

ZONING

270 Attachment 3

Village of Ossining Appendix B, Bulk Regulations B-1: Bulk Regulations for Business and Mixed-Use Districts [Amended 10-1-2014 by L.L. No. 4-2014; 9-18-2024 by L.L. No. 15-2024]

Requirement	District										
	PC	NC-1	NC-2	VC	GB	SP-N	SP-S	O-R	CDD	RDD	IR
Setbacks and Spacings											
Minimum lot area	2 acres	—	—	—	—	—	1 acre	2 acres	2 acres	40,000 square feet	5 acres
Minimum front yard setback (feet)	20	10	—	—	15	—	—	50	—	—	—
Maximum front yard setback (feet)	—	—	15	10	—	10	—	—	—	—	—
Minimum side yard setback (each) (feet)	20 for lots abutting residential 1 districts	10 for lots abutting residential districts	10 for lots abutting residential districts	—	10	—	—	50; 75 for lots abutting residential districts	—	—	—
Minimum rear yard setback (feet)	20	20	20	—	20	—	—	100	—	—	—
No building or part thereof shall be situated within:	—	—	—	—	—	—	15 feet of the street or lot line	—	—	—	—
Minimum setback for buildings, parking or loading areas	—	—	—	—	—	—	—	—	30 feet of any street or lot line	—	30 feet of any street or lot line
Minimum setback for parking or loading areas from street or lot line (feet)	20	—	—	—	5	—	5	50	—	10 feet of any side lot line	—
Riverfront setback	—	—	—	—	—	—	—	—	—	50 feet pursuant to § 270-22	50 feet pursuant to § 270-24
Maximum setback from Westerly Road (feet)	—	—	—	—	—	—	—	—	—	15	—
Maximum spacing between pedestrian	—	—	—	—	—	—	—	—	—	70 feet; entrances must be usable for	—

OSSINING CODE

Requirement	District										
	PC	NC-1	NC-2	VC	GB	SP-N	SP-S	O-R	CDD	RDD	IR
building entrances on Westerly Road frontage										ingress and egress by building users	
Minimum distance between any 2 buildings except attached dwellings sharing a party wall (feet)	—	—	—	—	—	—	—	—	35	40	50
Building width and open area (feet)	—	—	—	—	—	—	—	—	Shall be in accordance with § 270-19	Shall be in accordance with § 270-22	Shall be in accordance with § 270-24
Residential Requirements											
Density	—	—	—	—	—	—	—	—	Baseline density: 6 units per acre up to 8 dwelling units per acre pursuant to § 270-19	16 units per acre pursuant to § 270-22	Baseline density: 15 units per acre up to 20 dwelling units per acre pursuant to § 270-24.
Bedroom mix	—	—	—	—	—	—	—	—	One-bedroom units or studios: 10% of total units two-bedroom units: 20% of total units	—	One-bedroom units or studios: 10% of total units two-bedroom units: 20% of total units
Minimum Livable Floor Areas (square feet)											
Studio or efficiency apartment		600	600	600		600			600	600	600
One-bedroom apartment		750	750	750		750			750	750	750
Two-bedroom apartment		900	900	900		900			900	900	900
Additional square feet for each additional bedroom		350	350	350		350			350	350	350
Heights											
Maximum building height (stories/ft.), whichever is less	3.0/36	3.0/36	3.0/36	4.0/48	3.0/36	4.0/48	2.0/24	3.0/36	4.0/48	3.0/36	East of railroad tracks- 4.0/48, provided that no building shall extend more than West of railroad tracks- 4.0/48

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Requirement	District										
	PC	NC-1	NC-2	VC	GB	SP-N	SP-S	O-R	CDD	RDD	IR
											1.0 stories or 16 feet above the westerly curb line of State Street
Coverage											
Maximum building coverage (percent)	50	40	50	100	50	100	70	30	30	50	40
Maximum impervious coverage (percent)	80	70	80	100	80	100	90	50	50	70	60
Buffers*											
Buffer for rear yards abutting a residential district (feet)	20	10	10	10	15	10	—	20	—	—	—
Buffer for lots abutting a residential district (feet)	—	—	—	—	—	—	—	—	25	—	25
Open Space											
Minimum open space	—	—	—	—	—	—	—	—	25% of lot area	15% of lot area	30% of lot area

* The required buffer will be in addition to any required setback. Screening pursuant to § 270-4 shall be required for all buffers.