

ROCKLAND BUILDING FOR SALE

560 Bradley Hill Road West, Blauvelt, NY

- Currently utilized as Office & Warehouse. 11,700 SF building.
- 45,000 SF lot area.
- LOI Zone-schools, labs, professional offices, municipal use By Right.
- Original owner – 25+ years. Built in 2000. Meticulously maintained.
- 10 x 10 Roll up/Drive in doors in each unit.
- 15' 10" ft clear ceilings. Sprinklers.
- 1 mile to Route 59, under 2 miles to NY Thruway.



For more information:

Beth A. Reichgott

NYS RE Associate Broker/NJ Salesperson

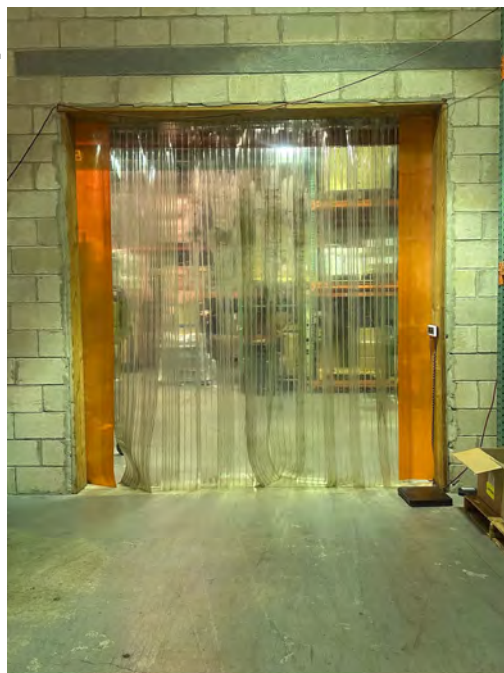
201-390-6884 cell

Beth@NovaNorthCommercial.com

PROPERTY FOR SALE – ROCKLAND

560 Bradley Hill Road West, Blauvelt, NY

- Four units 2400 – 3450 SF.
- Easy to combine units/warehouse spaces.
- Parking for 23 vehicles.
- Power: 200A, 3 phase 120/208V per unit.
- Municipal water and sewer.



- New HVAC units - 2024.
- Units offer multiple restrooms.
- Kitchenettes and conference areas.
- Heated warehouse spaces.
- Easy access from Route 303.
- Great for owner/occupier.
- Original month to month tenants.



For more information:

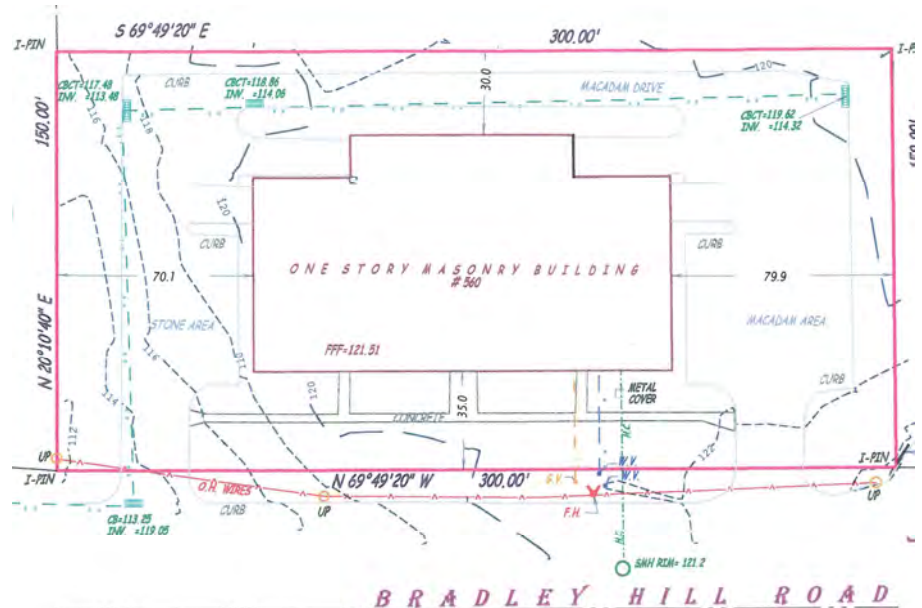
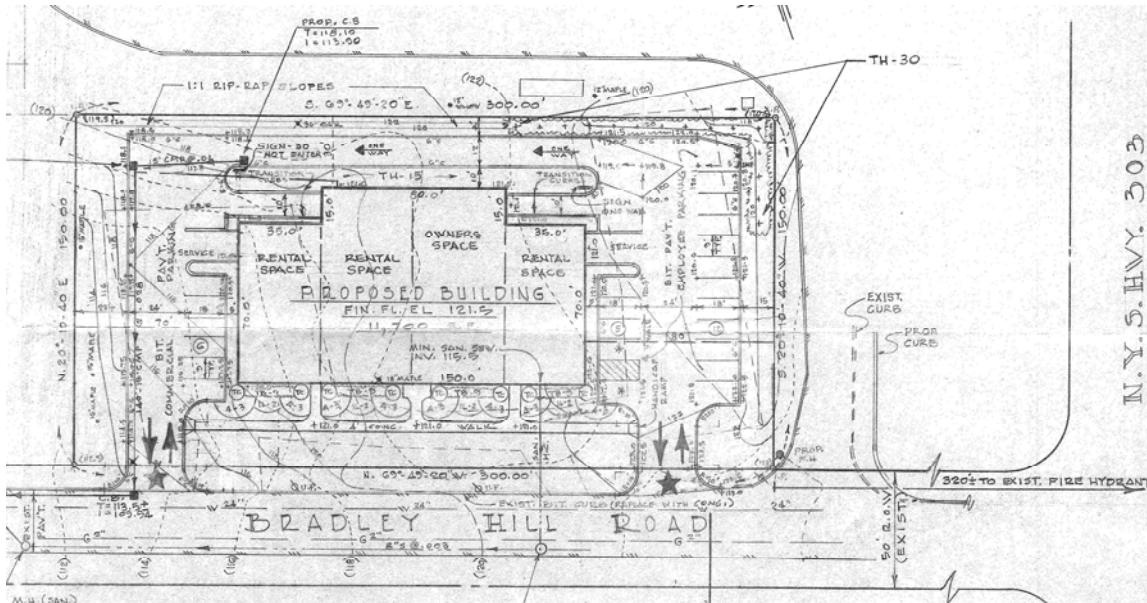
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SERVICING THE NEW YORK AND NEW JERSEY MARKETS

