

ZONING

290 Attachment 4

Village of Chestnut Ridge Table of Bulk Requirements Part II

[Amended 10-22-1990 by L.L. No. 5-1990; 12-17-2009 by L.L. No. 1-2009; 4-11-2013 by L.L. No. 2-2013; 7-21-2022 by L.L. No. 7-2022]

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 (percent)	Floor Area Ratio (FAR)
aa	4 ac.	350	50	50	50	100	50	50	50	50	35	65	0.30
bb	2 ac.	200	50	25	50	100	25	50	25	100	15	40	0.30
A	40,000 sf	150	75	20	40	80	35	35	35	50	35	50	0.40
B	20,000 sf	100	30	20	0/10 ¹	0	0	25	10	100	30	70	0.40
D	60,000 sf	250	30	20	40	80	20	50	20	150	25	70	0.40
E	30,000 sf	150	30	20	40	80	10	25	10	100	35	70	0.40
I	2 ac.	300	60	20	50	100	20	60	30	150	35	70	0.40
J	60,000 sf	200	75	25	75	150	30	75	30	100	35	70	0.40
K	20,000 sf	100	30	30	20	40	10	25	10	140	25	50	0.40
L	3 ac.	200	100	50	75	150	35	100	50	200	25	50	0.30
M ³	15 ac.	500	40 for pads. 50 for main building	30	50	100	30 ²	40	30	500	35	70	0.30
N ⁴	60,000 sf	250	30	15	30	60	10	25 ⁵	15	150	25	20	0.40

NOTES:

See Article IV, § 290-14 for Special Bulk Requirements, which may also apply.

1. No side setback is required, but if provided must be at least 10 feet.
2. Fifty-foot buffer shall be added to side yard and rear yard when adjacent to multi-family district; 75 feet plus seventy-five-foot buffer shall replace the side yard and rear yard when adjacent to single family district. Notwithstanding any other provision of the zoning law, no other increases in side or rear yards shall be required. The Planning Board shall require screening within the buffers where appropriate.
3. Landscaping shall be a minimum of 10% of site area.
Total floor area of all buildings shall not exceed 150,000 square feet.
Minimum size of stores not occupied by supermarket or outlying pads; a maximum of 20% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 1,500 square feet; in addition, a maximum of 20% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 2,000 square feet; a minimum of 60% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 3,000 square feet.
Maximum Store size: 45,000 square feet.
4. Dimensional requirements apply to NS portion of properties in more than one zoning district.
5. May be reduced to 15 feet where restrictive covenant provided.