

ZONING

270 Attachment 2

Village of Ossining

Appendix A, Use Tables

**Table A-2: Permitted, Conditional, and Special Permit
Principal and Accessory Uses in Residential Districts**

[Amended 8-2-2011 by L.L. No. 3-2011; 1-20-2016 by L.L. No. 1-2016; 7-7-2021 by L.L. No. 7-2021; 9-18-2024 by L.L. No. 15-2024]

| Use | District | | | | |
|--|--------------------------|----|------------|----|-----|
| | S-125, S-100, S-75, S-50 | T | MF-1, MF-2 | PO | PRD |
| PRINCIPAL USES | | | | | |
| Residential Use Group | | | | | |
| Dwellings, single-family detached | p | p | p | p | p |
| Dwellings, single-family attached | np | np | p | p | p |
| Dwellings, two-family | np | p | p | c | p |
| Dwellings, multifamily | np | np | p | c | np |
| Commercial Use Group | | | | | |
| Adult entertainment uses | np | np | np | np | np |
| Animal-related uses, general | np | np | np | np | np |
| Animal-related uses, intensive | np | np | np | np | np |
| Bars, tap or tasting room uses | np | np | np | np | np |
| Cemeteries | c | c | c | c | c |
| Entertainment or recreation uses, indoor | np | np | np | np | np |
| Entertainment or recreation uses, outdoor | np | np | np | np | np |
| Lodging uses, bed-and-breakfasts | np | np | np | c | np |
| Lodging uses, hotels | np | np | np | np | np |
| Office uses, general | np | np | np | p | np |
| Office uses, medical and dental | np | np | np | p | np |
| Parking uses, nonaccessory | np | c | c | c | np |
| Funeral parlors, taxidermists, mortuaries and crematoriums | np | np | np | p | np |
| Restaurants | np | np | np | np | np |
| Retail sales and service uses, sales oriented | np | np | np | np | np |

OSSINING CODE

| Use | District | | | | |
|--|--------------------------|----|------------|----|-----|
| | S-125, S-100, S-75, S-50 | T | MF-1, MF-2 | PO | PRD |
| Retail sales and service uses, personal service oriented | np | np | np | np | np |
| Retail sales and service uses, repair oriented | np | np | np | np | np |
| Retail sales and service uses, outdoor sales oriented | np | np | np | np | np |
| Vehicle-related uses, general | np | np | np | np | np |
| Vehicle-related uses, general plus | np | np | np | np | np |
| Vehicle-related uses, intensive | np | np | np | np | np |
| Civic and Institutional Use Group | | | | | |
| Clubhouses, community centers | np | np | np | c | np |
| Day-care and nursery schools | np | np | np | p | np |
| Educational uses, elementary or secondary | c | c | c | c | c |
| Educational uses, specialized | np | np | np | p | np |
| Educational uses, higher learning | c | c | c | p | c |
| Hospitals | np | np | np | np | np |
| Infrastructure and utilities uses, general | sp | sp | sp | sp | sp |
| Infrastructure and utilities uses, intensive | sp | sp | sp | sp | sp |
| Municipal uses | p | p | p | p | p |
| Places of worship | c | c | c | c | c |
| Senior living facilities | c | c | c | c | c |
| Water-related recreation facilities | np | np | np | np | c |
| Industrial Use Group | | | | | |
| Artisan workspace, general | np | np | np | c | np |
| Artisan workspace, intensive | np | np | np | np | np |
| Light manufacturing | np | np | np | np | np |
| Self-storage uses | np | np | np | np | np |
| Warehouse and freight movement uses | np | np | np | np | np |
| Accessory Uses | | | | | |
| Drive-through facilities | np | np | np | p | np |
| Fences and walls | p | p | p | p | p |
| Home occupations, major | c | c | c | c | c |
| Home occupations, minor | p | p | p | p | p |
| Garage, private | p | p | p | p | p |
| Off-street parking and loading | p | p | p | p | p |
| Outdoor storage | p | p | p | p | p |

ZONING

| Use | District | | | | |
|------------------------------|--------------------------|----|------------|----|-----|
| | S-125, S-100, S-75, S-50 | T | MF-1, MF-2 | PO | PRD |
| Outdoor dining | np | np | np | p | np |
| Outdoor displays | np | np | np | p | np |
| Outdoor accessory recreation | p | p | p | p | p |
| Signs | 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).