

Village of Croton-on-Hudson Area and Bulk Schedule

District	Code Text Section	Minimum Lot Area (sq. ft)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Habitable Floor Area (sq. ft)	Floor Area Ratio ⁵¹	Maximum Height Stories/feet	Building Coverage	Required Off-Street Parking
					Front	Side One/Both Yards	Rear					
RA-40	§230-33	40,000	150	200	50	30 / 80	40	Per d.u.: 1,400; Main floor: 880	0.15	2.5 / 35	20%	2 per d.u. ⁵²
RA-25	§230-33	25,000	125	150	40	20 / 50	30	Per d.u.: 1,200 Main floor: 880	0.20	2.5 / 35	25%	2 per d.u.
RA-9	§230-33	9,375	75	125	25	12 / 30	30	Per d.u.: 1,000 Main floor: 880	0.40	2.5 / 35	35%	2 per d.u.
RA-5	§230-33	5,000	50	100	15	8 / 20	25	Per d.u.: 880 Main floor: n/a	0.55	2.5 / 35	40%	2 per d.u.
RB: One-Family Residence	§230-34	5,000	50	100	20	8 / 20	25	Per d.u.: 880 Main floor: n/a	0.60	2.5 / 35	40%	2 per d.u.
RB: Two-Family Residence ⁵³	§230-34	2,500 sq. ft. per d.u.	75	100	20	12 / 30	30	Per d.u.: 600 Main floor: n/a	0.60	3 / 35	40%	1 per d.u.
RC: One-Family Residence	§230-34	9,375	75	125	25	12 / 30	30	Per d.u.: 1,000 Main floor: 880	0.40	2.5 / 35	35%	2 per d.u.
RC: Multiple Residence ⁴⁶	§230-34	Total: 4 acres Per d.u.: 3,000 sq ft	200	200	40	25 / 50	30	Per d.u.: 600	0.55	2 / 30	30%	1.5 per d.u.

Note: This schedule is presented for the convenience of the reader. The text of the Zoning Ordinance should be consulted for detailed district requirements. Relevant specific sections include Article IV: District Use Regulations, Article VA: Waterfront Development District, Article VI: District Bulk and Parking Regulations, Article VII: Supplementary Regulations, and Article VIII: Off-Street Parking, Driveways and Loading Facilities

⁵¹ See Article VI, District Bulk and Parking Regulations, §230-33B for calculation of FAR for oversized and undersized lots.

⁵² Per d.u. = per dwelling unit

⁵³ Usable open space requirements for RB two-family and RC multiple-family residences: 400 square feet per d.u.

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.

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					Front	Side One/Both Yards	Rear				
O-1	§230-35	---	100	100	20	10	20 ⁵⁴	0.40	2.5 / 35	TBD	The greater of 1 space per 300 sq ft of office floor area or 1 space per employee
O-2	§230-36	1 acre	150	150	25	25	25	0.40	25 feet	TBD	Minimum of 1 space per 300 sq ft of building
O-3	§230-36	1 acre	150	150	50	25	25	0.20	2.5 / 35	0.50	Minimum of 1 space per 300 sq ft of building
C-1	§230-35	----	25	---	---	None required; 10 feet minimum if provided ⁵⁵	None required; 10 feet minimum if provided ⁵⁶	2.0	2 / 35	----	The greater of 1 space per 300 sq ft of office floor area or 1 space per 250 sq ft of retail/service floor area
C-2	§230-35	----	50	----	10	None required; 10 feet minimum if provided ³	None required; 10 feet minimum if provided ⁴	0.50	2 / 35	----	The greater of 1 space per 300 sq ft of office floor area or 1 space per 250 sq ft of retail/service floor area

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⁵⁴ O-1 rear yard requirement for lots within 25 feet of residence district boundary: 30 feet (§230-35)

⁵⁵ C-1 and C-2 side yard requirement for lots within 25 feet of residence district boundary: 10 feet (§230-35)

⁵⁶ C-1 and C-2 rear yard requirement for lots within 25 feet of residence district boundary: 30 feet (§230-35)

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					Front	Side One/Both Yards	Rear				
LI ⁵⁷	§230-37	3 acres	200	200	50	30 / 80	35	0.5	3 / 40 (subject to both requirements)	½ the distance to the nearest lot line (subject to story and feet limitations)	1 space per employee (cumulative for all uses on lot)
WC ⁵⁸	§230-38	1 acre	100	200	25	30 / 80	20	0.5	1 / 20 (subject to both requirements)	---	0.5 space per patron (maximum customer capacity); 1 space per employee (cumulative for all uses on lot)
PRE-1	§230-39	----	----	----	50	25	50	---	12 feet	----	----
PRE-2	§230-39	----	----	----	50	25	50	---	35 feet	----	----
PRE-3	§230-39	----	----	----	50	25	50	---	35 feet	----	----

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⁵⁷ Any yard in LI district within 25 feet of residence district boundary: 50 feet (§230-37); waterfront setback from mean high waterline: 100 feet

⁵⁸ Required waterfront access in WC districts: 25 feet. See §230-38 for additional WC area and bulk regulations