OFFICIAL ZONING MAP OF THE VILLAGE OF CROTON-ON-HUDSON

JANUARY 2005
(REVISION DATE: APRIL 2021)

Legend

- Village Boundary
- Water
- Railroad

Gateway Overlay Zoning Districts

- MPGD, Municipal Place
- NEGD, North End
- H/SRGD, Harmon/South Riverside

ZONING

- Zone Boundary

Zoning Districts

- C-1, CENTRAL COMMERCIAL
- C-2, GENERAL COMMERCIAL
- LI, LIGHT INDUSTRIAL
- O-1, LIMITED OFFICE
- O-2, LIMITED OFFICE
- PRE-1, PARK RECREATION AND EDUCATION
- PRE-3, PARK RECREATION AND EDUCATION
- RA-25, ONE FAMILY RESIDENCE
- RA-40, ONE FAMILY RESIDENCE
- RA-5, ONE FAMILY RESIDENCE
- RA-9, ONE FAMILY RESIDENCE
- RB, TWO FAMILY RESIDENCE
- RC, MULTIPLE RESIDENCE
- WC, WATERFRONT COMMERCIAL
- WDD, WATERFRONT DEVELOPMENT DISTRICT

- RA-60, ONE FAMILY RESIDENCE
- C-1R(A), RIVERSIDE COMMERCIAL
- C-1R(B), RIVERSIDE TRANSITION

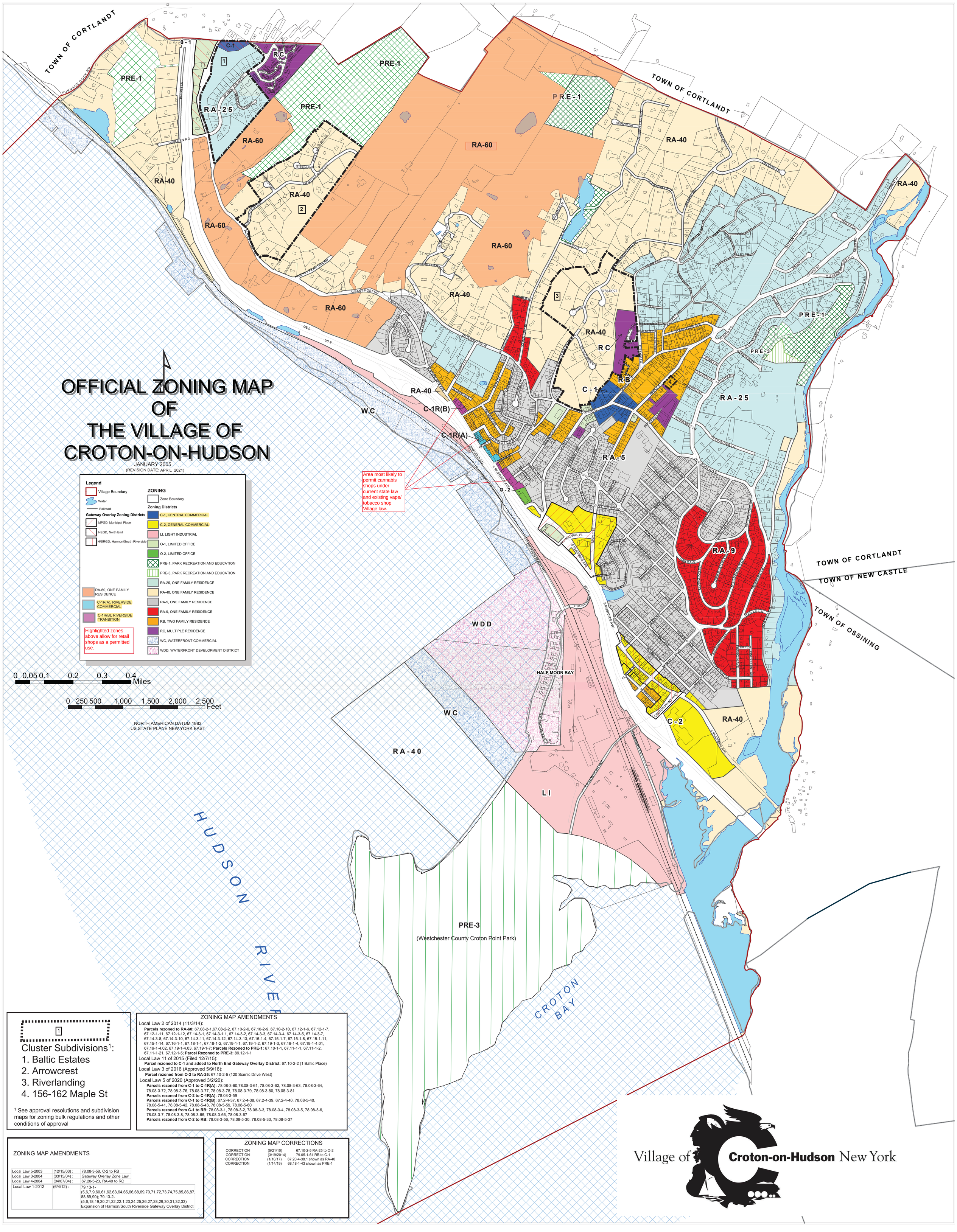
Highlighted zones above allow for retail shops as a permitted use.