**Office • Industrial • Warehouse • Retail
Multi-Family • Mixed Use • Rental
Commercial & Investment Property
Land Sale & Development**

**A boutique commercial real estate brokerage that focuses
on Client Centric transactions and interactions.**



WWW.NovaNorthCommercial.COM

2025 ACTUAL PROPERTY DATA - 560 Bradley Hill

	TENANT	MONTHLY RENT	LEASE START	LEASE END	LEASE TYPE	SF	\$/SF	% SF
Unit 1	Distiller	\$3,004	2001		Gross, m-m	2,375	\$ 15.18	20.34%
Unit 2	Bennett	\$3,731	2001		Owner	3,450	\$ 12.98	29.55%
Unit 3 & 4	BioScience	\$6,844	2001		Gross, m-m	5,850	\$ 14.04	50.11%

TAX / SF	\$6.06
CAM / SF	\$2.22
NNN / SF	\$8.27

2025 Expenses - 560 Bradley Hill

<u>Expenses</u>	
Taxes	\$70,715
Insurance	\$5,575
Management	\$8,147
Reserves	\$3,259
Repairs/ Maintenance	\$1,500
Utilities	\$540
Landscaping	\$2,960
Snow Removal	\$1,500
Lot Cleaning	\$0
MISC	\$0
Sanitation	\$0
Legal	\$0
Fire Monitoring	\$380
Water	\$2,004
Sewer Taxes	\$0
Telephone	\$0
<u>Total Operating Expenses</u>	\$96,580

973-256-0400

Fax: 973-256-0411

Patwood Roofing Co.
3 Peckman Road
Little Falls, NJ 07424

November 24, 2025

560 Bradley Corp.
560 Bradley Parkway West
Unit #2
Blauvelt, NY 10913

RE: 560 Bradley Corp. Building

To whom it may concern:

As requested, we inspected the condition of the roof at your building on Bradley Parkway West, in Blauvelt. Our recent repairs and constant maintenance over the last 10 years have proven effective. The roof is in sound condition, watertight and requires no current maintenance.

If you have any questions or need anything else, please let us know.

