	200 square feet of gross floor area
	Mass transit and public utility rights-of-way and structures subject to § 18.42	SPTB	10,000	20,000	80	40	25	50	15	30	2	25	25			RG-OA	Reasonable and appropriate off-street parking requirements for structures and land use, based on other similar categories, shall be determined by the Planning Board.
	Agency group home subject to § 18.44	SPTB	10,000	20,000	80	40	25	50	15	30	2	25	25			RG-OA	Full-time staff member, plus 1 space for each classroom
	Professional office or studios subject to § 18.45	CUPB	10,000	20,000	80	40	25	50	15	30	2	25	25			RG-OA	1 space for each 300 square feet of gross floor area
Permitted accessory structures	PA					50	5	5	10	1	15	15			RG-OA	—	
SN-B-1 LOCAL RETAIL BUSINESS	Existing local retail and service establishments only, subject to site plan approval and a certificate of occupancy for every change in use. The Planning Board shall, with each approval, obtain an upgrading of the site commensurate with the proposed change. Each store or rental unit shall obtain its own C.O. within three months of enactment of this chapter. Area and bulk requirements shall conform to existing building and parking area only.												Parking and loading	PA	B-1		

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SN-RGLSO	One-family dwelling	P	4,000	8,000	60	50	25	20	12	25	3	30	36	Private garage	PA	2.0 spaces per dwelling unit
	Community residence facility subject to § 18.22	P	10,000	20,000	80	40	25	50	15	30	2	25	25			1/2 dwelling unit, but not less than 5 spaces, of which not more than 2 shall be visible to the public way
	Place of worship subject to § 18.24	P	10,000	20,000	80	50	35	40	30	60	3	30	36	Private utility storage (including garden shed, tool shed, greenhouse)	PA	200 square feet of gross floor area, but not less than 1 space for each 5 seats, where provided
	Two-family dwelling	P	8,000	18,000	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	Conversion of existing structure to one- or two-family dwelling*	P	10,000	18,000	80	50	25	20	12	25	3	30	36			2.0 spaces per dwelling unit
	General and professional offices subject to § 18.45	P	10,000	20,000	80	40	25	50	15	30	2	30	36			1 space for each 300 square feet of gross floor area
	Bicycle sales/rental business	P	10,000	18,000	80	50	25	10	12	25	2	30	36	Private storage. Cafe (indoor within principal building)	PA	1 space for each 250 square feet of gross floor area
	Cafe	P	10,000	18,000	80	50	25	10	12	25	2	30	36			1 space for each 200 square feet of gross floor area
Permitted accessory structures	P	—	—	—	—	30	5	5	10	1	15	15				

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