

PLEASE TAKE NOTICE that the Town Board of the Town of Ramapo adopted the following local law at a regular meeting held on the 13th day of July, 2022 at the Ramapo Town Hall, 237 Route 59, Suffern, New York:

**TOWN OF RAMAPO
LOCAL LAW 4 OF 2022
INTRODUCTORY LOCAL LAW
ESTABLISHMENT OF COMMERCIAL CORRIDOR ZONING DISTRICT
and
ZONING MAP CHANGE TO COMMERCIAL CORRIDOR
ZONING DISTRICT**

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended as follows:

A. Section 376-20, titled “Districts established,” of Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended by establishing a new zoning district identified as follows:

CC Commercial Corridor District (at least 70% commercial and/or office uses)

B. The Zoning Map, authorized by §376-21, titled “Zoning Map,” is amended by changing the zoning districts designation within the area shown on the attached Map A and establishing the CC (Commercial Corridor) District within that area shown on attached Map A.

C. The Table of General Use Requirements, authorized by §376-31, titled “Use Table,” is amended by adding the CC (Commercial Corridor) District to the Use Table to read as follows:

[Continued On Next Page]

A	B	B-1	C	C-1	D	D-1	E	F		G	
District	Uses Permitted by Right ¹	Use Group	Special Permit Use by Planning Board (Subject to Articles XI and XII)	Use Group	Use by Special Permit of the Town Board (Subject to Article XVI)	Use Group	Accessory Use Permitted by Right	Minimum Off-Street Parking Spaces (Subject to Article VII)		Additional Use Requirements	
								For	At Least One Parking Space For Each Unit of Measurement Listed Or As Otherwise Noted Below		
CC	1. Garden Apartments, townhouses, and multiple family dwellings, subject to §376-66C 2. Same as MU-2, Nos. 3, 4, and 5 3. Same as MU-1, No. 2 4. Same as CS, Nos. 3, 7 and 8 5. Same as NS, Nos. 3, 4 and 5 6. Retail stores and service establishments 7. Hotel	N	1. Gas stations 2. Theaters and cinemas	D I	1. Schools 2 Houses of worship	e.1 c	1. Same as MU-2, Nos. 1 and 2	1. Same as MU-1, Nos. 1 and 2 2. Garden apartments, townhouses and multifamily dwellings 3. Same as PO, No. 5 4. Same as PO, No. 4 5. Same as RR-160, No. 21	2 spaces per dwelling unit; visitor parking as determined by the Planning Board	1. Same as MU-1, Nos. 1 through 4	

¹ See Supplemental Use Requirements in section 376-66C (15)

D. The Table of Bulk Requirements, authorized by §376-41, titled “Bulk Table,” is amended by adding a new Use Group designated as N and accompanying area and bulk requirements to read as follows:

[Continued On Next Page]

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage	Floor Area Ratio (FAR)
N	25,000 square feet	125	35	35	20	50	10	35	10	90	35	65%	0.65

E. Section 376-66, titled “Mixed use development,” is amended by adding a new subsection C, titled “CC development,” to read as follows:

C. CC development: A development that must consist of at least 70% commercial and/or office uses and may contain up to 30% residential uses.

- (1) The maximum density for residential uses shall be six residential units per acre less the area designated for commercial and/or office use.
- (2) All residential uses must be located above the first floor of the mixed use building(s).
- (3) All residential uses must have an entrance separate from the commercial use.
- (4) The maximum number of stories shall be three.
- (5) The development must contain a centralized refuse collection area. The collection area shall be properly designed and screened.
- (6) Sidewalks shall be required and are permitted to be located in the required front yard/front setback.
- (7) All buildings are subject to site development plan approval and architectural review pursuant to this Chapter.
- (8) All buildings will be fully alarmed and sprinklered.
- (9) All developments shall be suitably landscaped and designed to accommodate pedestrian access.
- (10) All buildings and associated infrastructure shall be appropriately screened from adjoining residence-only properties.
- (11) The minimum distance between buildings shall be 30 feet.
- (12) No structure shall be closer than 20 feet to the pavement edge on interior roadways. The Planning Board may modify where local conditions warrant.
- (13) No more than eight units may be linked together into a single building or 16 units in a back-to-back configuration.
- (14) All projects are subject to parking requirements pursuant to this Chapter.
- (15) Warehouses, retail stores and service establishments are only permitted on a lot which has access to Route 202 only and has frontage on Route 202 that meets the 90-foot frontage requirement.

Section 2. Severability.

If any clause, sentence, paragraph, subdivision or part of this Local Law or the application thereof to any individual, firm or corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this Local Law or in its application to the individual, firm or corporation, or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 3. Supersedure.

Provisions of Chapter 376 of the Town of Ramapo Code to the extent they are inconsistent with this law are hereby superseded.

Section 4. Effective Date.

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

Dated: July 20, 2022

BY ORDER OF THE TOWN BOARD
TOWN OF RAMAPO

SHARON OSHEROVITZ, TOWN CLERK

Town of Ramapo
Ramapo Town Hall
237 Route 59
Suffern, New York 10901

CC: M. PEHUSH, DEPUTY TOWN CLERK