

ZONING

210 Attachment 11

Village of Airmont

**Table 8: VC Village Center 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%	0.40
• Child day-care center*	40,000 sq. ft.	150	75	20	30	60	20	35	35	50	35	65%	0.40
• Restaurants and taverns* • Medical and dental offices • Temporary structures* • Retail stores and service establishments • Office professional and business • Libraries, museums and art galleries* • School of special instruction*	20,000 sq. ft.	100	30	20	0 ²	0	0	25	10	100	30	75%	0.40
• Automotive repair and maintenance facilities* • Gasoline service stations*	60,000 sq. ft.	250	30	20	40	80	20	50	20	150	25	75%	0.40
• Automobile rental facilities*	40,000 sq. ft.	200	30	20	20	40	10	35	10	100	30	75%	0.40
• Catering facility* • Social halls and meeting rooms* • Animal kennels and veterinary hospital*	40,000 sq. ft.	200	35	20	20	40	10	35	10	200	35	75%	0.40
• Shopping centers* • Hotels and motels* • Freestanding fast-food restaurants*	2 acres	300	60	20	50	100	20	60	30	150	35	75%	0.40
• Educational institutions with accessory housing ^{2*}	10 acres	200	250	n/a	100	200	n/a	100	n/a	200	3 stories or 40 feet	40%	n/a

NOTES:

¹ No side yard required, but if provided must be at least 10 feet.

* Permitted subject to special use permit approval by the Planning Board. Refer to § 210-21 and Article XII Special Permit Use Standards.

** Development coverage to include parking lots.