

ZONING

270 Attachment 2

Village of Ossining

Appendix A, Use Tables

**Table A-2: Permitted, Conditional, and Special Permit
Principal and Accessory Uses in Residential Districts**

[Amended 8-2-2011 by L.L. No. 3-2011; 1-20-2016 by L.L. No. 1-2016; 7-7-2021 by L.L. No. 7-2021; 9-18-2024 by L.L. No. 15-2024]

Use	District				
	S-125, S-100, S-75, S-50	T	MF-1, MF-2	PO	PRD
PRINCIPAL USES					
Residential Use Group					
Dwellings, single-family detached	p	p	p	p	p
Dwellings, single-family attached	np	np	p	p	p
Dwellings, two-family	np	p	p	c	p
Dwellings, multifamily	np	np	p	c	np
Commercial Use Group					
Adult entertainment uses	np	np	np	np	np
Animal-related uses, general	np	np	np	np	np
Animal-related uses, intensive	np	np	np	np	np
Bars, tap or tasting room uses	np	np	np	np	np
Cemeteries	c	c	c	c	c
Entertainment or recreation uses, indoor	np	np	np	np	np
Entertainment or recreation uses, outdoor	np	np	np	np	np
Lodging uses, bed-and-breakfasts	np	np	np	c	np
Lodging uses, hotels	np	np	np	np	np
Office uses, general	np	np	np	p	np
Office uses, medical and dental	np	np	np	p	np
Parking uses, nonaccessory	np	c	c	c	np
Funeral parlors, taxidermists, mortuaries and crematoriums	np	np	np	p	np
Restaurants	np	np	np	np	np
Retail sales and service uses, sales oriented	np	np	np	np	np

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Use	District				
	S-125, S-100, S-75, S-50	T	MF-1, MF-2	PO	PRD
Retail sales and service uses, personal service oriented	np	np	np	np	np
Retail sales and service uses, repair oriented	np	np	np	np	np
Retail sales and service uses, outdoor sales oriented	np	np	np	np	np
Vehicle-related uses, general	np	np	np	np	np
Vehicle-related uses, general plus	np	np	np	np	np
Vehicle-related uses, intensive	np	np	np	np	np
Civic and Institutional Use Group					
Clubhouses, community centers	np	np	np	c	np
Day-care and nursery schools	np	np	np	p	np
Educational uses, elementary or secondary	c	c	c	c	c
Educational uses, specialized	np	np	np	p	np
Educational uses, higher learning	c	c	c	p	c
Hospitals	np	np	np	np	np
Infrastructure and utilities uses, general	sp	sp	sp	sp	sp
Infrastructure and utilities uses, intensive	sp	sp	sp	sp	sp
Municipal uses	p	p	p	p	p
Places of worship	c	c	c	c	c
Senior living facilities	c	c	c	c	c
Water-related recreation facilities	np	np	np	np	c
Industrial Use Group					
Artisan workspace, general	np	np	np	c	np
Artisan workspace, intensive	np	np	np	np	np
Light manufacturing	np	np	np	np	np
Self-storage uses	np	np	np	np	np
Warehouse and freight movement uses	np	np	np	np	np
Accessory Uses					
Drive-through facilities	np	np	np	p	np
Fences and walls	p	p	p	p	p
Home occupations, major	c	c	c	c	c
Home occupations, minor	p	p	p	p	p
Garage, private	p	p	p	p	p
Off-street parking and loading	p	p	p	p	p
Outdoor storage	p	p	p	p	p

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Use	District				
	S-125, S-100, S-75, S-50	T	MF-1, MF-2	PO	PRD
Outdoor dining	np	np	np	p	np
Outdoor displays	np	np	np	p	np
Outdoor accessory recreation	p	p	p	p	p
Signs	p	p	p	p	p

NOTE: The column under each zoning classification indicates whether the use is permitted (p), not permitted (np), conditionally permitted (c) or permitted as a special use (sp).