

ZONING

270 Attachment 6

Village of Ossining

**Table C-1: Parking Requirements in the PC, NC-1, NC-2, GB, CDD, O-R, and IR Districts  
[Amended 1-20-2016 by L.L. No. 1-2016; 9-18-2024 by L.L. No. 15-2024]**

<b>Requirement</b>	<b>Minimum Spaces</b>
<b>Residential Use Group</b>	
Residential dwellings units	1.0 spaces per unit for an efficiency or studio; 1.5 spaces per unit for 1 bedroom; 2 spaces per unit with 2 or more bedrooms
<b>Commercial Use Group</b>	
Adult entertainment establishment	1 space per 200 square feet of gross floor area
Animal-related uses, general	1 space per 200 square feet of gross floor area
Animal-related uses, intensive	1 space per 400 square feet of gross floor area
Bar or tavern uses	1 space for each 3 seats plus 1 space for each person employed therein
Entertainment or recreation uses, indoor	1 space per 400 square feet of gross floor area
Entertainment or recreation uses, outdoor	1 space per 2,000 square feet of outdoor area open to the public
Lodging uses, bed-and-breakfast	1 space per guest room
Lodging uses, hotel	1 space per guest room, plus 1 space per 30 square feet of net floor area in meeting halls, plus 1 space per 3 seats and 1 employee in restaurants open to the public
Office uses, general	1 space per 300 square feet of gross floor area
Office uses, live-work	1 space per unit in addition to spaces required for the dwelling
Office uses, medical-professional	1 space per 200 square feet of gross floor area
Restaurants	1 space for each 3 seats plus 1 space for each person employed therein
Retail sales and service uses, sales oriented	1 space per 250 square feet of gross floor area
Retail sales and service uses, personal service oriented	1 space per 250 square feet of gross floor area
Funeral parlors	1 space per 150 square feet of gross floor area
Retail sales and service uses, repair oriented	1 space per 300 square feet of gross floor area
Retail sales and service uses, outdoor sales oriented	1 space per 300 square feet of outdoor sales area accessible to customers
Vehicle-related uses, general and general plus	1 space per 250 square feet of gross floor area
Vehicle-related uses, intensive	1 space per 400 square feet of gross floor area, plus 1 space for customers and employees per 1,000 square feet of outdoor sales and storage area
<b>Civic/Institutional Use Group</b>	

## OSSINING CODE

<b>Requirement</b>	<b>Minimum Spaces</b>
Clubhouses, community centers, places of worship	1 space per 4 seats. If benches or pews are provided, 24 linear inches of bench or pew space shall be equivalent to 1 seat. If no seats are provided, 6 square feet of floor area in each assembly room and classroom shall be equivalent to 1 seat
Educational uses, specialized	
Educational uses, higher learning	
Educational uses, elementary or secondary	2 spaces per classroom, plus 1 space per 18 square feet of floor area in each gymnasium and assembly hall
Day-care and nursery schools	1 space per employee and 1 space per 5 children. If there is a drop-off area where at least 5 cars can queue up, then it could be reduced to 1 space per 10 children.
Hospitals	1 space per 400 square feet of gross floor area
Senior living facilities	1 space per employee at the largest shift. and 1 space per 2 units
Water-related recreation facilities	1 space per 2,000 square feet of public outdoor area, plus 1 space per boat slip
<b>Industrial Use Group</b>	
Artisan workspaces, general and intensive	1 space per 500 square feet of gross floor area
Light manufacturing	1 space per 1,000 square feet of gross floor area
Self-storage uses	1 space per 20 storage units
Warehouse and freight movement uses	1 space per 1,000 square feet of gross floor area

**NOTE:** Space requirements for uses not provided in the above table shall be subject to the determination of the Planning Board. Parking ratios listed under the table do not indicate if the use is permitted in the district. See Appendix A for permitted uses.