

Village of Chestnut Ridge, New York  
Table of Bulk Requirements  
Part I

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)	Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)	Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)	Development Coverage (percent)	Floor Area Ratio (FAR)
a	None	n/a	30	0	30	60	0	50	0	15	15	5	n/a
b	10 ac.	400	100	100	100	200	0	100	0	15	35	3	0.20
c	5 ac.	400	100	50	100	200	75	100	75	300	35	25	0.20
d	2 ac.	200	100	100	100	200	25	100	25	50	35	10	0.20
f	10 ac.	400	100	100	100	200	100	100	100	300	45	30	0.20
g	2 ac.	200	100	100	100	200	25	100	25	50	35	20	0.20
h	50,000sf	175	50	50	30	75	10	50	10	100	35	20	0.20
k	2 ac.	200	100	50	50	100	15	75	15	200	35	40	0.20
m	40,000sf	160	50	50	25	70	10	50	10	100	35	40	0.20
q	35,000sf	150	50	50	25	60	10	50	10	100	35	40	0.20
t	25,000sf	125	35	35	20	50	10	35	10	90	35	50	0.20
x.1	15,000sf	100	35	35	15	40	5	35	5	85	35	50	0.25
x.2	20,000sf	125	35	35	20	50	10	35	10	125	35	55	0.25
x.3	10,000sf	62.5	35	35	20	20	10	35	10	62.5	35	55	0.25

See Article IV, Section 3 for Special Bulk Requirements, which may also apply.

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aa	4 ac.	350	50	50	50	100	50	50	50	50	35	65	0.30
bb	2 ac.	200	50	25	50	100	25	50	25	100	15	40	0.30
A	40,000sf	150	75	20	40	80	35	35	35	50	35	50	0.40
B	20,000sf	100	30	20	0/10*	0	0	25	10	100	30	70	0.40
D	60,000sf	250	30	20	40	80	20	50	20	150	25	70	0.40
E	30,000sf	150	30	20	40	80	10	25	10	100	35	70	0.40
I	2 ac.	300	60	20	50	100	20	60	30	150	35	70	0.40
J	60,000sf	200	75	25	75	150	30	75	30	100	35	70	0.40
K	20,000 f	100	30	30	20	40	10	25	10	140	25	50	0.40
L	3 ac	200	100	50	75	150	35	100	50	200	25	50	.30
M***	15 ac.	500	40 for pads, 50 for main building	30	50	100	30**	40	30**	500	35	70	22
N****	60,000 sf	250	30	15	30	60	10	25**** *	15	150	25	20	0.40

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Use Group K adopted October 18, 1990; Use Group L adopted December 17, 2009; Use Group M adopted April 11, 2013

\* No side setback is required, but if provided must be at least ten (10) feet.

\*\* 50 foot buffer shall be added to side yard and rear yard when adjacent to multi-family district; 75 feet plus 75 foot buffer shall replace the side yard and rear yard requirement when adjacent to single family district. Not withstanding any other provision of the zoning law, no other increases in side or rear yards shall be required. The Planning Board shall require screening within the buffers where appropriate.

\*\*\* Landscaping shall be a minimum of 10% of site area.

\*\*\*\* Total floor area of all buildings shall not exceed 150,000 square feet.

\*\*\*\* Minimum size of stores not occupied by supermarket or outlying pads; a maximum of 20% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 1,500 square feet; in addition, a

maximum of 20% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 2,000 square feet; a minimum of 60% of floor area not occupied by supermarket and outlying pads shall be occupied by stores of not less than 3,000 square feet.

\*\*\* Maximum Store size: 45,000 square feet.

\*\*\*\* Dimensional requirements apply to NS portion of properties in more than one zoning district.

\*\*\*\*\* May be reduced to 15 feet where restrictive covenant provided.