

# ZONING

## 230 Attachment D

### Village of Croton-on-Hudson Special Permit Schedule

**Please note: all information contained in the zoning schedules is designed to supplement and summarize the information contained in the zoning text.  
At all times, the zoning text prevails over the zoning schedules.**

[Added 1-31-2005 by L.L. No. 1-2005]

Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustees	Planning Board	Zoning Board of Appeals
<b>SPECIAL USE PERMITS</b>				
<b>In Residential Zoning Districts:</b>				
Places of worship, schools, philanthropic and eleemosynary institutions, hospitals, sanitariums, nursing and convalescent homes, homes for the aged, libraries and arboretums	§ 230-9	X		
Railroad and public utility rights-of-way	§ 230-9	X		
Annual membership clubs	§ 230-9	X		
Operation or maintenance of historic sites and buildings	§ 230-9	X		
Funeral homes	§ 230-9	X		
Employment of one assistant for customary home occupations	§ 230-9	X		
Day-care centers	§ 230-9	X		
Bed-and-breakfasts	§ 230-9	X		
Accessory apartments	§ 230-41	X		
<b>In Commercial Zoning Districts:</b>				
Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products	§ 230-16	X		
Social clubs and other nonprofit organizations	§ 230-16	X		
Public utility structures	§ 230-16	X		
Day-care centers	§ 230-16	X		
Mixed occupancy	§ 230-16	X		
Sidewalk merchandise displays and sidewalk dining	§ 230-16	X		
Retail stores in C-2 districts	§ 230-17	X		
Motor vehicle service stations	§ 230-17	X		
Sale of used cars or vehicle rentals at service stations	§ 230-17	X		
Social clubs or other nonprofit organizations	§ 230-17	X		
Storage or repair garages	§ 230-17	X		
Animal hospitals	§ 230-17	X		
Hotels or inns	§ 230-17	X		
Public utility structures	§ 230-17	X		
Automobile sales and service agencies	§ 230-17	X		
Mixed occupancy	§ 230-17 § 230-42.1	X		
Freestanding signs in C-1 districts	§ 230-44			X

## CROTON-ON-HUDSON CODE

Use or Action (requiring special permit)	Code Section	Board Jurisdiction		
		Board of Trustees	Planning Board	Zoning Board of Appeals
<b>In Light Industrial Districts:</b>				
Light manufacturing, assembling, converting, altering, finishing, cleaning or other processing of products	§ 230-18	X		
Research, design and development labs	§ 230-18	X		
Storage and dispensing of motor fuel and lubricants	§ 230-18	X		
Hotels, inns and restaurants	§ 230-18	X		
Occasional retail sales	§ 230-18	X		
Utilities	§ 230-18	X		
Warehousing, wholesaling, freight distribution centers and terminals	§ 230-18	X		
Use of a lot smaller than three acres (must be greater than one acre)	§ 230-18	X		
<b>In Waterfront Commercial Districts:</b>				
Restaurants	§ 230-19	X		
Hotels, motels, and boatels	§ 230-19	X		
Retail sales outlets	§ 230-19	X		
Marinas	§ 230-19	X		
Small boat repair facilities	§ 230-19	X		
Temporary fairgrounds	§ 230-19	X		
Docks and piers	§ 230-19	X		
<b>In Parks, Recreation and Education Districts:</b>				
Public utilities	§ 230-20	X		
<b>In Waterfront Development Districts:</b>				
Restaurants	§ 230-22.D.3	X		
Marinas and yacht clubs	§ 230-22.D.3	X		
Ferry terminals	§ 230-22.D.3	X		
Docks and piers	§ 230-22.D.3	X		
Recreational boat repair facilities	§ 230-22.D.3	X		
Public utilities	§ 230-22.D.3	X		
Municipal facilities	§ 230-22.D.3	X		
Cultural uses (performing arts theaters, temporary art, craft and educational exhibits, band shells, museums)	§ 230-22.D.3	X		
<b>In All Districts:</b>				
Changing one nonconforming use to another nonconforming use	§ 230-53	X		
<b>SPECIAL PERMITS FOR DIMENSION EXCEPTIONS</b>				
Reduced setbacks in WD districts	§ 230-22I	X		
Exceptions to front yard setbacks in O-2 districts	§ 230-36	X		
In residential districts, exceptions to restrictions on projection of garages and other accessory buildings	§ 230-40	X		
In RC districts, exceptions to lot coverage requirements for accessory garages	§ 230-42	X		
<b>EXCAVATION, FILLING AND TOPSOIL REMOVAL</b>				
Land excavation, tree removal, stripping of topsoil	§ 120-3		X	
Nonremoval of fill or filling operations	§ 120-11		X	
Excavation of clay, sand, gravel, soil or other natural mineral deposits for commercial purposes	§ 120-18		X	

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		Board of Trustees	Planning Board	Zoning Board of Appeals
<b>TELECOMMUNICATIONS</b>				
Antennas and towers	§ 206-3	X		
<b>STEEP SLOPES</b>				
Exceptions to steep slope regulations for single-family lots (special hardship permits)	§ 195-9	X		
Exemptions from steep slope and building permit requirements for affordable housing (special hardship permits)	§ 195-9	X		
Special hardship permits for nonresidential properties	§ 195-10	X		