

ZONING

270 Attachment 1

Village of Ossining

Appendix A, Use Tables

**Table A-1: Permitted, Conditional and Special Permit Uses in Business and Mixed-Use Districts and Planned Waterfront Subdistricts**

[Amended 8-2-2011 by L.L. No. 3-2011; 1-20-2016 by L.L. No. 1-2016; 11-15-2023 by L.L. No. 11-2023; 12-6-2023 by L.L. No. 13-2023; 9-18-2024 by L.L. No. 15-2024; 10-15-2025 by L.L. No. 6-2025]

Use	District													
	PC	NC-1	NC-2	VC	GB	O-R	SP-N	SP-S	CDD	RDD	IR	PW-a	PW-b	PW-c
<b>PRINCIPAL USES</b>														
<b>Residential Use Group</b>														
Residential dwelling units	np	c	c	c	np	np	c	np	c	np	c	c	c	c
<b>Commercial Use Group</b>														
Adult entertainment uses	c	np	np	np	np	np	np	np	np	np	np	np	np	np
Animal-related uses, general	p	p	p	p	p	np	p	np	np	p	p	p	p	p
Animal-related uses, intensive	c	c	c	np	c	np	np	np	np	np	np	np	np	np
Bar, tap or tasting room uses	c	c	c	c	np	np	c	c	np	c	c	c	c	np
Cemeteries	np	np	np	np	np	np	np	np	np	np	np	np	np	np
Entertainment or recreation uses, indoor	c	c	c	c	c	np	np	np	np	c	c	c	c	c
Entertainment or recreation uses, outdoor	np	np	np	np	p	np	np	np	np	p	p	p	p	np
Lodging uses, bed-and-breakfasts	np	c	c	c	np	np	c	np	c	np	c	c	c	c
Lodging uses, hotels	c	c	c	c	sp	p	np	np	p	np	p	np	p	p
Office uses, general	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Office uses, medical and dental	p	p	p	p	p	p	c	np	c	c	c	c	c	c
Parking uses, non-accessory	np	c	c	c	np	np	np	c	np	np	c	c	c	c
Restaurants	p	c	c	p	p	np	p	p	p	p	p	p	p	p
Retail sales and service uses, sales oriented	p	p	p	p	p	np	p	p	c	p	p	p	p	p

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Use	District													
	PC	NC-1	NC-2	VC	GB	O-R	SP-N	SP-S	CDD	RDD	IR	PW-a	PW-b	PW-c
Retail sales and service uses, personal service oriented	p	p	p	p	p	np	p	p	c	p	p	p	p	p
Funeral parlors, taxidermists, mortuaries, crematoriums	np	c	c	c	c	np	np	np	np	np	np	np	np	c
Retail sales and service uses, repair oriented	p	p	p	p	p	np	p	p	np	p	p	p	p	p
Retail sales and service uses, outdoor sales oriented	c	c	c	np	p	np	np	np	np	c	c	c	c	np
Vehicle-related uses, general	p	c	c	c	p	np	np	np	np	np	c	np	np	np
Vehicle related uses, general plus	c	c	c	np	p	np	np	np	np	np	np	np	np	np
Vehicle-related uses, intensive	sp	np	np	np	c	np	np	np	np	np	np	np	np	np
<b>Civic and Institutional Use Group</b>														
Clubhouses, community centers	np	c	c	c	np	np	c	np	c	c	c	c	c	c
Day-care and nursery schools	c	c	c	c	c	np	np	np	c	np	c	c	c	c
Educational uses, elementary or secondary	np	c	c	c	np	np	np	np	p	np	p	p	p	p
Educational uses, specialized	p	p	p	p	p	np	np	np	c	np	c	c	c	c
Educational uses, higher learning	c	c	c	c	c	c	np	np	sp	np	np	np	np	np
Hospitals	sp	np	np	np	sp	c	np	np	c	np	c	np	np	np
Infrastructure and utilities uses, general	p	p	p	p	p	p	sp	sp	sp	sp	sp	sp	sp	sp
Infrastructure and utilities uses, intensive	sp	sp	sp	sp	sp	sp	np	np	sp	sp	sp	sp	sp	sp
Municipal uses	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Places of worship	np	c	c	c	np	p	np	P	c	np	c	c	c	c
Senior living facilities	np	c	c	c	np	p	np	np	c	np	c	c	c	c
Water-related recreation facilities	np	np	np	np	np	np	p	p	p	p	p	p	p	p
<b>Industrial Use Group</b>														
Artisan workspace, general	p	p	p	p	p	np	p	p	p	p	p	p	p	p
Artisan workspace, intensive	c	np	np	np	c	np	np	np	np	c	c	c	c	c

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Use	District													
	PC	NC-1	NC-2	VC	GB	O-R	SP-N	SP-S	CDD	RDD	IR	PW-a	PW-b	PW-c
Cultivation grow facilities	np	np	np	np	np	np	np	np	np	np	c	c	np	np
Light manufacturing	np	np	np	np	np	np	np	np	np	np	c	c	np	np
Self-storage uses	np	np	np	np	c	np	np	np	np	np	np	c	c	np
Warehouse and freight movement uses	np	np	np	np	c	np	np	np	np	sp	np	c	c	np
<b>Accessory Uses</b>														
Clubhouses, community centers	np	np	np	np	np	np	np	np	p	p	p	p	p	p
Drive-through facilities	p	np	np	np	p	np	np	np	p	p	p	p	p	np
Fences and walls	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Home occupations, major	n/a	p	p	p	n/a	n/a	c	np	c	n/a	c	c	c	c
Home occupations, minor	n/a	p	p	p	n/a	n/a	p	np	p	n/a	p	p	p	p
Garage, private	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Off-street parking and loading	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Outdoor dining	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Outdoor storage	p	p	p	p	p	p	p	p	p	p	p	p	p	p
Outdoor displays	p	p	p	p	p	np	p	p	p	p	p	p	p	p
Outdoor accessory recreation	np	np	np	np	p	p	np	np	p	p	p	p	p	p
Signs	p	p	p	p	p	p	p	p	p	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).