Sincerely,

Paul Zeller

Paul Zeller
President



REINERAC.COM

201-794-3700

Remit to 11-07 River Road Fair Lawn, NJ 07410

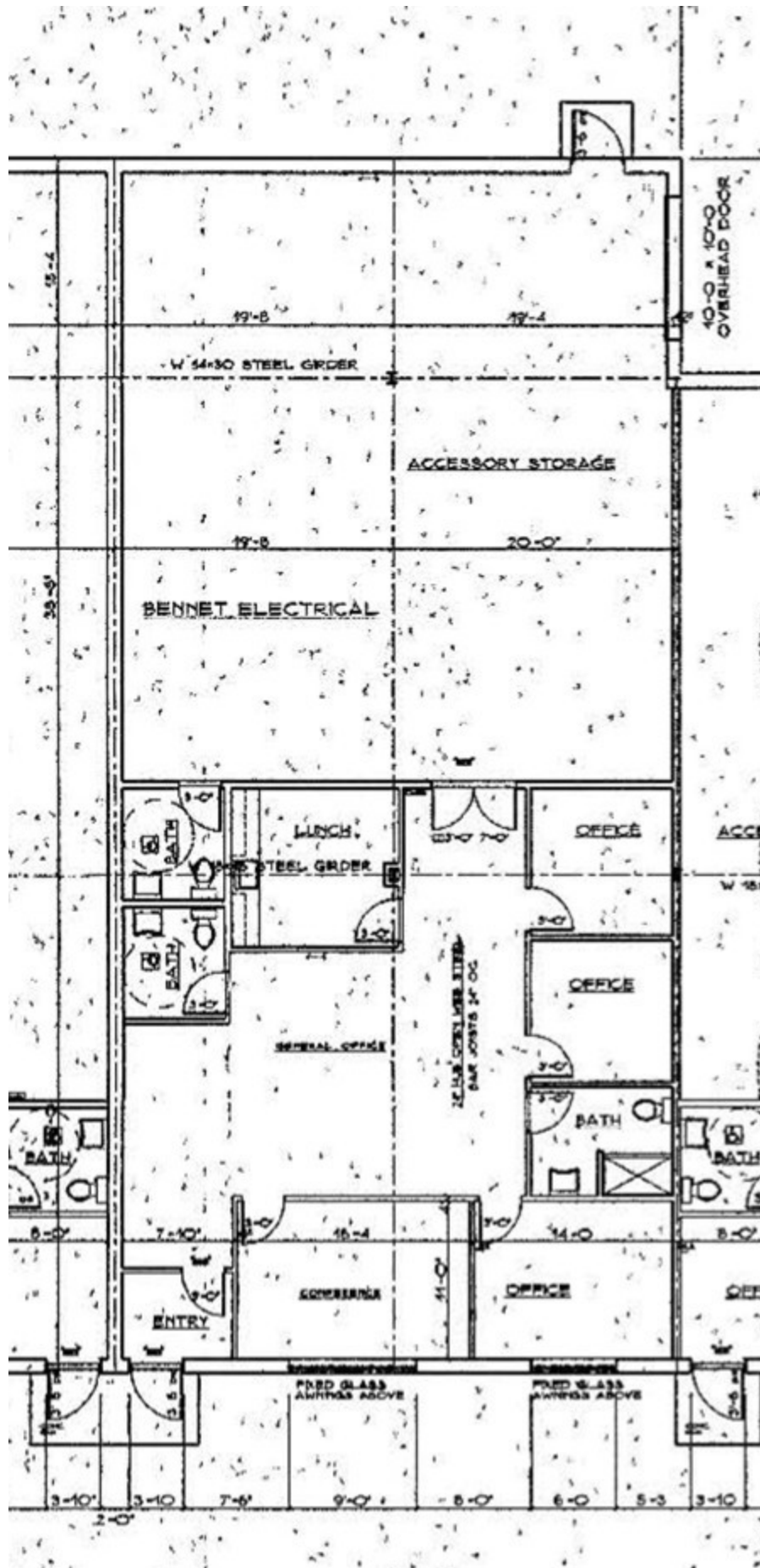
INVOICE NUMBER : 0030274

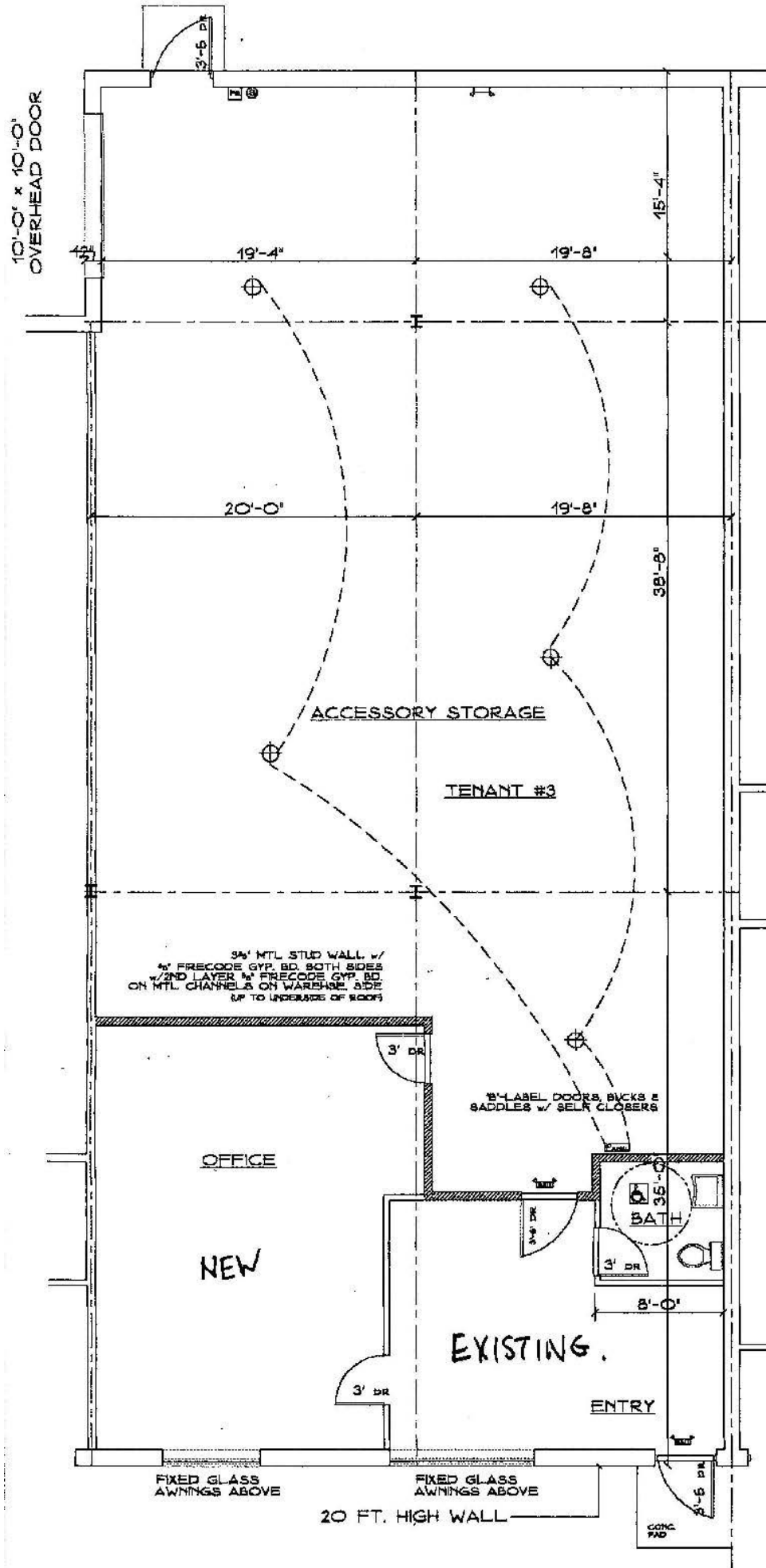
INVOICE DATE : 01/30/2024

HEATING • AIR CONDITIONING • EST. 1934

CHARGE CUSTOMER 155084		SITE CUSTOMER 155084	
560 BRADLEY CORP 560 BRADLEY PARKWAY UNIT 1,2,3 &4 BLAUVELT NY 10913		560 BRADLEY CORP 560 BRADLEY PARKWAY UNIT 1,2,3 &4 BLAUVELT NY 10913	
(845) 353-9892			
JOB #		PO #	
21707		SALESMAN	
		WTOLS	
TERMS		COD	
QTY.		DESCRIPTION	
1.00		REPLACE (4) 4 TON HVAC ROOFTOP UNITS	
UNIT PRICE		AMOUNT	
47,500.00		47,500.00	
Subtotal :		47,500.00	
Sales Tax :		0.00	
Less Deposit /Previous Payments :		0.00	
Retainage :		0.00	
Balance Due :		47,500.00	
EQUIPMENT INSTALLED			
TYPE		MANUFACTURER	
RTU		LEN	
MODEL #		SERIAL #	
KGB048S4BM			
RTU		LEN	
KGB048S4BM			
JOB MEMO :			
PROJECT ACCOUNTING SUMMARY:			
Original Contract Amount		\$ 47,500.00	
Approved Change Orders / Permit Fee		\$ 0.00	
Project Total		\$ 47,500.00	
Completed To Date		\$ 47,500.00	
Deposit / Previous Payments		\$ 0.00	
Total Retainage		\$ 0.00	
To Be Billed		\$ 0.00	
Balance Due This Invoice		\$ 47,500.00	

