

ZONING

305 Attachment 2

Town of Tarrytown

Zoning Schedule

Column 2

Permitted Principal Uses

Single-Family Residence Districts

- A. One-family detached dwellings.
- B. Churches, synagogues, parish houses or buildings for Sunday school or for religious education.
- C. Municipal uses.
- D. Private or cooperative limited-membership community centers, recreation centers or clubhouses.
- E. In R-5 Residence Districts, two-family dwellings.
- F. Uses requiring compatible use permits. (See Article XV.)
 - (1) A public, sectarian or private elementary or secondary school, college, university, theological or trade or industrial school with or without assembly and residence halls with customary incidental facilities, whether or not operated for gain or profit. (See § 305-128.)
 - (2) Institutional housing. (See § 305-127.)

Multifamily Residence Districts

- A. Any principal use or use requiring a compatible use permit permitted in any one-family residence district.
 - (1) One-family detached dwellings.
 - (2) Churches, synagogues, parish houses or buildings for Sunday school or for religious education.
 - (3) Municipal uses.
 - (4) Private or cooperative limited-membership community centers, recreation centers or clubhouses.

TARRYTOWN CODE

- (5) Uses requiring compatible use permits. (See Article XV.)
 - (a) A public, sectarian or private elementary or secondary school, college, university, theological, trade or industrial school with or without assembly and residence halls with customary incidental facilities, whether or not operated for gain or profit. (See § 305-128.)
 - (b) Institutional housing. (See § 305-127.)
 - (c) Nursing homes, provided that said use is located on a lot which is at least 120,000 square feet in size, that there is at least 750 square feet of lot area per bed, and that each bedroom contains at least 100 square feet of floor area per bed.

B. Multifamily dwellings.

C. Two-family dwellings or the conversion of a one-family dwelling for no more than two-family use.

D. Public buildings, YMCA, YWCA, YMHA or YWHA.

Office Building District (OB)

A. Churches, synagogues, parish houses or buildings for Sunday school or for religious education.

B. Municipal uses.

C. Private or cooperative limited-membership community centers, recreation centers or clubhouses.

D. Uses requiring compatible use permits. (See Article XV.)

- (1) A public, sectarian or private elementary or secondary school, college, university, theological or trade or industrial school with or without assembly and residence halls with customary incidental facilities, whether or not operated for gain or profit. (See § 305-128.)

- (2) Institutional housing. (See § 305-127.)

E. Executive business, sales, accounting and general offices and research laboratories.

F. Training schools for the training of management, sales, research, financial or other executive office personnel and for the performance of historical, economic and other research not of a biological or technological character.

ZONING

G. Telephone exchanges.

Mixed-Use District (MU)

A. Municipal uses.

B. Private or cooperative limited-membership community centers, recreation centers or clubhouses.

C. Executive business sales, accounting and general offices and research laboratories.

D. Multifamily residential facilities.

E. Television and radio stations, commercial athletic recreation facilities, clubs, fraternal societies, banks and motion-picture theaters.

F. Restaurants.

Limited Business District (LB)

A. One-family detached dwellings.

B. Churches, synagogues, parish houses or buildings for Sunday school or for religious education.

C. Municipal uses.

D. Private or cooperative limited-membership community centers, recreation centers or clubhouses.

E. Two-family dwellings.

F. Uses requiring compatible use permits. (See Article XV.)

(1) A public, sectarian or private elementary or secondary school, college, university, theological or trade or industrial school with or without assembly and residence halls with customary incidental facilities, whether or not operated for gain or profit. (See § 305-128.)

(2) Institutional housing. (See § 305-127.)

(3) Business, professional or banking offices, public buildings and offices.

(4) Restaurants or other places serving food or beverages.

TARRYTOWN CODE

- (5) Technical training centers for instruction of personnel in the methods of sales, engineering, repair and maintenance of motor vehicles and automotive products, which may have permitted uses accessory thereto.
- (6) Hotels, as defined in § 305-5, subject to the following provisions:
 - (a) The site plan thereof or amendments thereto shall be subject to the approval of the Planning Board with respect to traffic access, circulation, parking and general layout before the issuance of a building permit by the Code Enforcement Officer.
 - (b) No building of a hotel may exceed two stories in height, nor shall any rentable bedroom unit in any hotel have an area of less than 160 square feet. A hotel may have sleeping accommodations in one or more structures and may or may not have accommodations for meals.
 - (c) The lot area shall contain 3,000 square feet per unit for one-story buildings and 1,500 square feet per unit for buildings of two or more stories.

Neighborhood Shopping District (NS)

- A. One-family dwellings as permitted and regulated in the R-20 Residence District.
- B. Any use expressly permitted and as regulated in the RR Restricted Retail Business District.
 - (1) Churches, synagogues, parish houses and buildings for religious education on sites of not less than two acres and shall meet all other area and dimensional requirements of the particular district within which they are located. No more than two persons unrelated by blood, adoption or marriage shall reside therein, living and/or functioning together as a single nonprofit housekeeping unit, exclusive of household servants not exceeding two in number.
 - (2) Municipal uses.
 - (3) Buildings and facilities for a private or cooperative limited-membership community center on sites of not less than 1 ½ acres each.
 - (4) As to two- and three-family dwellings, the third floor of any building shall not be used as a separate dwelling unit but may be used for storage or for sleeping rooms appurtenant to the second-floor dwelling unit.
 - (5) An existing one-family dwelling may be converted or a new dwelling may be erected for occupancy by not more than two families in separate dwelling units, provided that:
 - (a) The separate dwelling units may be one above the other or side by side and each shall contain not less than 750 square feet of livable floor area.

