

ZONING

230 Attachment D

Village of Croton-on-Hudson Special Permit Schedule

**Please note: all information contained in the zoning schedules is designed to supplement and summarize the information contained in the zoning text.
At all times, the zoning text prevails over the zoning schedules.**

Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustees	Planning Board	Zoning Board of Appeals
SPECIAL USE PERMITS				
In Residential Zoning Districts:				
Places of worship, schools, philanthropic and eleemosynary institutions, hospitals, sanitariums, nursing and convalescent homes, homes for the aged, libraries and arboretums	§ 230-9.1	X		
Railroad and public utility rights-of-way	§ 230-9.1	X		
Annual membership clubs	§ 230-9.1	X		
Operation or maintenance of historic sites and buildings	§ 230-9.1	X		
Funeral homes	§ 230-9.1	X		
Employment of one assistant for customary home occupations	§ 230-9.1	X		
Day-care centers	§ 230-9.1	X		
Bed-and-breakfasts	§ 230-9.1	X		
Tier 3 & Tier 4 solar energy systems (in RA-40 & RA-60 only)	§ 230-9.1	X		
Tier 2 battery energy storage systems (in RA-40 & RA-60 only)	§ 230-48.2	X		
Locating parking spaces or loading berths on lots divided by district boundaries	§ 230-52			X
Locating required accessory parking facilities if the use to which they are accessory is not permitted in such district.	§ 230-51			X
In Limited Office Districts:				
Day-care centers	§ 230-15	X		
In Central Commercial & Riverside Commercial/Transition Zoning Districts:				
Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products	§ 230-16	X		
Social clubs and other nonprofit organizations	§ 230-16	X		
Public utility structures	§ 230-16	X		
Day-care centers	§ 230-16	X		
Mixed occupancy	§ 230-16 § 230-42.1	X		
Freestanding signs	§ 230-44			X
Multifamily (in Riverside Transition only)	§ 230-16.2	X		
Sidewalk merchandise displays and sidewalk dining	§ 230-16			
In General Commercial Zoning District:				
Retail stores (except in Harmon Overlay Dist.)	§ 230-17	X		
Motor vehicle service stations	§ 230-17	X		
Sale of used cars or vehicle rentals at service stations	§ 230-17	X		
Social clubs or other nonprofit organizations	§ 230-17	X		
Storage or repair garages	§ 230-17	X		
Animal hospitals	§ 230-17	X		

		Board Jurisdiction		
Use or Action (requiring special permit)	Code Section	Board of Trustees	Planning Board	Zoning Board of Appeals
Public utility structures	§ 230-17	X		
Automobile sales and service agencies	§ 230-17	X		
Mixed occupancy	§ 230-17 § 230-42.1	X		
Freestanding signs	§ 230-44			X
Day-care centers	§ 230-17	X		
Tier 3 & Tier 4 solar energy systems	§ 230-9.1	X		
Tier 2 battery energy storage systems	§ 230-48.2	X		

CROTON-ON-HUDSON CODE

Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustees	Planning Board	Zoning Board of Appeals
In Light Industrial Districts:				
Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products	§ 230-18	X		
Research, design and development labs	§ 230-18	X		
Storage and dispensing of motor fuel and lubricants	§ 230-18	X		
Hotels, inns and restaurants	§ 230-18	X		
Occasional retail sales	§ 230-18	X		
Utilities	§ 230-18	X		
Warehousing, wholesaling, freight distribution centers and terminals	§ 230-18	X		
Use of a lot smaller than three acres (must be greater than one acre)	§ 230-18	X		
Transit Oriented Development consisting of mixed use and multi-family (on specific properties)	§ 230-18	X		
Tier 3 & Tier 4 solar energy systems	§ 230-18	X		
Tier 2 battery energy storage systems	§ 230-48.2	X		
Adult entertainment uses	§ 230-18	X		
In Waterfront Commercial Districts:				
Restaurants	§ 230-19	X		
Hotels, motels, and boatels	§ 230-19	X		
Retail sales outlets	§ 230-19	X		
Marinas	§ 230-19	X		
Small boat repair facilities	§ 230-19	X		
Temporary fairgrounds	§ 230-19	X		
Docks and piers	§ 230-19	X		
In Parks, Recreation and Education Districts:				
Public utilities	§ 230-20	X		
In Waterfront Development Districts:				
Restaurants	§ 230-22.D.3	X		
Marinas and yacht clubs	§ 230-22.D.3	X		
Ferry terminals	§ 230-22.D.3	X		
Docks and piers	§ 230-22.D.3	X		
Recreational boat repair facilities	§ 230-22.D.3	X		
Public utilities	§ 230-22.D.3	X		
Municipal facilities	§ 230-22.D.3	X		
Cultural uses (performing arts theaters, temporary art, craft and educational exhibits, band shells, museums)	§ 230-22.D.3	X		
In Gateway Overlay Districts:				
Farmers markets, green markets, and garden centers	§ 230-20.3	X		
Mixed occupancy (all Gateway areas however limited to specific properties in the Municipal Place and North End Gateway Districts)	§ 230-20.3	X		
Multifamily (all Gateway areas however limited to specific properties in the Municipal Place and North End Gateway Districts)	§ 230-20.3	X		
Single-family homes (Only on specific property in the Municipal Place Overlay District)	§ 230-20.3	X		

In All Districts:				
Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustees	Planning Board	Zoning Board of Appeals
Changing one nonconforming use to another nonconforming use	§ 230-53	X		
SPECIAL PERMITS FOR DIMENSION EXCEPTIONS				
Reduced setbacks in WD districts	§ 230-221	X		
Exceptions to front yard setbacks in O-2 districts	§ 230-36	X		
In residential districts, exceptions to restrictions on projection of garages and other accessory buildings	§ 230-40	X		
In RC districts, exceptions to lot coverage requirements for accessory garages	§ 230-42	X		
TELECOMMUNICATIONS				
Antennas and towers	§ 206-3	X		

Orange - Special Permit requirements to be reviewed legislatively by the Village Board.

Green - Use will continue to require a special permit

Blue – Amend code to no longer require a special permit (only site plan approval)