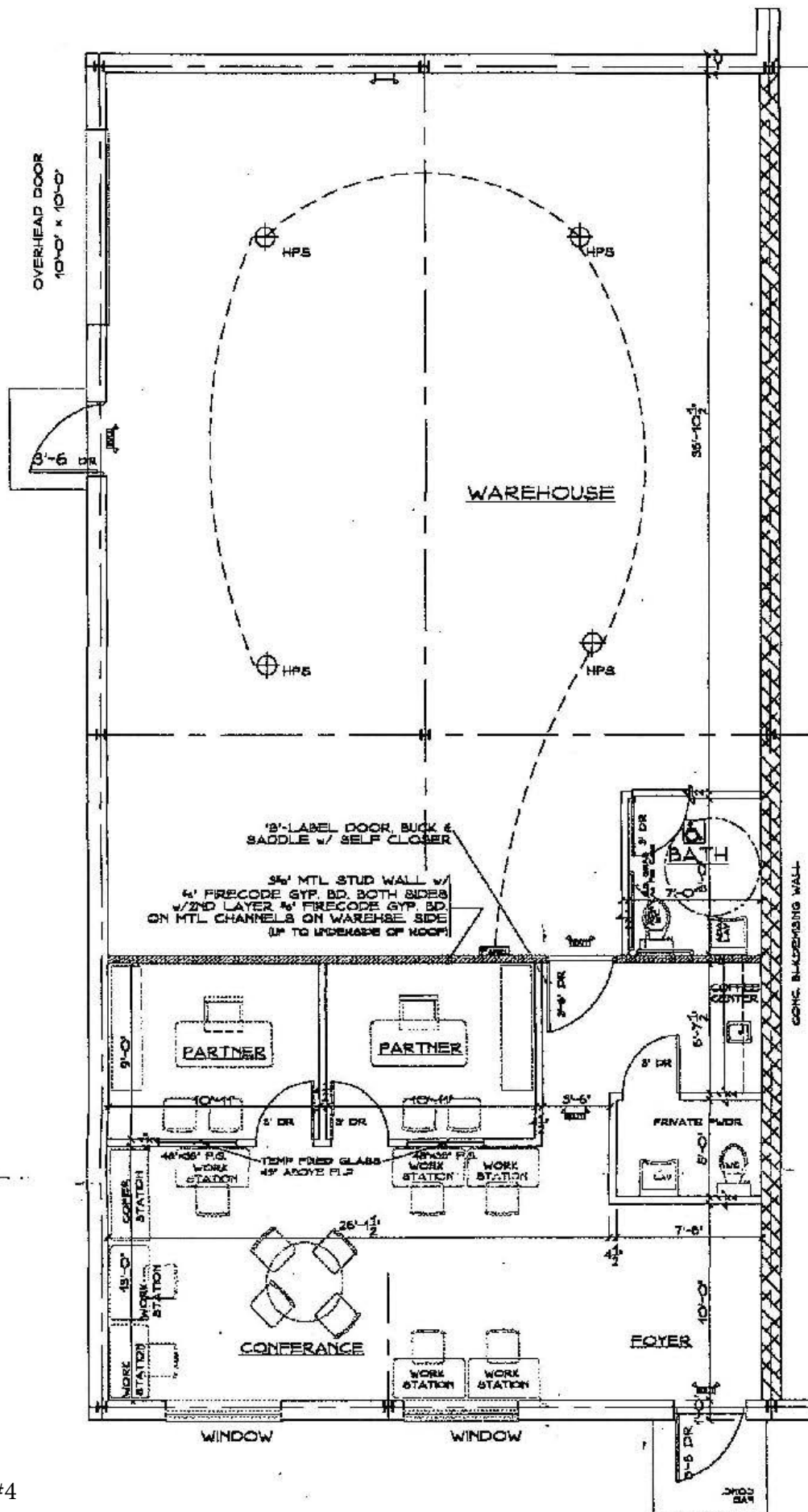






UNIT #3

OFFICE AREA = 892 SQ. FT. +/- USE C1 (W) BUSINESS
WAREHOUSE AREA = 2,486 SQ. FT. +/- USE C42 (H) MODERATE HAZARD
TOTAL AREA = 3,377 SQ. FT. +/-



UNIT #4

FLOOR PLAN

TENANT #4

OFFICE AREA = 640 SQ. FT. +/- USE C1 (A) BUSINESS
 WAREHOUSE AREA = 1557 SQ. FT. +/- USE C4.2 (H) MODERATE HAZARD
 TOTAL AREA = 2497 SQ. FT. +/-

ZONING

43 Attachment 15

Town of Orangetown

Table of Bulk Regulations
(§ 3.12)
LO District
LIO District
OP District
CS District

[Amended 3-12-1990 by L.L. No. 3-1990; 12-12-1994 by L.L. No. 16-1994; 4-8-2014 by L.L. No. 2-2014; 9-27-2016 by L.L. No. 9-2016]

1	2	3	4	5	6	7	8	9	10	11	12
District	Group	For Uses Listed Below	Maximum Floor Area Ratio	Minimum Lot Area (See Note 16) (square feet)	Minimum Lot Width (feet)	Minimum Street Frontage (See Note 5) (feet)	Required Front Yard (See Notes 6 and 7) (feet)	Required Side Yard (See Note 2) (feet)	Total Side Yard (feet)	Required Rear Yard (See Note 2) (feet)	Maximum Building Height* (See Note 7)
LO	V	Uses in R-80 allowed in LO District Executive, conference lecture/seminar facilities	Subject to regulations for appropriate use group in R-80 (A, B or C)								
	W		0.40 (See Note 14)	75 acres	Must provide required side yards 300	150	150	150	350	200	3 inches less than or equal to 50 feet
	X	All other uses allowed in LO District (See Notes 2, 3, 4 and 13)	0.40 (See Note 14)	2 acres		150	100	100	200	100	3 inches (See Note 10)
	AA	Fire, police and government buildings	None	None	None	50	100	100	200	100	None
LIO	BB	Uses in R-80 allowed in LIO District	Subject to regulations for appropriate use group in R-80 (A, B or C)								
	BB-1	Individual fitness and training center	Subject to regulations for Use Group QQ (LI District), except as specifically provided at § 8.16								
	CC	All other uses allowed in LIO District (See Notes 2, 3, 4 and 13)	0.40 (See Note 14)	2 acres	300	150	100	100	200	100	3 inches (See Note 10)
	DD	Fire, police and government buildings	None	None	None	50	100	100	200	100	None
OP	EE	All other uses allowed in OP district	0.40 (See Note 14)	Must meet required floor area ratio (See Note 12)	Must provide required side yards	100	150	100 to parking; 200 to structure; 100 to property line	400 from residential property line; 200 from nonresidential property line total greater than or equal to 200	100 to parking; 200 to structure; 100 to property line	3 inches or less than or equal to 94 feet
CS	FF	All other uses allowed in CS District (See Notes 3 and 13)	1.00	2,500	25	25	None or 45	0/12 (See Note 9)	0/25 (See Note 9)	25	1 foot 4 inches from property line for building greater than 22 feet
	FF1	Same as Group B	0.50	1 acre	100	100	50	20	35	50	1 foot
	GG	Fire, police and government buildings	None	None	None	50	100	100	200	100	None

NOTES: * Maximum height in feet or inches per foot of distance from lot line.

ZONING

43 Attachment 10

Town of Orangetown
Table of General Use Regulations
(§ 3.11)
LIO District

[Amended 6-24-1991 by L.L. No. 7-1991; 7-16-2007 by L.L. No. 7-2007; 4-8-2014 by L.L. No. 2-2014]

(For use of table, see § 3.2)

1	2	3	4	5	6	7
District	Uses Permitted by Right	Uses by Special Permit	Conditional Uses by Planning Board	General Accessory Uses	Minimum Required Off-Street Parking Spaces	Additional Use Regulations (See Note 13)
LIO	1. Same as LO, except no executive conference lecture facilities.	Town Board 1. Same as LO. Zoning Board 1. Undertakers. 2. Sand pits, gravel pits, removal of top soil, and landfill and excavation operations not undertaken in connection with the construction of a building for which a building permit has been issued or the development of a subdivision in accordance with an approved plat thereof, as provided in § 4.32(C).	1. Public utility substations and pump stations, housed in buildings that harmonize with the character of the neighborhood and having adequate fences and other safety devices and landscaping and subject to performance standards procedure. 2. Commercial forestry as provided in § 4.32(D). 3. Manufacture of prototype products subject to performance standards procedure, § 4.12. 4. Light manufacturing uses, subject to performance standards procedure, § 4.12, and additional use requirements. 5. Satellite dish antennas. 6. Automobile sales and service agencies. 7. Same as LO No. 6 8. Indoor commercial tennis on sites of 3 acres or greater. 9. Individual fitness and training center, as provided in § 8.16	1. Same as LO.	Use At Least 1 Parking Space for Each 1. Same as R-80 Same as R-80 2. Offices Same as LO 3. Laboratories Same as LO 4. Undertakers 2 employees, plus 5 spaces per chapel 5. Research facilities Same as LO 6. Light manufacturing 2 employees or 300 square feet gross floor area 7. Child day-care centers Same as LO 8. Indoor commercial tennis 400 square feet of indoor space or 4 persons of practical occupancy determined by the Planning Board based on the type of indoor commercial tennis use facilities and the likely patterns of usage	1. Same as LO.

<https://ecode360.com/26867103> Additional Use Regulations

ZONING

43 Attachment 8

Town of Orangetown

Table of General Use Regulations
(§ 3.11)
LO District

[Amended 6-24-1991 by L.L. No. 7-1991; 6-11-2001 by L.L. No. 3-2001; 7-21-2003 by L.L. No. 2-2003; 3-23-2021 by L.L. No. 2-2021]

(For use of table, see § 3.2)

1	2	3	4	5	6		7
District	Uses Permitted by Right	Uses by Special Permit	Conditional Uses by Planning Board	General Accessory Uses	Minimum Required Off-Street Parking Spaces		Additional Use Regulations (See Note 13)
LO	1. Fire, police and community-owned ambulance stations, government offices and office buildings, town garages, municipal parking lots and similar public buildings and government uses. 2. Schools of general instruction. 3. Executive conference lecture facilities. 4. Business/professional office. 5. Research, experiment, and testing labs subject to performance standards procedures and additional use requirements.	Town Board 1. Airports and heliports. 2. High-tension transmission lines, accessory poles and towers, provided that all brush and cut timber are disposed of in accord with approved forestry practices. 3. Railroad/public utility rights-of-way. 4. Use of existing executive conference center facilities for catered affairs for the general public.	1. Public utility substations and pump stations, housed in buildings that harmonize with the character of the neighborhood and having adequate fences and other safety devices and landscaping and subject to performance standards procedure. 2. Telephone exchange. 3. Elevated standpipe and water tanks located at a distance from any lot line equal to the height of the structure. 4. Manufacture of prototype products subject to performance standards procedure, § 4.12. 5. Satellite dish antennas. 6. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in § 3.12.	1. Accommodations for caretaker, subject to § 5.228. 2. Heliports. 3. Storage of goods or equipment accessory to uses permitted in Columns 2 and 3, subject to additional use requirements. 4. Keeping, breeding, raising and maintaining of rodents and other animals and primates exclusively within the interior confines of a building for laboratory or research purposes, subject to performance standards procedures. 5. Waste incineration subject to § 4.32(F). 6. Keeping not more than 1 unoccupied trailer or commercial vehicle of not over 1,000 pounds' capacity, subject to § 6.1. 7. Accessory parking as permitted in § 6.1. 8. Accessory loading as permitted in § 6.2. 9. Any other similar accessory use not inconsistent with the uses permitted herein. 10. For any premises for sale or for rent, 1 temporary nonilluminated "for sale" or "for rent" sign not over 6 square feet in area, located at least 10 feet from any lot line. For parcels of land over 1 acre in area, such sign shall not be over 24 square feet in area. 11. 1 illuminated business sign equal or less than 30 square feet (1 side) or 60 square feet (2 sides) not less than 20 feet from any lot line, and not extending more than 18 feet high. Sign areas may be combined to form a single directory sign or part of the sign may be included in the directory sign and part on the establishment. 12. Incidental eating and drinking facilities serving employees and others using the facilities. All drinking facilities serving alcoholic beverages must have a restaurant liquor license issued by the New York State Alcohol Control Board. 13. Child day-care centers with all parking and outdoor play areas complying with all required yards, as provided for in § 3.12.	Use 1. Same as R-80 2. Offices 3. Laboratories 4. Research facilities 5. Child day-care centers	At Least 1 Parking Space for Each Same as R-80 200 square feet of gross floor area 2 employees or 300 square feet of gross floor area 2 employees or 300 square feet of gross floor area Staff member, plus 1 parking space per 10 children	1. Same as R-80. 2. All offices, laboratories, manufacturing of prototype products, accessory storage and all accessory off-street loading berths shall be within completely enclosed buildings, and, in addition: (a) All areas not used for building or for accessory off-street parking shall be suitably landscaped and maintained in good condition. Screening shall be provided in the manner required by any board or town agency having jurisdiction, and prior to the issuance of the Building Permit, the proposed screening plans shall be submitted to and approved by any board or town agency having jurisdiction. (b) Entrances and exits shall be located only on a commercial street, improved to conform with the Town Board Specifications Ordinance, and shall be so located as to draw a minimum of vehicular traffic to and through residential streets. (c) No shipping or receiving of goods shall be carried on between 11:00 p.m. and 6:00 a.m., and any floodlighting shall be arranged so as to eliminate the glare of lights toward adjacent lots and streets. (d) Manufacturing of prototype products shall not utilize more than 25% of the building total floor area. 3. No parking is permitted in any required yard, unless permitted by any board or town agency having jurisdiction. This permission may be given at the time of site review, or at the time of the approval of a commercial subdivision or conditional use approval.

