

ZONING

270 Attachment 7

Village of Ossining

Appendix C, Parking Requirements
Table C-2: Parking Requirements in VC, RDD, SP-N, SP-S and
Planned Waterfront Districts (PW-a, PW-b and PW-c)
[Amended 1-20-2016 by L.L. No. 1-2016; 9-18-2024 by L.L. No. 15-2024]

Use	Minimum Spaces
Residential Use Group	
Residential dwellings units	1 space per unit an efficiency or studio; 1.5 spaces per unit with 1 bedroom; 2.0 spaces per unit with 2 or more bedrooms
Commercial Use Group	
Animal-related uses, general	1 space per 200 square feet of gross floor area
Animal-related uses, intensive	1 space per 400 square feet of gross floor area
Bar or tavern uses	1 space for each 4 seats plus 1 space for each person employed therein
Entertainment or recreation uses, indoor	1 space per 400 square feet of gross floor area
Entertainment or recreation uses, outdoor	1 space per 2,000 square feet of outdoor area open to the public
Lodging uses, bed-and-breakfast	1 space per guest room
Lodging uses, hotel	1 space per guest room, plus 1 space per 60 square feet of net floor area in meeting halls, plus 1 space per 4 seats and 0.5 employee in restaurants open to the public
Office uses, general	1 space per 400 square feet of gross floor area
Office uses, live-work	No additional spaces required beyond those required for the dwelling
Office uses, medical-professional	1 space per 300 square feet of gross floor area
Restaurants	1 space for each 4 seats plus 1 space for each person employed therein
Retail sales and service uses, sales oriented	1 space per 350 square feet of gross floor area
Retail sales and service uses, personal service oriented	1 space per 350 square feet of gross floor area
Funeral parlors	1 space per 300 square feet of gross floor area
Retail sales and service uses, repair oriented	1 space per 400 square feet of gross floor area
Retail sales and service uses, outdoor sales oriented	1 space per 400 square feet of outdoor sales area accessible to customers
Vehicle-related uses, general and general plus	1 space per 350 square feet of gross floor area
Vehicle-related uses, intensive	1 space per 350 square feet of gross floor area, plus 1 space for customers and employees per 1,000 square feet of outdoor sales and storage area
Civic/Institutional Use Group	
Clubhouses, community centers, places of worship	1 space per 4 seats. If benches or pews are provided, 24 linear inches of bench or pew
Educational uses, specialized	space shall be equivalent to 1 seat. If no seats are provided, 6 square feet of floor area in each assembly room and classroom shall be equivalent to 1 seat.

OSSINING CODE

Use	Minimum Spaces
Educational uses, elementary or secondary	2 spaces per classroom, plus 1 space per 18 square feet of floor area in each gymnasium and assembly hall
Day-care and nursery schools	1 space per employee and 1 space per 5 children. If there is a drop-off area where at least 5 cars can queue up, then it could be reduced to 1 space per 10 children.
Hospitals	1 space per 400 square feet of gross floor area
Senior living facilities	1 space per employee at the largest shift. and 1 space per 2 units
Water-related recreation facilities	1 space per 2,000 square feet of public outdoor area, plus 1 space per boat slip
Industrial Use Group	
Artisan workspaces, general and intensive	1 space per 500 square feet of gross floor area
Light manufacturing	1 space per 1,000 square feet of gross floor area
Self-storage uses	1 space per 20 storage units
Warehouse and freight movement uses	1 space per 1,000 square feet of gross floor area

NOTE: Space requirements for uses not provided in the above table shall be subject to the determination of the Planning Board. Parking ratios listed under the table do not indicate if the use is permitted in the district. See Appendix A for permitted uses.