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VILLAGE OF CROTON-ON-HUDSON BOARD OF TRUSTEES

INTRODUCTORY LOCAL LAW NO. XXXX OF 2026

A LOCAL LAW TO AMEND CHAPTER 230 "ZONING" OF THE CROTON-ON-HUDSON VILLAGE CODE TO PROVIDE CLARIFICATION AND STREAMLINE REVIEW OF LAND USE APPLICATIONS FOR THE BENEIFT OF THE PUBLIC

A LOCAL LAW to amend the text of Chapter 230 "Zoning" to provide clarification and streamline review of land use applications to better serve the public.

BE IT ENACTED by the Board of Trustees of the Village of Croton-on-Hudson as follows:

Section One. Legislative Intent and Purpose. To better serve the public's interest, the Village Board of Trustees of the Village of Croton-on-Hudson proposes text amendments to the Village Code zoning provisions for the purpose of providing clarification by streamlining review of applications.

Section Two. Chapter 230, Section 230-4 "Terms Defined" of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [brackets]:

ANIMAL-RELATED USES, GENERAL
General animal-related uses have no outdoor facilities and provide services or treatment only for domestic animals such as dogs, cats, fish, birds and small mammals. Overnight boarding is provided only following medical treatments. Examples include sales of pet goods and supplies, pet grooming services, animal hospitals and veterinary clinics.

Section Three. Article IV, "District Use Regulations" Section 230-15(A), "Limited Office O-1 District", of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Limited Office O-1 District. In a Limited Office O-1 District, no building or premises shall be used and no building or part of a building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

(3) Day-care centers on a lot having a minimum of 25,000 square feet, [~~subject to the issuance of a special permit by the Planning Board~~] and in compliance with the following conditions [~~and limitations or as determined by the Planning Board during its special permit process~~]:

(a) There shall be no more than one day-care facility per lot.

(b) No outdoor play area or recreation area shall be closer than 20 feet to any property zoned residential.

(c) No recreational structure or equipment shall exceed 10 feet in height.

(d) The operation shall be limited to commencing no earlier than 7:00 a.m. and ending no later than 7:00 p.m.

(e) ~~[To qualify for a special permit under this section, t]~~The applicant shall provide evidence of compliance with all governing regulatory agencies, including documentation indicating a current license authorizing day-care operations issued by the New York State Office of Children and Family Services.

~~(f) [A change in ownership of a day care licensed under this section shall require renewal of the special permit.]~~

~~(g) The Planning Board shall have the authority to waive any or all of the above conditions, if circumstances warrant, or to impose whatever additional conditions are deemed necessary to protect public health, safety, and welfare.~~

Section Four. Article IV, "District Use Regulations" Section 230-15(B) "Limited O-2 District" of the Code of the Village of Croton-on-Hudson is hereby amended to add the following as a permitted use:

B. Limited Office O-2 District. In a Limited Office O-2 District, no building or premises shall be used and no building or part of a building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

(1) Permitted uses.

(c) Day care centers subject to § 230-15 (A)(3

Section Five. Article IV, "District Use Regulations" Section 230-16, "Central Commercial C-1 District" of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Permitted uses. In a Commercial C-1 District, no building or premises shall be used, and no building or part of building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

(12) Social clubs or other organizations not conducted for profit which cater to their members and their guests or which are organized to promote general civic matters.

(13) Day-care centers, subject to the following conditions and limitations:

(a) There shall be no more than one day-care center per lot.

(b) The limits of any outdoor play area or recreation area shall not extend closer than 20 feet to any residential property line.

(c) The day-care center shall comply with all applicable conditions and limitations of the New York State Office of Children and Family Services relating to the operation and licensing of day-care centers and shall have all required licenses and certificates.

B. Special permit uses. Subject to the issuance of a special permit by the Planning Board, the following uses:

(1) Light manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced or processed are to be sold at retail on and off the premises, provided that:

(a) An area fully covered from any street and equal to not more than 50% of the total floor area shall be used.

(b) Not more than 10 employees are engaged in such production or processing.

(2) [~~Social clubs or other organizations not conducted for profit which cater to their members and their guests or which are organized to promote general civic matters.~~]

(3) Public utility structures.

(4) [~~Day-care centers, subject to the following conditions and limitations:~~

~~(a) There shall be no more than one day-care center per lot.~~

~~(b) The limits of any outdoor play area or recreation area shall not extend closer than 20 feet to any residential property line.~~

(c) ~~The day-care center shall comply with all applicable conditions and limitations of the New York State Office of Children and Family Services relating to the operation and licensing of day-care centers and shall have all required licenses and certificates.~~]

Section Six. Article IV, "District Use Regulations" Section 230-16.1 "Riverside Commercial C-1R (A) District", of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Permitted uses. No building or premises shall be used and no building or part of a building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

(1) Any use permitted in a Commercial C-1 District, as set forth in § 230-16A.
(2) Animal related uses general

Section Seven. Article IV, "District Use Regulations" Section 230-17 "General Commercial C-2 District", of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Permitted uses. No building or premises shall be used and no building or part of building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

(1) Any use permitted in a Commercial C-1 District, as set forth in § 230-16A, and subject to the regulations therefor. [~~, but for properties not within the Harmon/South Riverside area of the Gateway Overlay District, no retail stores shall be permitted except by special permit of the Planning Board. Such retail stores in all former C-1 Districts prior to the date of the adoption of this section shall be deemed to have special permits; however, any retail store with a current special permit requiring periodic renewal shall continue to require renewal in accordance with its terms.~~]

(2) Animal related uses, general.

B. Special permit uses. Subject to issuance of a special permit by the Planning Board, the

following uses:

(2) [~~Social clubs or other organizations not conducted for profit which cater to their members and their guests or which are organized to promote general civic matters; bowling alleys, billiard halls, miniature golf courses and similar amusement establishments, provided that their size and scale are appropriate to the proposed site as determined, if necessary, by a parking and traffic study.~~

(4) [~~Animal hospitals.~~]

(9) [~~Day-care centers, subject to the following conditions and limitations:~~

~~(a) There shall be no more than one day-care center per lot.~~

~~(b) The limits of any outdoor play area or recreation area shall not extend closer than 20 feet to any residential property line.~~

(c) ~~The day-care center shall comply with all applicable conditions and limitations of the New York State Office of Children and Family Services relating to the operation and licensing of day-care centers and shall have all required licenses and certificates.~~]

Section Eight. Article IV, "District Use Regulations" Section 230-18 "Light Industrial LI District" of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Purpose. The Light Industrial LI District is designed to accommodate such light manufacturing and related uses as are consistent with the needs and welfare of the community. Uses in this district shall be grouped according to compatibility and performance in order not to create a nuisance to the community or the adjacent users.

B. Permitted uses. No building or premises shall be used and no building or part of a building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any use, except the following:

(4) Occasional retail sales incidental to the conduct of any of the uses permitted under this subsection.

C. Special permit uses. Subject to the issuance of a special permit therefor by the Planning Board, and excluding those uses prohibited under Subsection E of this section, the following uses:

[~~(5) Occasional retail sales incidental to the conduct of any of the uses permitted under this subsection and subject to such frequency and other conditions as may be imposed by the Village Board of Trustees.~~]

Section Nine. Attachment D, entitled "Special Permit Schedule" of the Code of the Village of Croton-on-Hudson is hereby deleted.

Section Ten. Attachment B, entitled "Schedule of Uses" of the Code of the Village of Croton-on-Hudson is hereby deleted and replaced with the following: