

ZONING

230 Attachment D

Village of Croton-on-Hudson
Special Permit Schedule

Please note: all information contained in the zoning schedules is designed to supplement and summarize the information contained in the zoning text. At all times, the zoning text prevails over the zoning schedules.

[Added 1-31-2005 by L.L. No. 1-2005; amended 2-22-2011 by L.L. No. 1-2011; 11-3-2014 by L.L. No. 2-2014; 3-2-2020 by L.L. No. 4-2020; 3-2-2020 by L.L. No. 5-2020; 11-1-2022 by L.L. No. 14-2022; 2025¹]

Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustees	Planning Board	Zoning Board of Appeals
SPECIAL USE PERMITS				
In Residential Zoning Districts:				
Places of worship, schools, philanthropic and eleemosynary institutions, hospitals, sanitariums, nursing and convalescent homes, homes for the aged, libraries and arboretums	§ 230-9.1	X		
Railroad and public utility rights-of-way	§ 230-9.1	X		
Annual membership clubs	§ 230-9.1	X		
Operation or maintenance of historic sites and buildings	§ 230-9.1	X		
Funeral homes	§ 230-9.1	X		
Employment of 1 assistant for customary home occupations	§ 230-9.1	X		
Day-care centers	§ 230-9.1	X		
Bed-and-breakfasts	§ 230-9.1	X		
Tier 3 and Tier 4 solar energy systems (in RA-40 and RA-60 only)	§ 230-9.1	X		
Tier 2 battery energy storage systems (in RA-40 and RA-60 only)	§ 230-48.2	X		
In Limited Office Districts:				
Day-care centers	§ 230-15	X		
In Central Commercial and Riverside Commercial/Transition Zoning Districts:				
Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products	§ 230-16	X		
Social clubs and other nonprofit organizations	§ 230-16	X		
Public utility structures	§ 230-16	X		

¹ Editor's Note: This schedule was updated in 2025 to reflect changes made in other local laws.

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Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustee s	Planning Board	Zoning Board of Appeals
Day-care centers	§ 230-16	X		
Mixed occupancy	§ 230-16 § 230-42.1	X		
Freestanding signs	§ 230-44			X
Multifamily (in Riverside Transition only)	§ 230-16.2	X		
Sidewalk merchandise displays and sidewalk dining	§ 230-16			
In General Commercial Zoning District:				
Retail stores (except in Harmon Overlay Dist.)	§ 230-17	X		
Motor vehicle service stations	§ 230-17	X		
Sale of used cars or vehicle rentals at service stations	§ 230-17	X		
Social clubs or other nonprofit organizations	§ 230-17	X		
Storage or repair garages	§ 230-17	X		
Animal hospitals	§ 230-17	X		
Hotels or inns	§ 230-17	X		
Public utility structures	§ 230-17	X		
Automobile sales and service agencies	§ 230-17	X		
Mixed occupancy	§ 230-17 § 230-42.1	X		
Freestanding signs	§ 230-44			X
Day-care centers	§ 230-17	X		
Tier 3 and Tier 4 solar energy systems	§ 230-9.1	X		
Tier 2 battery energy storage systems	§ 230-48.2	X		
In Light Industrial Districts:				
Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products	§ 230-18	X		
Research, design and development labs	§ 230-18	X		
Storage and dispensing of motor fuel and lubricants	§ 230-18	X		
Hotels, inns and restaurants	§ 230-18	X		
Occasional retail sales	§ 230-18	X		
Utilities	§ 230-18	X		
Warehousing, wholesaling, freight distribution centers and terminals	§ 230-18	X		
Use of a lot smaller than 3 acres (must be greater than 1 acre)	§ 230-18	X		
Transit-oriented development consisting of mixed-use and multifamily (on	§ 230-18	X		

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specific properties)				
Tier 3 and Tier 4 solar energy systems	§ 230-18	X		
Tier 2 battery energy storage systems	§ 230-48.2	X		
Adult entertainment uses	§ 230-18	X		
In Waterfront Commercial Districts:				
Restaurants	§ 230-19	X		
Hotels, motels, and boatels	§ 230-19	X		
Retail sales outlets	§ 230-19	X		
Marinas	§ 230-19	X		
Small boat repair facilities	§ 230-19	X		
Temporary fairgrounds	§ 230-19	X		
Docks and piers	§ 230-19	X		
In Parks, Recreation and Education Districts:				
Public utilities	§ 230-20	X		
In Waterfront Development Districts:				
Restaurants	§ 230-22.D(3)	X		
Marinas and yacht clubs	§ 230-22.D(3)	X		
Ferry terminals	§ 230-22.D(3)	X		
Docks and piers	§ 230-22.D(3)	X		
Recreational boat repair facilities	§ 230-22.D(3)	X		
Public utilities	§ 230-22.D(3)	X		
Municipal facilities	§ 230-22.D(3)	X		
Cultural uses (performing arts theaters, temporary art, craft and educational exhibits, band shells, museums)	§ 230-22.D(3)	X		
In Gateway Overlay Districts:				
Farmers markets, green markets, and garden centers	§ 230-20.3	X		
Mixed occupancy (all Gateway areas however limited to specific properties in the Municipal Place and North End Gateway Districts)	§ 230-20.3	X		
Multifamily (all Gateway areas however limited to specific properties in the Municipal Place and North End Gateway Districts)	§ 230-20.3	X		

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		Board of Trustee s	Planning Board	Zoning Board of Appeals
Single-family homes (only on specific property in the Municipal Place Overlay District)	§ 230-20.3	X		
In All Districts:				
Changing 1 nonconforming use to another nonconforming use	§ 230-53	X		
SPECIAL PERMITS FOR DIMENSION EXCEPTIONS				
Reduced setbacks in WD Districts	§ 230-22I	X		
Exceptions to front yard setbacks in O-2 Districts	§ 230-36	X		
In residential districts, exceptions to restrictions on projection of garages and other accessory buildings	§ 230-40	X		
In RC Districts, exceptions to lot coverage requirements for accessory garages	§ 230-42	X		
TELECOMMUNICATIONS				
Antennas and towers	§ 206-3	X		