ZONING

- (b) In new structures, the lot shall have an area of not less than 2,000 square feet per dwelling unit.
 - (c) In a converted dwelling, the third floor or higher floors shall not be used for a separate dwelling unit but may be used for storage or the third floor may be used for sleeping rooms appurtenant to a second-floor dwelling unit.
 - (d) In existing residential structures certified as historic in nature by the Village Board of Trustees and recommended by the Historic Architectural Review Board, the Planning Board may permit the conversion of said historic structure into housing for up to three families in separate dwelling units, provided that the conditions of Subsection A(2) are met, if applicable.
- C. Sale and servicing of motor vehicles and storage of motor vehicles in connection therewith, but excluding retail sale and display of used motor vehicles.

Historic Commons District (HC)

- A. Single-family residence.
- B. Uses requiring compatible use permits (See Article XV).
 - (1) Multifamily residence in an existing or new building(s), not to exceed 10 units per building.
 - (2) Senior housing.
 - (3) Bed-and-breakfast.
 - (4) Inn, provided that more than 10 rooms but fewer than 20 rooms are rented to guests and that dining facilities that are open to the public are provided.
 - (5) Public restaurant.
 - (6) Cultural institution.
 - (7) Conference center.
 - (8) Churches, synagogues, parish houses or buildings for Sunday School or for religious education.

Restricted Retail District (RR)

- A. One-family detached dwellings.

TARRYTOWN CODE

- B. Churches, synagogues, parish houses or buildings for Sunday school or for religious education.
- C. Municipal uses.
- D. Private or cooperative limited-membership community centers, recreation centers or clubhouses.
- E. Two-family dwellings.
- F. Fully enclosed structures for the sale of goods at retail or the performance of customary personal services or services clearly incidental to retail sales.
- G. Business, professional or banking offices, public buildings and offices, YMCA, YWCA, YMHA or YWHA.
- H. Restaurants or other places serving food or beverages.
- I. Dwelling space above a permitted use.

General Business District (GB)

- A. One-family detached dwellings.
- B. Churches, synagogues, parish houses or buildings for Sunday school or for religious education.
- C. Municipal uses.
- D. Private or cooperative limited-membership community centers, recreation centers or clubhouses.
- E. Two-family dwellings.
- F. Fully enclosed structures for offices, stores, shops or establishments.
- G. Business, professional or banking offices, public buildings and offices, YMCA, YWCA, YMHA or YWHA.
- H. Restaurants or other places serving food or beverages.
- I. Dwelling space above a permitted use.
- J. Storage warehouses or newspaper- or job-printing plants using electric or steam power.
- K. Steam- or electric-power laundry, dry-cleaning and dyeing shops.

ZONING

- L. Bakeries, beverage mixing, bottling, coffee roasting, packing and shipping of goods, jobbing machine shops, manufacturer of ice cream, candy and confections, provided that only electric or steam power is employed.
- M. Clubs, lodges or fraternal quarters, mortuaries or animal hospitals.
- N. Motor vehicle sales agencies, garages, filling stations, repair shops, including body and fender work, painting, spraying and vulcanizing, provided that all such work is done within an enclosed, properly ventilated structure.
- O. Radio or television broadcasting studios, or telephone exchanges.
- P. Railroad or bus stations.
- Q. A garment contractor engaged in the business of sewing, assembling and finishing garments, the component parts of which are owned and supplied by a garment manufacturer not located on the premises.

Waterfront District (WD)

- A. Parks or playgrounds.
- B. Any of the following, provided that such use shall remain a temporary and conditional use:
 - (1) Seaplane base and services customarily incidental and accessory thereto.
- C. Marinas; yacht and boat clubs.
- D. Mass transit facilities, including railroad tracks and appurtenant structures such as railroad stations; and historic and/or alternative modes of transportation.
- E. Municipal facilities other than recreational facilities, provided that they are not located on a waterfront site.

Industrial District (ID)

- A. Two areas are zoned with the Industrial District designation.
 - (1) Area 1. The boundary of Area 1 of the Industrial District is bounded by the Metro North Commuter Railroad to the west, the H Bridge to the south, the Village Boundary to the north and Cortlandt Street to the east.
 - (2) Area 2. The boundary of Area 2 of the Industrial District is bounded by the Metro North Commuter Railroad to the west, the Multifamily Residence District (M-3) to the east and south, and the Metro North Commuter Railroad Station to the north.

TARRYTOWN CODE

B. The Industrial District is designed to accommodate light manufacturing and commercial uses which are consistent with the needs of the community. The district is intended to act as a transitional zone by allowing high but not unrestricted intensities of land use between waterfront industry and the railroad on the west and residential areas to the east.

