210 Attachment 6

Village of Airmont

Table 3: R-35 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)	Develop-ment 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* • Camps, preexisting*	10 acres	400	100	100	100	200	0	100	0	15	35	3%	0.20
• Freestanding places of worship*	2 acres	200	100	50	50	100	15	75	15	200	35	40%	0.20
• Public utility buildings* • 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
• One-family detached residence	35,000 sq. ft.	150	50	50	25	60	10	50	10	100	35	35%	0.20
• Community residence facilities	35,000 sq. ft.	150	50	50	25	60	10	50	10	100	35	40%	0.40
• Public and private hospitals*	10 acres	400	100	100	100	200	50	100	100	300	45	30%	0.20
• Family and group care facilities*	50,000 sq. ft.	175	50	50	30	75	10	50	10	100	35	20%	0.40
• Schools of general or religious instruction*	80,000 sq. ft.	200	50	50	50	100	10	50	10	150	35	20%	0.40
• Nursery schools*	2 acres	200	100	100	100	200	25	100	25	50	35	20%	0.20
• Educational institutions with accessory housing*	10 acres	200	250	n/a	100	200	n/a	100	n/a	200	2 stories or 30 feet	25% in	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												

NOTE:
* Permitted subject to special use permit approval by the Planning Board. Refer to § 210-16 and Article XII Special Permit Use Standards.