

PLEASE TAKE NOTICE that the Town Board of the Town of Ramapo adopted the following local law at a regular meeting held on the 10th day of December, 2025 at the Ramapo Town Hall, 237 Route 59, Suffern, New York:

LOCAL LAW NO. 5-2025

**A LOCAL LAW AMENDING CHAPTER 376, ZONING,
TO ADD “HEALTH AND WELLNESS RETREAT” AS AN ADDITIONAL USE
ALLOWED BY RIGHT IN THE RR-80 ZONING DISTRICT**

BE IT ENACTED by the Town Board of the Town of Ramapo by authority of Article 16 of the Town Law and Article 2, Section 10 of the Municipal Home Rule Law, as follows:

Section 1. Legislative findings and intent. The Town Board of the Town of Ramapo hereby finds and declares:

The Town periodically reviews its Zoning Code to ensure that the various provisions continue to effectively implement the purposes set forth in § 376-3 of the Town Code, which directs the zoning law to protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the Town. The Town finds that a health and wellness retreat, which is a compatible use to others located in the RR-160 and RR-80 Districts, should be added to the list of uses permitted by right in said District.

Section 2. Amend Chapter 376 Zoning, Article 1, “Title, Purpose and Word Use”, Section 376-5, “Definitions,” by adding the following new definition of “Health and Wellness Retreat,” as follows:

HEALTH AND WELLNESS RETREAT

A Health and Wellness Retreat is defined as an estate-type residential structure which had in the past served as a single-family residence, and any additions thereto, and in which the following uses are permitted:

- A. Residential accommodations for enrollees at on-site health and wellness training programs, and corporate retreats, and for faculty and staff.
- B. Restaurant and/or dining facility primarily serving enrollees.
- C. Facilities for exercise, training, yoga, meditation, spa, swimming, classes and lectures, group discussions, meetings and similar activities.
- D. Administrative offices for retreat.

Section 3. Amend Chapter 376, Zoning, Attachment 4 – Table of General Use Requirements, RR-160 and RR-80 District, by adding the following use to column B, Uses Permitted by Right:

6. Health and Wellness Retreat

Section 4. Amend Chapter 376, Zoning, Attachment 4 – Table of General Use Requirements, RR-160 and RR-80 District, by adding the following use group for a Health and Wellness Retreat to column B-1, Use Group, as follows:

O

Section 5. Amend Chapter 376, Zoning, Attachment 4 – Table of General Use Requirements, RR-160 and RR-80 District, by adding the following accessory uses to column E, Accessory Uses Permitted by Right, as follows:

18. Health and Wellness Retreat:
 - a. swimming pools, solarium, tennis courts and other sport courts, hiking trails, boathouse, and similar structures for the use of persons staying at the retreat.
 - b. greenhouses, gardens and agricultural operations permitted in the District provided produce is primarily for “farm to table” use on the premises.
 - c. garages, sheds, barns, seasonal event tents, laundry and similar structures servicing the retreat.
 - d. cottages or other residential structures for use by enrollees or faculty and staff with a culutative gross floor area not to exceed 175% of the gross floor area of the principal building.
 - e. maintenance and utility shops for the upkeep and repair of buildings and structures on the site and the grounds.

Section 6. Amend Chapter 376, Zoning, Attachment 4 – Table of General Use Requirements, RR-160 and RR-80 District, by adding the following parking requirement to column F, Minimum Off-Street Parking Spaces, left hand column titled “For” as follows:

24. Health and Wellness Retreat: one space per residential unit plus one space per three employees in a maximum working shift

Section 7. Amend Chapter 376, Zoning, Attachment 5 – Table of Bulk Requirements, Part 11, by adding a new Use Group designated “O”, as follows:

Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)
O	100 acres	400	50	10
Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	
50	100	10	50	
Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)		
10	300	55		

Development Coverage	Floor Area Ratio (FAR)
35	.25

Section 8. **Effective Date**

This Local Law shall take effect immediately upon filing with the Secretary of State.

Dated: Suffern, New York,
December 11, 2025

JEFFREY POSNER
Town Clerk