

ZONING

210 Attachment 10

Village of Airmont

**Table 7: NS Neighborhood Shopping District Bulk Requirements  
[Amended 2-5-2024 by L.L. No. 1-2024]**

Uses	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Req'd Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Req'd Side Yard (feet)	Rear Setback (feet)	Req'd Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage (percent)	Floor Area Ratio (FAR)
• Underground, surface or overhead utilities	None	n/a	30	0	30	60	0	50	0	15	15	5%	n/a
• Public utility buildings	40,000 sq. ft.	150	75	20	40	80	35	35	35	50	35	50%	0.30
• Child day-care center	40,000 sq. ft.	150	75	20	30	60	20	35	35	50	35	65%	0.40
• Local convenience commercial uses • Local convenience shopping center* • Local office-business use • Medical and dental offices and clinics • Libraries, museums and art galleries* • Self-service laundromats • Specialty shops • Temporary structures*	20,000 sq. ft.	100	30	20	10	20	10	25	10	100	30	75%	0.30
• Gasoline service stations* • Automotive repair and maintenance shops*	60,000 sq. ft.	250	30	20	40	80	20	50	20	150	25	75%	0.30
• Neighborhood restaurants*	30,000 sq. ft.	150	30	20	40	80	10	25	10	100	35	75%	0.30
• Local convenience shopping center > 10 acres*	10 acres	200	50	20	10 0'	20 0'	10 0'	25 0'	10 0'	200	35	75%	n/a
• Educational institutions with accessory housing <sup>2*</sup>	10 acres	250	n/a	100	200	n/a	100	n/a	200	2 stories or 30 feet	25%	n/a	

**NOTES:**

<sup>1</sup> If adjoining a residence district and the plan includes a store of greater than 35,000 square feet, then a one-hundred-fifty-foot buffer is required which replaces side and rear yard and setback requirements.

\* Permitted subject to special use permit approval by the Planning Board. Refer to § 210-20 and Article XII Special Permit Use Standards.

\*\* Development coverage to include parking lots.