230 Attachment B

Village of Croton-on-Hudson
Schedule of Uses

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.

[Added 1-31-2005 by L.L. No. 1-2005; amended 11-3-2014 by L.L. No. 2-2014; 3-2-2020 by L.L. No. 5-2020; 9-12-2023 by L.L. No. 17-2023; 3-27-2024 by L.L. No. 7-2024]

District/Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
Residential Districts			
RA-60/§ 230-9.1 RA-40/§ 230-9.2 RA-25/§ 230-10 RA- 9/§ 230-11 RA-5/§ 230-12 One-Family Residence	1. One-family detached dwellings 2. Municipal buildings, structures, and uses 3. Raising of field and garden crops, vineyard and orchard farming, maintenance of nurseries and seasonal sale of products (no building may be erected)	1. Places of worship and parish houses, schools, philanthropic and eleemosynary institutions, hospitals and sanitariums, nursing and convalescent homes, or homes for the aged[1] 2. Libraries 3. Arboretums 4. Railroad and public utility rights-of-way and structures[2] 5. Annual membership clubs[3] 6. Operation, maintenance and preservation of historic sites, buildings, restorations, and landmarks 7. Funeral homes[4] 8. Day-care centers, as accessories to principal use[5] 9. Bed-and-breakfast establishments as accessories to principal use[6]	1. Customary home occupations[7] 2. Professional offices and studios[8] 3. Garden house, tool house, playhouse, greenhouse or swimming pool[9] 4. Private garage for residents and leasing (not more than one space) to nonresidents 5. Roomers/boarders (not more than one) 6. Domestic animals[10]
RB/§ 230-13 Two-Family Residence	1. Any use permitted in RA-60 districts 2. Two-family dwellings 3. Boarding- or rooming house, with not more than three persons in addition to residing family	Any special permit use permitted in RA-60 districts	Any accessory use permitted in RA-60 districts
RC/§230-14 Multiple Residence	1. All RA-9 and RB uses 2. One office or studio per 20 d.u.s.[11] 3. Dwelling for three or more families; lot under single owner	Any special permit use permitted in RA-60 districts	Any accessory use permitted in RA-60 districts

District/Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
Office Districts			
O-1/§ 230-15 Limited Office	1. Any use permitted in RB districts 2. Business and professional offices, and research, design and development laboratories[12] 3. Day-care centers	Special uses permitted in RA-60 districts with the exception of day-care centers.	1. Any accessory uses permitted in RB districts 2. Accessory uses to business and professional offices, research, design and development laboratories
O-2/§ 230-15 Limited Office	1. Business and professional offices, showrooms, and research, design and development laboratories, including clinics, cafeterias, and recreational facilities for exclusive use of company employees 2. Manufacturing, assembling, converting, altering, finishing, cleaning or other processing or products, not using more than 40% of total floor area[13] 3. Day-care centers	Special uses permitted in RA-60 districts with the exception of day-care centers.	None
Commercial Districts			
C-1/§ 230-16 Central Commercial	1. Retail stores and banks 2. Personal service establishments 3. Business, professional or government offices 4. Service establishments of a nonpersonal nature 5. Theaters and restaurants 6. Outlets and pickup stations for laundries and cleaning establishments[14] 7. Newspaper printing[15] 8. Schools and places of worship 9. Signs accessory to an establishment[16] 10. Social clubs or other nonprofit organizations 11. Day-care centers[18]	1. Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products, where goods are sold on and off the premises[17] 2. Public utility structures 3. Mixed-occupancy in accordance with §230-42.1	None
C-1R(A)/§230-16. 1 Riverside Commercial	1. Any use permitted in C-1 districts 2. Animal related uses, general	Special permit uses permitted in C-1 districts	Accessory uses permitted in C-1 districts
C-1R(B)/§ 230-16.2 Riverside Transition	Any use permitted in C-1 districts	1. Special permit uses permitted in C-1 districts 2. Multifamily dwellings	Accessory uses permitted in C-1 districts

District/Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
C-2/§ 230-17 General Commercial	1. Any use permitted in C-1 districts 2. Animal related uses, general	1. Motor vehicle service stations[19] 3. Bowling alleys, billiards halls, miniature golf courses and similar amusement establishments 4. Storage or repair garages 5. Hotels or inns[20] 6. Public utility structures 7. Automobile sales and service agencies for sale of new automobiles and accessories[21] 8. Mixed occupancy in accordance with §230-42.1 9. Tier 3 solar energy systems in accordance with § 230-48.1	Customary accessory uses to automobile sales and service agencies
Light Industrial and Waterfront Commercial Districts			
LI[22]/§ 230-18 Light Industrial	1. Business and professional offices, including related showrooms 2. Railroad lines and stations 3. Motor vehicle parking structures and parking lots, conforming to §230-51F 4. Occasional retail sales incidental to conduct of permitted uses	1. Light manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products 2. Research, design and development laboratories[23] 3. Storage and dispensing of motor fuel and lubricants, as part of motor vehicle parking lots and structures for parking lots 4. Hotels, inns and restaurants 5. Utilities 6. Warehousing and wholesaling; freight distribution centers and terminals[24]	1. Storage of goods or equipment accessory to permitted uses 2. Keeping, breeding and raising of rodents and other small fur-bearing animals for laboratory purposes 3. Utility facilities 4. Maintenance and service facilities 5. Clinics, cafeterias, lunchrooms and recreation facilities not open to public participation 6. Structures for disposal of sewage and other wastes 7. Parking 8. All and any other similar accessory uses consistent with permitted uses 9. Adult entertainment use

