

ZONING

230 Attachment C

Village of Croton-on-Hudson Area and Bulk Schedule

Note: This schedule is presented for the convenience of the reader. The text of the Zoning Ordinance should be consulted for detailed district requirements. Relevant specific sections include Article IV, District Use Regulations; Article VI, District Bulk and Parking Regulations; Article VII, Supplementary Regulations; and Article VIII, Off-Street Parking, Driveways and Loading Facilities.

[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]

District	Code Text Section	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Habitable Floor Area (square feet)	Floor Area Ratio ¹	Maximum Height (stories/feet)	Building Coverage	Required Off-Street Parking
					Front	Side One/Both Yards	Rear					
RA-60	§230-33	60,000	175	225	50	30/80	45	Per d.u.: 1,400 Main floor: 880	0.15	2.5/35	15%	2 per d.u. ²
RA-40	§230-33	40,000	150	200	50	30/80	40	Per d.u.: 1,400 Main floor: 880	0.15	2.5/35	20%	2 per d.u.
RA-25	§230-33	25,000	125	150	40	20/50	30	Per d.u.: 1,200 Main floor: 880	0.20	2.5/35	25%	2 per d.u.
RA-9	§230-33	9,375	75	125	25	12/30	30	Per d.u.: 1,000 Main floor: 880	0.40	2.5/35	35%	2 per d.u.
RA-5	§230-33	5,000	50	100	15	8/20	25	Per d.u.: 880 Main floor: n/a	0.55	2.5/35	40%	2 per d.u.
RB: One-Family Residence	§230-34	5,000	50	100	20	8/20	25	Per d.u.: 880 Main floor: n/a	0.60	2.5/35	40%	2 per d.u.
RB: Two-Family Residence ³	§230-34	2,500 square feet per d.u.	75	100	20	12/30	30	Per d.u.: 600 Main floor: n/a	0.60	3/35	40%	1 per d.u.
RC: One-Family Residence	§230-34	9,375	75	125	25	12/30	30	Per d.u.: 1,000 Main floor: n/a	0.40	2.5/35	35%	2 per d.u.
RC: Multiple Residence	§230-34	Total: 4 acres Per d.u.: 3,000 square feet	200	200	40	25/50	30	Per d.u.: 600 Main floor: 880	0.55	2/30	30%	1.5 per d.u.

CROTON-ON-HUDSON CODE

District	Code Text Section	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Floor Area Ratio (FAR)	Maximum Height (stories/feet)	Required Off-Street Parking
					Front	Side One/ Both Yards	Rear			
O-1	§230-35	—	100	100	20	10	20 ⁴	0.40	2.5/35	The greater of 1 space per 300 square feet of office floor area or 1 space per employee
O-2	§230-36	1 acre	150	150	25	25	25	0.40	25 feet	Minimum of 1 space per 300 square feet of building
C-1	§230-35	—	25	—	—	None required; 10 feet minimum if provided ⁵	None required; 10 feet minimum if provided ⁶	2.0	2/35	The greater of 1 space per 300 square feet of office floor area or 1 space per 250 square feet of retail/service floor area
C- 1R(A)	§230-35	—	25	—	—	None required; 10 feet minimum if provided ⁵	None required; 10 feet minimum if provided ⁵	0.8	3/35	The greater of 1 space per 300 square feet of office floor area or 1 space per 250 square feet of retail/service floor area
C-1R(B)	§230-35	—	25	—	15 feet from sidewalk	None required; 10 feet minimum if provided ⁵	None required; 10 feet minimum if provided ⁶	0.8	3/35	The greater of 1 space per 300 square feet of office floor area or 1 space per 250 square feet of retail/service floor area or 1.5 per d.u.
C-2	§230-35	—	50	—	10	None required; 10 feet minimum if provided	None required; 10 feet minimum if provided	0.50	2/35	The greater of 1 space per 300 square feet of office floor area or 1 space per 250 square feet of retail/service floor area

ZONING

District	Code Text Section	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Floor Area Ratio (FAR)	Maximum Height (stories/feet)	Building Height Ratio	Required Off-Street Parking
					Front	Side One/ Both Yards	Rear				
LI ⁷	§230-37	3 acres	200	200	50	30/80	35	0.5	3/40 (subject to both requirements)	½ the distance to the nearest lot line (subject to story and feet limitations)	1 space per employee (cumulative for all uses on lot)
WC ⁸	§230-38	1 acre	100	200	25	30/80	20	0.5	1/20 (subject to both requirements)	—	0.5 space per patron (maximum customer capacity); 1 space per employee (cumulative for all uses on lot)
PRE-1	§230-39	—	—	—	50	25	50	—	12 feet	—	—
PRE-2	§230-39	—	—	—	50	25	50	—	35 feet	—	—
PRE-3	§230-39	—	—	—	50	25	50	—	35 feet	—	—

NOTES:

¹ See Article VI, district Bulk and Parking Regulations, § 230-33B for calculation of FAR for oversized and undersized lots.

² Per d.u. - per dwelling unit.

³ Usable open space requirement for RB two-family and RC multiple-family residence: 400 square feet per d.u.

⁴ O-1 rear yard requirement for lots within 25 feet of residence district boundary: 30 feet (§ 230-35).

⁵ C-1 and C-2 side yard requirement for lots within 25 feet of residence district boundary: 10 feet (§ 230-35).

⁶ C-1 and C-2 rear yard requirement for lots within 25 feet of residence district boundary: 30 feet (§ 230-35).

⁷ Any yard in LI district within 25 feet of residence district boundary: 50 feet (§ 230-37); waterfront setback from mean high water line: 100 feet.

⁸ Required waterfront access in WC districts: 25 feet. See § 230-38 for additional WC area and bulk regulations.