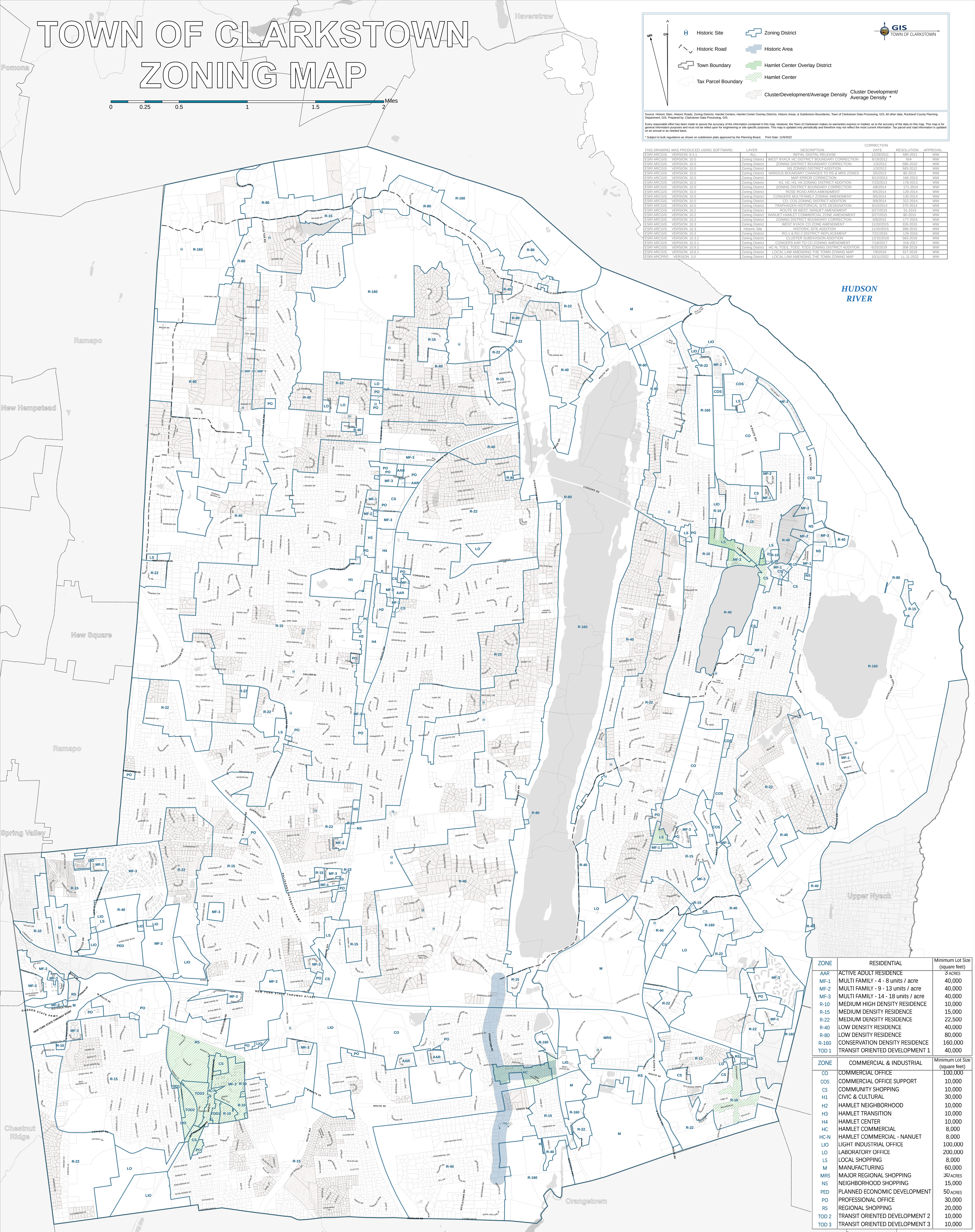
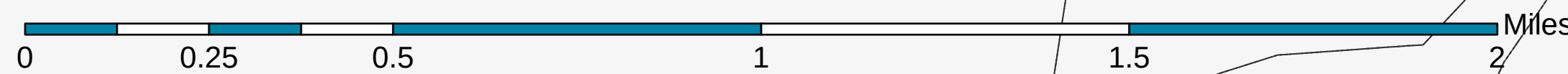




TOWN OF CLARKSTOWN

ZONING MAP



Historic Site

Historic Road

Town Boundary

Tax Parcel Boundary

Zoning District

Historic Area

Hamlet Center Overlay District

Hamlet Center

Cluster Development/
Average Density

Cluster Development/
Average Density *

TOWN OF CLARKSTOWN

Source: Historic Sites, Historic Roads, Zoning Districts, Hamlet Centers, Hamlet Center Overlay Districts, Historic Areas, and 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 express or implied, as to the accuracy of the data on this map. This map is for general information purposes and should not be relied upon for engineering or other 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 as needed basis.