ZONING

43 Attachment 18

Town of Orangetown
Notes to Use and Bulk Tables
[Amended 5-23-2017 by L.L. No. 6-2017; 12-12-2023 by L.L. No. 14-2023]

Note 1: See also the following sections: Required front yards and maximum height: § 5.111; Corner lots, required yards, § 5.112. Lots divided by district boundary: § 5.12; Lots within twenty-five (25) feet of a district boundary: § 5.13; Courts: § 5.14; Spacing of buildings on same lot: § 5.15; Height of buildings within five hundred (500) feet of airports: § 5.16; Existing small lots: § 5.21; Permitted obstructions in required yards courts, usable open space: § 5.22; Permitted height exceptions: § 5.23; Buildings with nonconforming bulk: § 9.2.

Note 2: Where the side or rear lot line of a lot in CS, CC, CO, LO, LIO, LI or OP adjoins or lies within twenty-five (25) feet of any R District, the following buffers shall be required:

District	Required Buffer (feet)
LO, LIO, LI or OP	100
CS	15/50
CC	15/25
CO	15

The Planning Board may reduce by no more than fifty percent (50%) the side or rear yard requirement for the yard opposite the buffer for nonresidential uses in the LO, LIO, LI and OP Districts, except where the opposite yard abuts a residential district. All such uses shall conform to these buffer requirements. For the CS and CC Districts fifty (50) and twenty-five (25) feet, respectively, will be required for a conditional or special permit use. The buffer area shall only be used for planting, landscaping and screening to provide environmental compatibility of dissimilar uses.

Note 3: Notwithstanding the Bulk Regulations for Groups D, H, L, O, T, X, CC, EE, GG, PP, QQ and RR, certain uses in these groups are subject to additional bulk regulations specified as to each such use in the Use Table.

Note 4: In LO and LIO Districts, the floor area devoted to the manufacturing of prototype products may not exceed twenty-five percent (25%) of the total gross floor area of the building.

Note 5: (Reserved)¹

Note 6: Required front yard depths in residential subdivisions in any residential district must comply with the zoning regulations as an average, provided that the following minimum depths are maintained, and that the averaging shall be computed in any single case for one (1) side of the street and between the two (2) nearest intersecting streets within the subdivision:

District	Minimum Front Yard Depth (feet)
R-80	40
R-40	40
R-22	35
R-15	25
RG	20

Note 7: Required front yards and maximum building heights are subject to § 5.111, with the designated street line being used as lot line.

Note 8: However, any residence not located in the same building as a use first permitted in LI must be separated from such use by at least 100 feet.

Note 9: None required, but if provided shall be at least twelve (12) feet wide.

Note 10: Where a lot line in an LO, LI or LIO District abuts a railroad right-of-way, the normally required rear or side yard may be reduced to twenty-five (25) feet, and the maximum building height shall apply for that portion of a building over twenty-five (25) feet in height.

Note 11: For existing small lots in LO and LIO, see § 5.24.

Note 12: In OP Districts, the Planning Board may permit an average of floor area ratios on individual plots, but the maximum floor area ratio on the entire tract shall not exceed forty- hundredrths (0.40). All buildings shall be separated by at least seventy-five (75) feet or the height of the lowest building, whichever distance will provide the greater separation.

Note 13: In addition to the particular requirements, any board or town agency having jurisdiction may require fences, and other safety devices and adequate landscaping and screening. The landscaping and screening shall be approved by the board or town agency having jurisdiction prior to the issuance of the building permit. Such screening must provide an opaque screen during the entire year. A new use that is, in the opinion of the board having jurisdiction, sufficiently detrimental to adjoining and surrounding properties and which cannot be screened to protect the property values adjoining and surrounding the proposed use shall not be permitted, notwithstanding the provisions of the Use Table.

Note 14: Maximum land coverage shall not exceed seventy-five percent (75%), including buildings, parking, road and road widening. The open area shall be a minimum of twenty-five percent (25%). Parking area within a building will not be charged against the floor area ratio. In OP Districts, the percentages shall be sixty-five percent (65%) and thirty-five percent (35%), respectively. In LO Districts, W Groups, and MFR District, U Group, the percentages shall be fifty percent (50%) and fifty percent (50%), respectively. In LI Districts, the percentages shall be eighty percent (80%) and twenty percent (20%), respectively.

Note 15: In order to facilitate and encourage flexibility of design and development of land in such a manner as to promote its most appreciable use to facilitate the adequate and economical provision of streets and utilities and to preserve the natural and scenic qualities of open land, the Planning Board may also permit a cluster development of not more than four (4) attached veteran housing or adult housing residences, provided that there shall be provided on the plat sufficient open land area (not required for other permitted uses) to provide the required floor area ratio and other bulk requirements that would be required if the detached residences were erected. However, such clustering shall not:

- A. Result in an overall density in any development of more than five (5) units per acre.
- B. Reduce the maximum floor area ratio per dwelling unit for any development below the requirements of § 3.12, Group N, Column 4, R-15 Districts, twenty-hundredrths (0.20) per acre.
- C. Reduce the usable open space requirements for any development below five hundred (500) square feet for each dwelling unit and one thousand (1,000) square feet for each dwelling unit with two (2) bedrooms. Such space shall have a minimum dimension of fifty (50) feet, except for one-bedroom, single-family dwelling units, which require a minimum dimension of twenty-five (25) feet
- D. Reduce yard requirements on the periphery of any development below those established for the R-15 District.
- E. Reduce the overall floor area ratio for any development below twenty-hundredrths (0.20).

Note 16: As part of any minimum lot area requirement for residential uses, not more than fifty percent (50%) of any land under water, within a freshwater wetland, subject to flooding or within the one-hundred-year frequency floodplain, within easements or rights-of-way for sanitary or storm sewers, drainage, access or overhead utilities or with slopes (unexcavated) of over twenty-five percent (25%) shall be counted and within the designated street line of a road.

