

TOWN OF CLARKSTOWN

ZONING MAP

Scale: 0 to 2 Miles

Legend:

- Historic Site
- Historic Road
- Town Boundary
- Tax Parcel Boundary
- Zoning District
- Historic Area
- Hamlet Center Overlay District
- Hamlet Center
- Cluster Development/Average Density *

Source: Historic Sites, Historic Roads, Zoning Districts, Hamlet Centers, Hamlet Center Overlay Districts, Historic Areas & Subdivision Boundaries, Town of Clarkstown Data Processing, GIS, All other data, Rockland County Planning Department, GIS. Prepared by: Clarkstown Data Processing, GIS.

Every reasonable effort has been made to ensure the accuracy of the information contained in this map. However, the Town of Clarkstown makes no warranties expressed or implied, as to the accuracy of the data on this map. This map is for general informational purposes and must not be relied upon for engineering or site specific purposes. This map is updated only periodically and therefore may not reflect the most current information. Tax parcel and road information is updated on an annual or bi-annual basis.

* Subject to bulk regulations as shown on subdivision plans approved by the Planning Board. Print Date: 9/25/2019

THIS DRAWING WAS PRODUCED USING SOFTWARE:

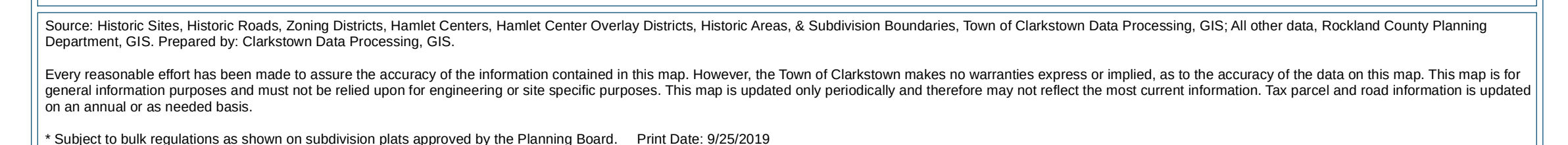
LAYER	DESCRIPTION	DATE	RESOLUTION	APPROVAL
ESRIARCGS VERSION 9.3.1	INITIAL DIGITAL RELEASE	2/29/2011	885-201	WW
ESRIARCGS VERSION 10.0	WEST NYACK HC DISTRICT BOUNDARY CORRECTION	6/30/2012	N/A	WW
Zoning District	ZONING DISTRICT BOUNDARY CORRECTION	13/2012	586-2012	WW
ESRIARCGS VERSION 10.0	NS ZONING DISTRICT ADDITION	13/2012	583-2012	WW
ESRIARCGS VERSION 10.0	VARIOUS BOUNDARY CHANGES TO RS & MRS ZONES	3/30/2013	80-2013	WW
ESRIARCGS VERSION 10.0	MAP ERROR CORRECTION	6/10/2013	300-2013	WW
ESRIARCGS VERSION 10.0	H1 H2 H3 H4 ZONING DISTRICT ADDITION	7/23/2013	179-2013	WW
ESRIARCGS VERSION 10.0	ZONING DISTRICT BOUNDARY CORRECTION	4/8/2014	173-2014	WW
ESRIARCGS VERSION 10.0	ROSE ROAD AREA AMENDMENT	9/5/2014	29-2014	WW
ESRIARCGS VERSION 10.0	CONGERS MULTIFAMILY ZONING AMENDMENT	9/5/2014	330-2014	WW
ESRIARCGS VERSION 10.0	C.O.S. ZONING DISTRICT ADDITION	9/9/2014	312-2014	WW
ESRIARCGS VERSION 10.0	TRAIPHA GEN HISTORICAL SITE DESIGNATION	9/13/2014	370-2014	WW
ESRIARCGS VERSION 10.2	ROUTE 59 WEST HAMLET AMENDMENT	9/27/2015	53-2015	WW
ESRIARCGS VERSION 10.2	NANUET HAMLET COMMERCIAL ZONE AMENDMENT	9/27/2015	80-2015	WW
ESRIARCGS VERSION 10.2	ZONING DISTRICT BOUNDARY CORRECTION	9/30/2015	177-2015	WW
ESRIARCGS VERSION 10.3	WEST NYACK CO ZONE AMENDMENT	10/20/2015	326-2015	WW
ESRIARCGS VERSION 10.3	HISTORIC SITE ADDITION	10/20/2015	399-2015	WW
ESRIARCGS VERSION 10.3	PG-16 PG-2 DISTRICT REPLACEMENT	11/2/2016	229-2016	WW
ESRIARCGS VERSION 10.3.1	CLUSTER SUBDIVISION ADDITION	12/2/2016	563-2016	WW
ESRIARCGS VERSION 10.3.1	CONGERS AAR TO CO ZONING AMENDMENT	7/18/2017	316-2017	WW
ESRIARCGS VERSION 10.1.1	HC-N, TOD1, TOD2, TOD3 ZONING DISTRICT ADDITION	6/25/2018	308-2018	WW
ESRIARCGS VERSION 10.1.1	LOCAL LAW AMENDING THE TOWN ZONING MAP	7/19/2018	327-2018	WW

Map showing various zoning districts (R-10, R-15, R-22, R-40, R-80, R-160, MF-1, MF-2, MF-3, CS, LS, LO, CO, COS, NS, HC, HC-N, TOD1, TOD2, TOD3) across the town area, adjacent to the Hudson River.

