

ZONING

171 Attachment 5

**Schedule of Nonresidential Dimensional Regulations
Village of Fishkill
[Last amended 11-15-2021 by L.L. No. 4-2021]**

District	VCBD	PB	GB-1	GB-2	PI
Minimum Lot Area ^a (square feet)	None	80,000	None	7,500	40,000
Minimum Lot Width (feet)	None	150	None	50	100
Minimum Lot Depth (feet)	None	150	None	70	150
Minimum Front Yard (feet)	None ^b	30	None	30	50
Minimum Side Yard (feet)	None ^b	20 ^c	None	10 ^c	30 ^c
Minimum Rear Yard (feet)	None ^b	30 ^d	None	30 ^d	30 ^d
Minimum Side Yard Accessory Building (feet)	10	20 ^c	5	10 ^c	30 ^c
Minimum Rear Yard Accessory Building (feet)	5	5 ^d	5	5 ^d	30 ^d
Maximum Building Height (feet)	35 ^c	35	35	35	45
Maximum Building Coverage (percent)	50	20	50	35	30
Maximum Building Footprint (square feet)	5,000	None	5,000	None	None
Maximum Lot Coverage (percent)	80	65	80	65	75
Minimum Separation Between Buildings (feet)	10 ^f	10 ^f	10 ^f	10 ^f	10 ^f

^a Width at main building line or street frontage, whichever is less.

^b 15 feet if facing a residential district.

^c Twenty feet if side yard contains a driveway; 40 feet if side yard abuts a residence district (except where a street divides the districts).

^d Forty feet if rear yard abuts a residence district (except where a street divides the districts).

^e 30 feet if facing a residential district; 40 feet for properties west of Jackson Street subject to Planning Board Approval.

^f Where the New York State (NYS) Uniform Fire Protection and Building Code is more restrictive, the NYS Code shall apply.