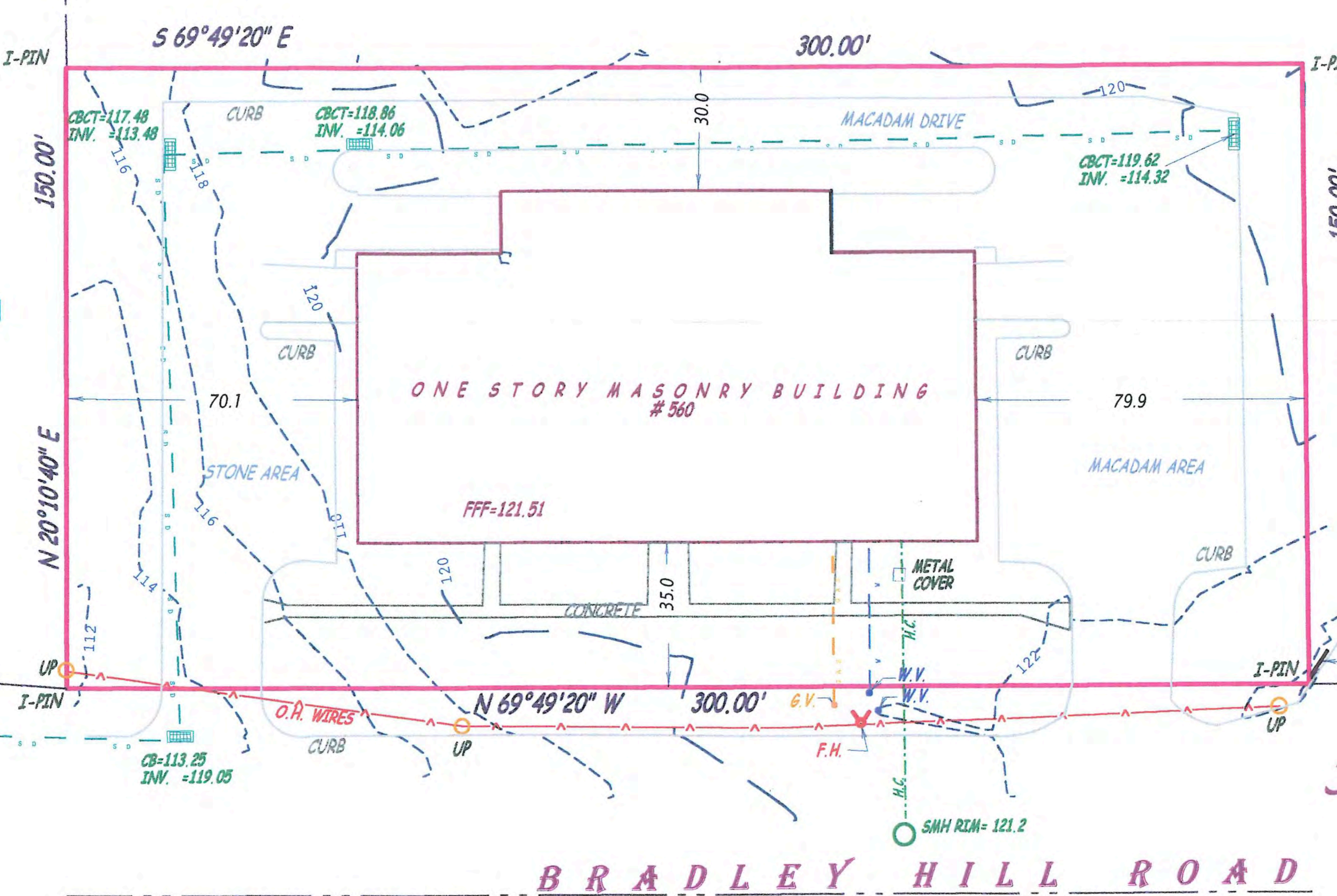
Note 17: The maximum density shall be as follows:

Number of Bedrooms in Unit	Units per Acre	Land Area Per Unit (square feet)
1	6.0	7,250
2	4.8	9,000
3 or more	4.0	10,750

Note 18: Not more than five (5) units per acre for adult housing on a minimum parcel size of five (5) acres and a maximum parcel size of seven (7) acres not separated by a road or right-of-way. The unit ratio shall be two (2) one-bedroom units and three (3) two-bedroom units per acre. The number of units permitted per acre shall be in compliance with all other R-15 bulk regulations. In no event, however, shall the number of adult housing units per acre exceed five (5). No special permit shall be permitted within five hundred (500) feet of any adult housing previously permitted.

Note 19: Lots within the LI District having a minimum lot area of 150 acres may contain multiple permitted uses on a single parcel.

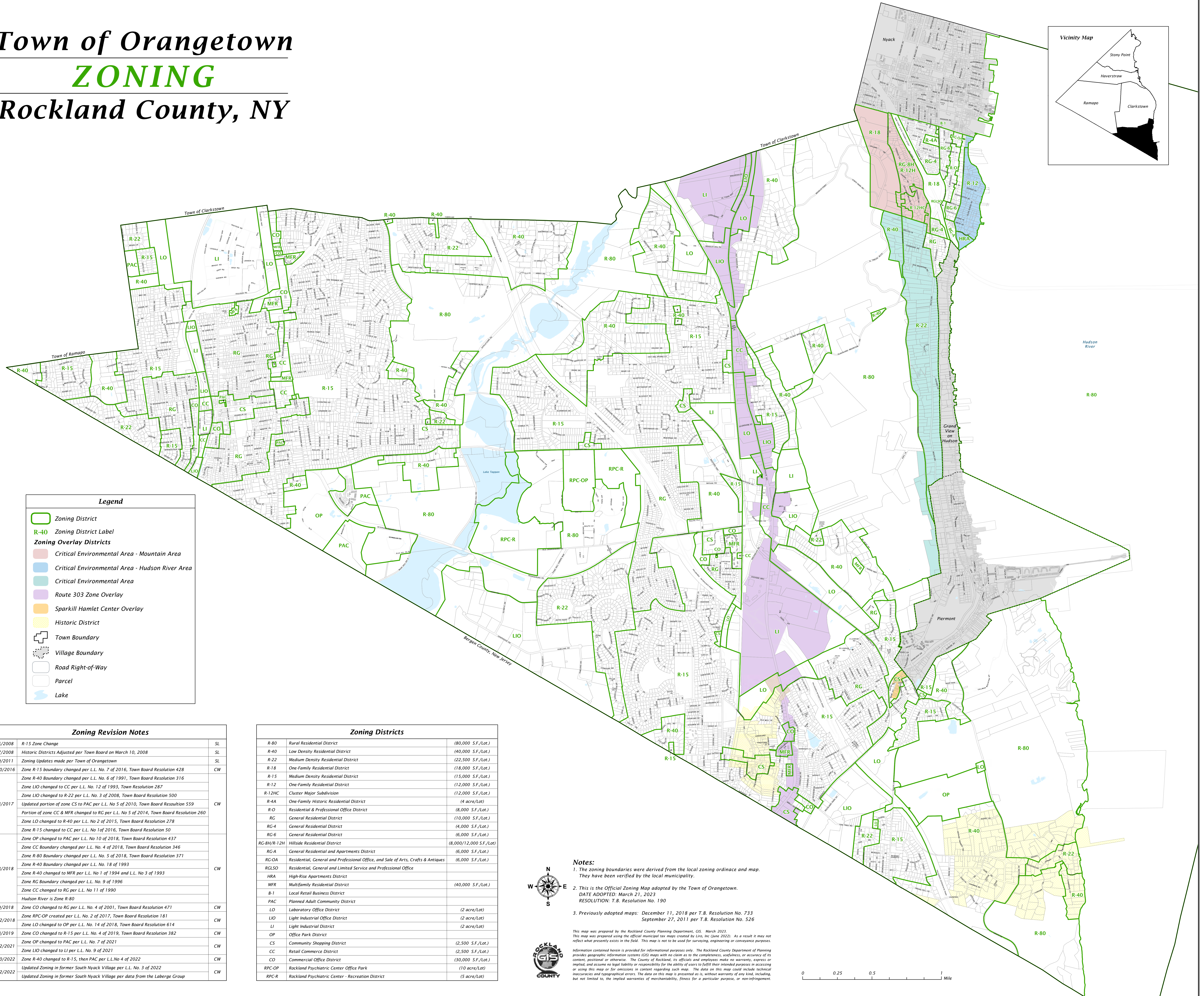
¹ Editor’s Note: Note 5, which established exceptions to the minimum street frontage requirements, was repealed 5-14-1990 by L.L. No. 5-1990. This local law also provided that “any application predicated upon the provisions of Note No. 5 which has received pre-preliminary approval from the Planning Board on the date when this local law takes effect shall not be affected by this local law.”