* Subject to bulk regulations as shown on subdivision plans approved by the Planning Board. Print Date: 11/09/2022

THIS DRAWING WAS PRODUCED USING SOFTWARE:		LAYER	DESCRIPTION	CORRECTION	DATE	RESOLUTION	APPROVAL
ESRI ARCGIS	VERSION 9.3.1	ALL	INITIAL DIGITAL RELEASE		12/20/2011	688-2011	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	WEST NYACK HC DISTRICT BOUNDARY CORRECTION		6/19/2012	N/A	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION		1/30/2012	588-2010	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	NS ZONING DISTRICT ADDITION		1/30/2012	588-2012	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	VARIOUS BOUNDARY CHANGES TO RS & MRS ZONES		3/5/2013	85-2013	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	MAP ERROR CORRECTION		6/12/2013	100-2013	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	H1, H2, H3, H4 ZONING DISTRICT ADDITION		7/23/2013	178-2013	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION		4/8/2014	171-2014	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	ROSE RING AREA AMENDMENT		9/5/2014	129-2014	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	CONGERS MULTIFAMILY ZONING AMENDMENT		9/5/2014	130-2014	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	CO, COS ZONING DISTRICT ADDITION		9/9/2014	332-2014	VW
ESRI ARCGIS	VERSION 10.0	Zoning District	TRAPHAGAN HISTORICAL SITE DESIGNATION		9/10/2014	370-2014	VW
ESRI ARCGIS	VERSION 10.2	Zoning District	ROUTE 99 WEST NANUET AMENDMENT		3/27/2015	51-2015	VW
ESRI ARCGIS	VERSION 10.2	Zoning District	NANUET HAMLET COMMERCIAL ZONE AMENDMENT		3/27/2015	80-2015	VW
ESRI ARCGIS	VERSION 10.3	Zoning District	ZONING DISTRICT BOUNDARY CORRECTION		6/9/2015	177-2015	VW
ESRI ARCGIS	VERSION 10.3	Zoning District	WEST NYACK CO ZONE AMENDMENT		11/20/2015	328-2015	VW
ESRI ARCGIS	VERSION 10.3	Historic Site	HISTORIC SITE ADDITION		11/20/2015	328-2015	VW
ESRI ARCGIS	VERSION 10.3	Zoning District	RS-1 & RS-2 DISTRICT REPLACEMENT		7/21/2016	129-2016	VW
ESRI ARCGIS	VERSION 10.3.1	Zoning District	CLUSTER SUBDIVISION ADDITION		12/15/2016	563-2016	VW
ESRI ARCGIS	VERSION 10.3.1	Zoning District	CONGERS AAR TO CO ZONING AMENDMENT		7/18/2017	316-2017	VW
ESRI ARCGIS	VERSION 10.6.1	Zoning District	HC-N, TOD1, TOD2, TOD3 ZONING DISTRICT ADDITION		6/25/2019	308-2019	VW
ESRI ARCGIS	VERSION 10.6.1	Zoning District	LOCAL LAW AMENDING THE TOWN ZONING MAP		7/8/2019	327-2019	VW
ESRI ARCGIS	VERSION 3.0	Zoning District	LOCAL LAW AMENDING THE TOWN ZONING MAP		10/11/2022	LL 11-2022	VW

HUDSON
RIVER

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	15,000
R-15	MEDIUM DENSITY RESIDENCE	22,500
R-22	LOW DENSITY RESIDENCE	40,000
R-40	LOW DENSITY RESIDENCE	80,000
R-80	CONSERVATION DENSITY RESIDENCE	160,000
R-160	TRANSIT ORIENTED DEVELOPMENT 1	40,000
TOD 1		

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