District/Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
WC/§ 230-19 Waterfront Commercial	1. Facilities for water-oriented and athletic activities, including but not limited to: – Bathing beaches and pools – Waterskiing, fishing, sailing and boating – Picnic grounds – Ice-skating and other winter sports – Tennis, handball, basketball, baseball, softball and similar sports 2. Facilities for culturally oriented activities, including but not limited to: – Performing arts theaters – Band shells – Museums and art galleries	1. Restaurants 2. Hotels, motels and boatels 3. Retail sales outlets for supply to the ultimate consumer of goods and services immediately related to any WC uses 4. Marinas 5. Small boat repair facilities 6. Temporary fairgrounds 7. Docks and piers for any WC uses	None
Parks, Recreation and Education (PRE) Districts			
PRE-1/§230-20 Passive Open Space	1. Natural open space areas and uses designed for environmental or ecological wildlife preservation 2. Bird and wildlife sanctuaries 3. Parks and passive use 4. Open space or woodland preserving important vistas, view corridors or scenic resources 5. Paths, boardwalks or bridges for above uses	Public utility installations deemed necessary to serve properties within the Village[25]	1. Off-street parking of passenger and commercial vehicles in the open[26] 2. Maintenance, security or utility structures serving specific needs 3. Other accessory uses incidental to principal use on site
PRE-2/§230-20 Active Open Space	1. Picnic grounds, beaches and similar recreation facilities 2. Parks and gardens 3. Playing fields and all other facilities for athletic sporting activities, including grandstands and scoreboards 4. Administration and control buildings; toilet, locker and shower facilities; band shells; gazebos and shelters; and outdoor stage platforms 5. All uses permitted under PRE-1	Any special permit use permitted in PRE-1 districts	Any accessory use permitted in PRE-1 districts

District/Code Section	Permitted Principal Uses	Special Permit Uses	Accessory Uses
PRE-3/§230-20 Educational Buildings	1. Public schools, public buildings and other public facilities for educational and instructional purposes 2. Zoos, aquariums and other botanical gardens 3. Performing arts theaters, band shells, museums, art galleries, libraries, and other culturally oriented facilities 4. All uses permitted under PRE-1 and PRE-2	Any special permit use permitted in PRE-1 districts	Any accessory use permitted in PRE-1 districts
Waterfront Development District			
WD/§230-22.D and 230-22.E Waterfront Development District	1. Recreational uses: – Swimming, waterskiing, fishing, sailing and boating – Ice skating – Tennis, platform tennis and other racquet sports, handball, basketball and other similar sports – Picnic areas, playgrounds and trails 2. Residential uses: – Attached or detached single-family dwellings – Two-family dwellings – Multiple-family dwellings – Recreational and public assembly facilities associated with residential development	1. Restaurants 2. Marinas and yacht clubs 3. Ferry terminals 4. Docks and piers for any permitted uses under this section 5. Repair facilities for recreational boats 6. Public utilities 7. Municipal facilities, subject to §230-45 8. Cultural uses: – Performing arts theaters – Temporary art, craft and educational exhibits – Band shells – Museums	1. Customary home occupations in accordance with §230-9A(10)(a) 2. Professional offices or studios in accordance with §230-9A(10)(b) 3. Retail sales of items incidental to conduct of nonresidential uses approved on final site development plan

NOTES:

[1] See § 230-9.1A(4)(a) through (f).
[2] See § 230-9.1A(5).
[3] See § 230-9.1A(6).
[4] See § 230-9.1A (8).
[5] See § 230-9.1A (10)(g).
[6] See § 230-9.1A (10)(h).
[7] See § 230-9.1A (10)(a).
[8] See § 230-9.1A (10)(b).
[9] See § 230-9.1A (10)(c).
[10] See § 230-9.1A (10)(f).
[11] See § 230-14A(1)(a).
[10] See § 230-15A(2).
[13] See § 230-15B(1)(b).
[14] See § 230-16A(6).
[15] See § 230-16A(7).
[16] See § 230-16A(9).
[17] See § 230-16B(1).
[18] See § 230-16B(4).
[19] See § 230-17B(1).
[20] See § 230-17B(5).
[21] See § 230-17B(7).
[22] See § 230-18 for additional regulations.
[23] See § 230-18C(2).
[24] See § 230-18C(7).
[25] See § 230-20F.
[26] See § 230-20D(1).