Town of Orangetown

ZONING

Rockland County, NY



5/2008	R-15 Zone Change	SL
7/2008	Historic Districts Adjusted per Town Board on March 10, 2008	SL
9/2011	Zoning Updates made per Town of Orangetown	SL
10/2016	Zone R-15 boundary changed per L.L. No. 7 of 2016, Town Board Resolution 428	CW
	Zone R-40 Boundary changed per L.L. No. 6 of 1991, Town Board Resolution 316	
	Zone LIO changed to CC per L.L. No. 12 of 1993, Town Resolution 287	
	Zone LIO changed to R-22 per L.L. No. 3 of 2008, Town Board Resolution 500	
3/2017	Updated portion of zone CS to PAC per L.L. No. 5 of 2010, Town Board Resolution 559	CW
	Portion of zone CC & MFR changed to RG per L.L. No 5 of 2014, Town Board Resolution 260	
	Zone LO changed to R-40 per L.L. No 2 of 2015, Town Board Resolution 278	
	Zone R-15 changed to CC per L.L. No 1 of 2016, Town Board Resolution 50	
	Zone OP changed to PAC per L.L. No 10 of 2018, Town Board Resolution 437	
	Zone CC Boundary changed per L.L. No. 4 of 2018, Town Board Resolution 346	
	Zone R-80 Boundary changed per L.L. No. 5 of 2018, Town Board Resolution 371	
8/2018	Zone R-40 Boundary changed per L.L. No. 18 of 1993	CW
	Zone R-40 changed to MFR per L.L. No 1 of 1994 and L.L. No 3 of 1993	
	Zone RG Boundary changed per L.L. No. 9 of 1996	
	Zone CC changed to RG per L.L. No 11 of 1990	
	Hudson River is Zone R-80	
9/2018	Zone CO changed to RG per L.L. No. 4 of 2001, Town Board Resolution 471	CW
12/2018	Zone RPC-OP created per L.L. No. 2 of 2017, Town Board Resolution 181	CW
	Zone LO changed to OP per L.L. No. 14 of 2018, Town Board Resolution 614	
8/2019	Zone CO changed to R-15 per L.L. No. 4 of 2019, Town Board Resolution 382	CW
12/2021	Zone OP changed to PAC per L.L. No. 7 of 2021	CW
	Zone LIO changed to LI per L.L. No. 9 of 2021	
10/2022	Zone R-40 changed to R-15, then PAC per L.L. No 4 of 2022	CW
12/2022	Updated Zoning in former South Nyack Village per L.L. No. 3 of 2022	CW
	Updated Zoning in former South Nyack Village per data from the Laberge Group	

Zoning Districts		
R-80	Rural Residential District	(80,000 S.F./Lot.)
R-40	Low Density Residential District	(40,000 S.F./Lot.)
R-22	Medium Density Residential District	(22,500 S.F./Lot.)
R-18	One-Family Residential District	(18,000 S.F./Lot.)
R-15	Medium Density Residential District	(15,000 S.F./Lot.)
R-12	One-Family Residential District	(12,000 S.F./Lot.)
R-12HC	Cluster Major Subdivision	(12,000 S.F./Lot.)
R-4A	One-Family Historic Residential District	(4 acre/Lot)
R-O	Residential & Professional Office District	(8,000 S.F./Lot.)
RG	General Residential District	(10,000 S.F./Lot.)
RG-4	General Residential District	(4,000 S.F./Lot.)
RG-6	General Residential District	(6,000 S.F./Lot.)
RG-8H/R-12H	Hillside Residential District	(8,000/12,000 S.F./Lot.)
RG-A	General Residential and Apartments District	(6,000 S.F./Lot.)
RG-OA	Residential, General and Professional Office, and Sale of Arts, Crafts & Antiques	(6,000 S.F./Lot.)
RCLSO	Residential, General and Limited Service and Professional Office	
HRA	High-Rise Apartments District	
MFR	Multifamily Residential District	(40,000 S.F./Lot.)
B-1	Local Retail Business District	
PAC	Planned Adult Community District	
LO	Laboratory Office District	(2 acre/Lot)
LIO	Light Industrial Office District	(2 acre/Lot)
LI	Light Industrial District	(2 acre/Lot)
OP	Office Park District	
CS	Community Shopping District	(2,500 S.F./Lot.)
CC	Retail Commerce District	(2,500 S.F./Lot.)
CO	Commercial Office District	(30,000 S.F./Lot.)
RPC-OP	Rockland Psychiatric Center Office Park	(10 acre/Lot)
RPC-R	Rockland Psychiatric Center - Recreation District	(5 acre/Lot)

1. The zoning boundaries were derived from the local zoning ordinance and map. They have been verified by the local municipality.

RESOLUTION: T.B. Resolution No. 190

*This map was prepared by the Rockland County Planning Department, GIS. March 2023.
This map was prepared using the official municipal tax maps created by Liro, Inc (June 2022). As a result it may not reflect what presently exists in the field. This map is not to be used for surveying, engineering or conveyance purposes.*

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