

ZONING

210 Attachment 4

Village of Airmont

**Table 1: RR-50 Rural Residential District Bulk Requirements
[Amended 2-5-2024 by L.L. No. 2-2024]**

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
• Reservoirs and standpipes*	3 acres	n/a	30	0	30	60	0	50	0	15	15	5%	n/a
• Agricultural operations • Cemeteries* • Stables and riding academies*	10 acres	400	100	100	100	200	0	100	0	15	35	3%	0.20
• Freestanding places of worship • Schools of general or religious instruction*	5 acres	400	100	50	100	200	75	100	75	300	35	25%	0.20
• Public utility buildings* • Outdoor recreation facilities* • Libraries, museums and art galleries • Nursing home and convalescent facilities* • Volunteer ambulance service facilities*	2 acres	200	100	100	100	200	25	100	25	50	35	10%	0.20
• Public and private hospitals*	10 acres	400	100	100	100	200	50	100	100	300	45	30%	0.20
• Camps and day camps*	10 acres	400	100	100	100	200	50	100	100	300	35	30%	0.20
• Nursery schools*	2 acres	200	100	100	100	200	25	100	25	50	35	20%	0.20
• One-family detached residences	50,000 sq. ft.	175	50	50	30	75	10	50	10	100	35	20%	0.20
• Community residence facilities* • Family and group care facilities*	50,000 sq. ft.	175	50	50	20	75	10	50	10	100	35	20%	0.40
• Educational institution with accessory housing*	10 acres	200	250	n/a	100	200	n/a	100	n/a	200	2 stories or 30 feet	25%	n/a
• Residential places of assembly	See § 210-12.1												
• Residential places of worship	See § 210-12.2												
• Freestanding places of worship	See § 210-12.3												

NOTES:

* Permitted subject to special use permit approval by the Planning Board. Refer to § 210-14 and Article XII Special Permit Use Standards.