Map Legend:

ZONE	RESIDENTIAL	Minimum Lot Size (square feet)
AAR	ACTIVE ADULT RESIDENCE	3 ACRES
MF-1	MULTI FAMILY - 4 - 8 units / acre	40,000
MF-2	MULTI FAMILY - 9 - 13 units / acre	40,000
MF-3	MULTI FAMILY - 14 - 18 units / acre	40,000
R-10	MEDIUM HIGH DENSITY RESIDENCE	10,000
R-15	MEDIUM DENSITY RESIDENCE	15,000
R-22	MEDIUM DENSITY RESIDENCE	22,500
R-40	LOW DENSITY RESIDENCE	40,000
R-80	LOW DENSITY RESIDENCE	80,000
R-160	CONSERVATION DENSITY RESIDENCE	160,000
TOD 1	TRANSIT ORIENTED DEVELOPMENT 1	40,000

ZONE	COMMERCIAL & INDUSTRIAL	Minimum Lot Size (square feet)
CO	COMMERCIAL OFFICE	100,000
COS	COMMERCIAL OFFICE SUPPORT	10,000
CS	COMMUNITY SHOPPING	10,000
H1	CIVIC & CULTURAL	30,000
H2	HAMLET NEIGHBORHOOD	10,000
H3	HAMLET TRANSITION	10,000
H4	HAMLET CENTER	10,000
HC	HAMLET COMMERCIAL	8,000
HC-N	HAMLET COMMERCIAL - NANUET	8,000
LIO	LIGHT INDUSTRIAL OFFICE	100,000
LO	LABORATORY OFFICE	200,000
LS	LOCAL SHOPPING	8,000
M	MANUFACTURING	60,000
MRS	MAJOR REGIONAL SHOPPING	30 ACRES
NS	NEIGHBORHOOD SHOPPING	15,000
PED	PLANNED ECONOMIC DEVELOPMENT	50 ACRES
PO	PROFESSIONAL OFFICE	30,000
RS	REGIONAL SHOPPING	20,000
TOD 2	TRANSIT ORIENTED DEVELOPMENT 2	10,000
TOD 3	TRANSIT ORIENTED DEVELOPMENT 3	10,000



		CORRECTION	
	LAYER	DATE	RESOLUTION APPROVAL
THIS DRAWING WAS PRODUCED USING SOFTWARE:			
ESRIARCSO VERSION 9.3.1	ALL	INITIAL DIGITAL DATA RELEASE	02/26/2011 085-701 WW
ESRIARCSO VERSION 9.3.1	Zoning District	WEST NYACK HAZZ DISTRICT BOUNDARY CORRECTION	6/4/2010 585-701 WW
ESRIARCSO VERSION 9.3.1	Zoning District	WEST NYACK DISTRICT BOUNDARY CORRECTION	12/3/12 585-701 WW
ESRIARCSO VERSION 9.3.1	Zoning District	NZ ZONING DISTRICT ADDITION	1/3/2012 583-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	VARIOUS BOUNDARY CHANGES TO MPFZS ZONES	08-20-2011 80-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	MAP ERROR CORRECTION	6/12/2010 80-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	MPLH H3, H4 ZONING DISTRICT ADDITION	7/12/2010 271-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION	7/18/2010 271-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	ROSE ROAD AREA AMENDMENT	09/5/2010 120-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	CONSUMERS FAMILY CONDOMINIUM DEVELOPMENT	08/20/2010 120-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	CO-OS ZONING DISTRICT ADDITION	9/9/2010 121-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	TRAPHAGEN HISTORICAL SITE DESIGNATION	4/9/2010 370-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	ROUTE 207 STREET NAME CHANGE	5/13/2010 513-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	NAUSET HAMLET COMMERCIAL ZONE AMENDMENT	2/27/2010 80-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION	09/30/2010 271-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	WEST NYACK CO-ZONING DEVELOPMENT	1/26/2011 370-201 WW
ESRIARCSO VERSION 9.3.1	Historic Site	HISTORIC SITE ADDITION	12/20/2010 399-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	RG-18 RG-2 ZONING REPLACEMENT	7/23/2010 201-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	2010 SUBDIVISION MAP CORRECTIONS	6/6/2010 399-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	CONGERS A/R TO CO ZONING AN ENDMENT	7/18/2010 338-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	HCM, T002, T003 ZONING DISTRICT ADDITION	6/25/2010 370-201 WW
ESRIARCSO VERSION 9.3.1	Zoning District	LOCAL LAW ENFORCING STATION ZONING	12/2/2010 338-201 WW

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RS	REGIONAL SHOPPING	20,000
TOD 2	TRANSIT ORIENTED DEVELOPMENT 2	10,000
TOD 3	TRANSIT ORIENTED DEVELOPMENT 2	10,000