Area most likely to permit cannabis shops under current state law and existing vape/ tobacco shop Village law.

0 0.05 0.1 0.2 0.3 0.4 Miles

0 250 500 1,000 1,500 2,000 2,500 Feet

NORTH AMERICAN DATUM 1983
US STATE PLANE NEW YORK EAST



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Cluster Subdivisions[1]:

1. Baltic Estates
2. Arrowcrest
3. Riverlanding
4. 156-162 Maple St

[1] See approval resolutions and subdivision maps for zoning bulk regulations and other conditions of approval

ZONING MAP AMENDMENTS

Local Law 2 of 2014 (11/3/14):

Parcels rezoned to RA-60: 67.08-2-1,67.08-2-2, 67.10-2-6, 67.10-2-9, 67.10-2-10, 67.12-1-6, 67.12-1-7, 67.12-1-11, 67.12-1-12, 67.14-3-1, 67.14-3-1.1, 67.14-3-2, 67.14-3-3, 67.14-3-4, 67.14-3-5, 67.14-3-7, 67.14-3-8, 67.14-3-10, 67.14-3-11, 67.14-3-12, 67.14-3-13, 67.15-1-4, 67.15-1-7, 67.15-1-8, 67.15-1-11, 67.15-1-14, 67.16-1-1, 67.18-1-1, 67.18-1-2, 67.19-1-1, 67.19-1-2, 67.19-1-3, 67.19-1-4, 67.19-1-4.01, 67.19-1-4.02, 67.19-1-4.03, 67.19-1-7; **Parcels Rezoned to PRE-1:** 67.10-1-1, 67.11-1-1, 67.11-1-2, 67.11-1-21, 67.12-1-5; **Parcel Rezoned to PRE-3:** 89.12-1-1

Local Law 11 of 2015 (Filed 12/7/15):

Parcel rezoned to C-1 and added to North End Gateway Overlay District: 67.10-2-2 (1 Baltic Place)

Local Law 3 of 2016 (Approved 5/9/16):

Parcel rezoned from O-2 to RA-25: 67.10-2-5 (120 Scenic Drive West)

Local Law 5 of 2020 (Approved 3/2/20):

Parcels rezoned from C-1 to C-1R(A): 78.08-3-60,78.08-3-61, 78.08-3-62, 78.08-3-63, 78.08-3-64, 78.08-3-72, 78.08-3-76, 78.08-3-77, 78.08-3-78, 78.08-3-79, 78.08-3-80, 78.08-3-81
Parcels rezoned from C-2 to C-1R(A): 78.08-3-59
Parcels rezoned from C-1 to C-1R(B): 67.2-4-37, 67.2-4-38, 67.2-4-39, 67.2-4-40, 78.08-5-40, 78.08-5-41, 78.08-5-42, 78.08-5-43, 78.08-5-59, 78.08-5-60
Parcels rezoned from C-1 to RB: 78.08-3-1, 78.08-3-2, 78.08-3-3, 78.08-3-4, 78.08-3-5, 78.08-3-6, 78.08-3-7, 78.08-3-8, 78.08-3-65, 78.08-3-66, 78.08-3-67
Parcels rezoned from C-2 to RB: 78.08-3-56, 78.08-5-30, 78.08-5-33, 78.08-5-37

ZONING MAP AMENDMENTS

Local Law 5-2003	(12/15/03) :	78.08-3-58, C-2 to RB
Local Law 3-2004	(03/15/04) :	Gateway Overlay Zone Law
Local Law 4-2004	(04/07/04) :	67.20-3-23, RA-40 to RC
Local Law 1-2012	(6/4/12) :	79.13-1-(5,6,7,9,60,61,62,63,64,65,66,68,69,70,71,72,73,74,75,85,86,87, 88,89,90); 79.13-2-(5,6,18,19,20,21,22,22.1,23,24,25,26,27,28,29,30,31,32,33) Expansion of Harmon/South Riverside Gateway Overlay District

ZONING MAP CORRECTIONS

CORRECTION	(5/21/10)	67.10-2-5 RA-25 to O-2
CORRECTION	(3/19/2014)	79.05-1-61 RB to C-1
CORRECTION	(1/10/17)	67.20-4-38.1 shown as RA-40
CORRECTION	(1/14/19)	68.18-1-43 shown as PRE-1

Village of **Croton-on-Hudson** New York