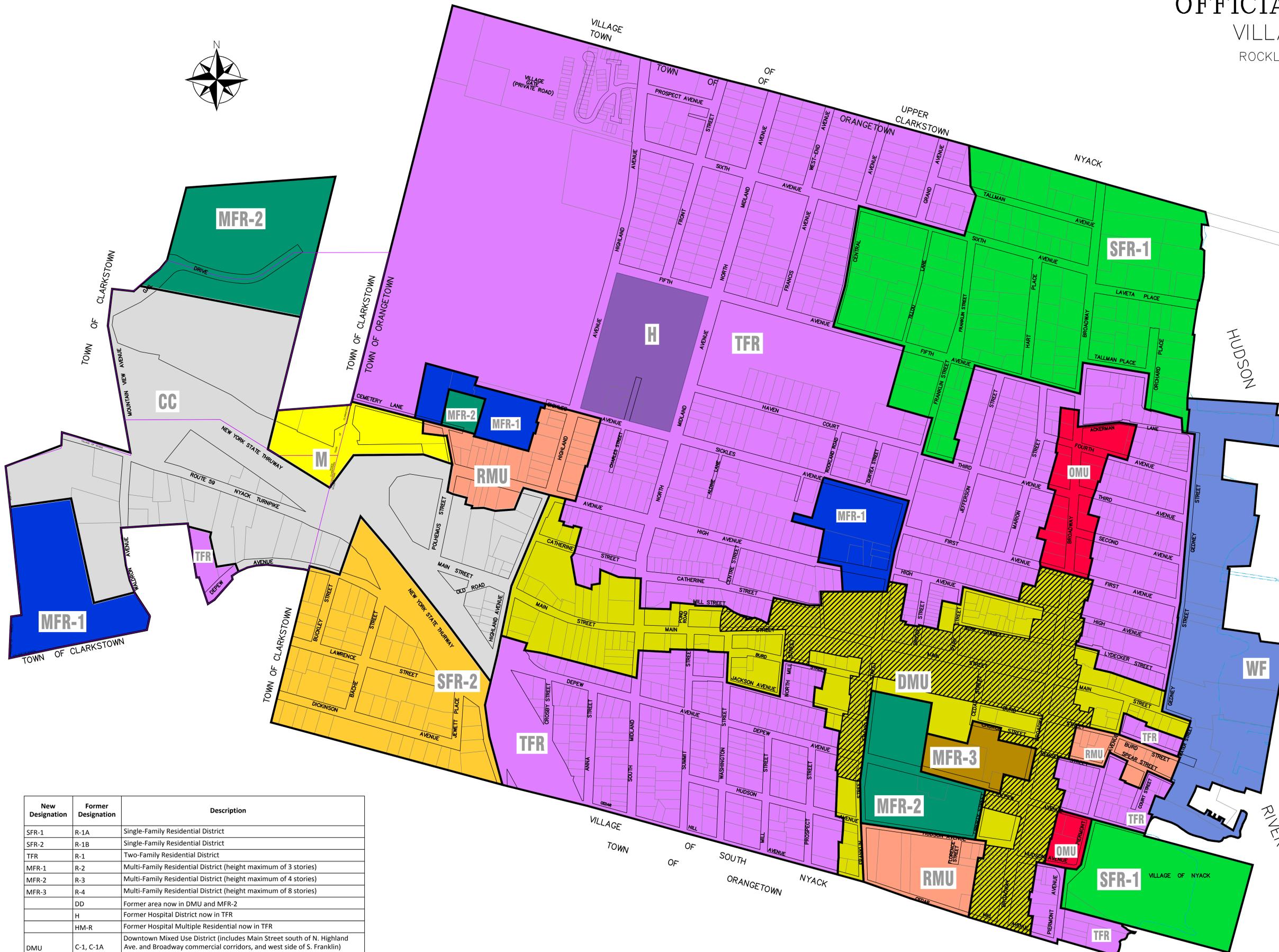


OFFICIAL ZONING MAP

VILLAGE OF NYACK

ROCKLAND COUNTY, NEW YORK
OCTOBER, 2012



- SFR-1
- SFR-2
- MFR-1
- MFR-2
- MFR-3
- TFR
- DMU
- RMU
- OMU
- CC
- WF
- M
- H
- DMU OVERLAY (PROPOSED)

New Designation	Former Designation	Description
SFR-1	R-1A	Single-Family Residential District
SFR-2	R-1B	Single-Family Residential District
TFR	R-1	Two-Family Residential District
MFR-1	R-2	Multi-Family Residential District (height maximum of 3 stories)
MFR-2	R-3	Multi-Family Residential District (height maximum of 4 stories)
MFR-3	R-4	Multi-Family Residential District (height maximum of 8 stories)
	DD	Former area now in DMU and MFR-2
	H	Former Hospital District now in TFR
	HM-R	Former Hospital Multiple Residential now in TFR
DMU	C-1, C-1A	Downtown Mixed Use District (includes Main Street south of N. Highland Ave. and Broadway commercial corridors, and west side of S. Franklin)
CC	C-2	Corridor Commercial District (the CMP's Gateway)
WF	C-3	Waterfront Development District
RMU	R-M	Residential Mixed Use District
OMU	R-O	Office Mixed Use District
M	M	Manufacturing District-additional commercial uses allowed, M district on S. Nyack border changed RMU
H	H	Hospital

NOTES :

- THE COLORS ON SUBJECT MAP REPRESENT THE ZONING OF ALL THE LOTS AFFECTED, HOWEVER, THE SPECIFIC DISTRICT BOUNDARIES SHALL BE CONSTRUED TO COINCIDE WITH CENTER LINE OF STREETS, ALLEYS, PARKWAYS, WATERWAYS, AND MAIN TRACK OR TRACKS OF RAILROADS.
- ANY BOUNDARY SHOWN, EXTENDED ALONG OR INTO THE HUDSON RIVER SHALL BE DEEMED TO EXTEND TO THE BOUNDARY OF THE VILLAGE.

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