

ZONING

270 Attachment 5

Village of Ossining

Appendix B, Bulk Requirements

B-3: Bulk Regulations for Planned Waterfront Subdistricts

[Amended 10-1-2014 by L.L. No. 4-2014; 9-18-2024 by L.L. No. 15-2024]

	PW-a	PW-b	PW-c
Setbacks			
Minimum lot area (square feet)	40,000	40,000	10,000
Building width and open area (feet)		Shall be in accordance with § 270-23	
No building or part thereof shall be situated within:	20 feet of any street or 15 feet of any lot line	20 feet of any street or 15 feet of any lot line	—
Minimum setback for parking or loading areas from street or lot line (feet)	10	10	—
Minimum distance between any 2 buildings except attached dwellings sharing a party wall (feet)	30	50	25
Maximum spacing between pedestrian building entrances on Main, Secor, Central and Water Street frontages	—	70 feet; entrances must be usable for ingress and egress by building users	—
Maximum parking along street frontage	—	30% of total street frontage for any given lot along Water Street, Central, Main and Secor Road can be parking	—
Minimum front yard setback (feet)	—	—	15
Minimum side yard setback (each) (feet)	—	—	10
Minimum rear yard setback (feet)	—	—	20
Residential Requirements			
Density	15 units per acre pursuant to § 270-23	15 units per acre pursuant to § 270-23	—
Density: special permit application	Baseline density 22 units per acre up to 32 dwelling units per acre pursuant to § 270-23		
Bedroom mix	One-bedroom units or studios: 10% of total units two-bedroom units: 20% of total units		

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	PW-a	PW-b	PW-c
Minimum Livable Floor Areas (square feet)			
Studio or efficiency apartment	600	600	600
One-bedroom apartment	750	750	750
Two-bedroom apartment	900	900	900
Additional square feet for each additional bedroom	350	350	350
Heights			
Maximum building height	6.0/72 (stories/ft.), whichever is less	No building shall extend more than 4.0 stories or 48 feet from either the average elevation of the proposed finished grade of the site or the curblin on Water Street, Central Avenue, State Street, Main Street and Secor Road, whichever is greater; no building shall extend more than 1.0 story or 16 feet above Market or Hunter Streets.	4.0/48 (stories/ft.), whichever is less **Additional height provisions- Any other provision not withstanding, no building shall be erected to a height exceeding 220 feet above sea level.**
Coverage			
Maximum impervious coverage (percent)	60	60	70
Maximum building coverage (percent)	40	40	50
Open Space			
Minimum open space	15% of lot area		