C. Uses.

- (1) Warehousing, wholesaling and storage, provided that all storage is in buildings; freight distribution centers and terminals.
- (2) Any of the following uses:
 - (a) Assembling, converting, finishing, solid waste recycling or other processing of products.
 - (b) Electrical small parts manufacturing; machine shops for small parts; plumbing establishments.
 - (c) Mass transit facilities, including railroad tracks and appurtenant structures such as railroad stations; and historic and/or alternative modes of transportation.
 - (d) Stone cutting or monument works, experimental or other laboratories, coldstorage plants, ice plants, bakeries, laundries, dry-cleaning plants and printing plants.
 - (e) Cabinetmaker, carpenters' shops, power woodworking; furniture repairs, finishing and upholstering.
- (3) Outdoor storage of lumber, building materials, contractors' equipment, trucks, vans, buses, passenger motor vehicles or any combination thereof, whether new, used or in use, for sale or for hire.
- (4) Dining, entertainment and bar facilities.
- (5) The following retail shopping and consumer services establishments:
 - (a) Clothing sales.
 - (b) Grocery and specialty food stores.
 - (c) Gift shops.
 - (d) Sporting goods stores, including bicycle sales and rental.
 - (e) Bank or automatic teller facility.
 - (f) Art galleries and antique shops.

ZONING

- (g) Car wash.
 - (h) Health and sports clubs.
 - (i) Business, professional and governmental offices, showrooms and research, design and development laboratories.
 - (j) Community service centers.
- (6) Multifamily residential over first floor nonresidential uses as transit-oriented development, subject to the criteria set forth in § 305-41A(10). **[Added 2-16-2021 by L.L. No. 4-2021]**

Waterfront General Business District (WGBD)

- A. The Waterfront General Business District (WGBD) is bounded by the Metro North Commuter Railroad to the east, the Village boundary line to the north, the Hudson River to the west and West Main Street to the south.
- B. Uses. Any use or combination of the following uses:
- (1) Conference centers.
 - (2) Hotels as defined in § 305-5, subject to the following provisions:
 - (a) A hotel shall not be less than two stories in height, with 17 or more sleeping accommodations and accommodations for meals within the principal structure.
 - (b) The design, scale and appearance of units, structures and the entire facility shall be compatible with present and potential uses of adjacent properties and structures, and with the character of the district.
 - (c) The proposed facility must be configured so as to prevent traffic congestion on adjacent and nearby public streets or highways.
 - (d) Outdoor lighting shall be contained on the site and shielded to assure that lighting is not visible from neighboring lots.
 - (3) Restaurants (excluding those restaurants with drive-through windows).
 - (4) Boat and watercraft sales and rental, marine engine sales, fishing tackle and supplies, diving and bathing equipment, marine insurance and other retail facilities for water-oriented recreational activities, and boat repair shops.
 - (5) Marinas, yacht clubs and boat clubs, including facilities for hauling, launching, dry storage, repairing and maintaining boats, boat engines and other marine equipment.

TARRYTOWN CODE

- (6) Marine trade businesses involved in the construction, maintenance or operation of boats, docks, piles or bulkhead.
- (7) Commercial ferry operations, charter boat and commercial sightseeing and excursion boats.
- (8) Gift shops and artist studios.
- (9) Ice cream parlors.
- (10) Schools, public or private.
- (11) Places of worship.
- (12) Community service centers.
- (13) Public and private passive recreation facilities requiring a waterfront location such as boat launches, fishing piers, picnic area, parks and swimming facilities.
- (14) Facilities for culturally and educationally oriented activities, including, but not limited to:
 - (a) Theaters or other venues for the performing arts.
 - (b) Museums and art galleries.
 - (c) Boating and sailing instruction schools.
 - (d) Marine biology research and testing centers.
- (15) Public and private active recreational facilities, including, for example, skating rinks and tennis, fitness and/or swimming clubs.
- (16) Subject to issuance of a compatible use permit by the Village Board of Trustees, the following uses:
 - (a) Warehousing, wholesaling and storage of finished products, provided that all storage is in buildings, freight distribution centers and terminals, marine railways and storage centers.
 - (b) Business and professional offices, design showrooms and research, design and development laboratories.
 - (c) Single- or multiple-family residential uses or artist lofts, provided that an area equal to 25% of the floor area of the residential development shall be devoted to commercial retail shops, designed primarily to serve the needs of pedestrian and marine visitors to the riverfront, and uses where the first floor contains professional or small business offices shall be constructed adjacent to the north

ZONING

right-of-way of West Main Street on the ground floor commencing at a point 500 feet from the Hudson River. The commercial/business office uses shall not exceed 67% of total floor area in a building that contains such residential uses.

- (d) Computer manufacturing; machine shops for small parts; plumbing establishments.
 - (e) Railroad stations, tracks, and appurtenant structures such as railroad parking areas.
 - (f) The industrial uses listed in § 305-125 when so authorized by the Village Board of Trustees as a development incentive.
- (17) Single- or multiple-family residential dwellings.