

CHAPTER 230-ZONING
ARTICLE III: Establishment of Zoning Districts

§ 230-5. Classes of districts.

A. [Amended 5-7-1990 by L.L. No. 2-1990; 4-22-1991 by L.L. No. 2-1991] The Village of Croton-on-Hudson recognizes the following zoning districts:

District Title	Symbol	Chapter Section
One-Family Residence	RA-40	§ 230-9
One-Family Residence	RA-25	§ 230-10
One-Family Residence	RA-9	§ 230-11
One-Family Residence	RA-5	§ 230-12
Two-Family Residence	RB	§ 230-13
Multiple Residence	RC	§ 230-14
Limited Office	O-1	§ 230-15
Limited Office	O-2	§ 230-15
Central Commercial	C-1	§ 230-16
General Commercial	C-2	§ 230-17
Light Industrial	LI	§ 230-18
Waterfront Commercial	WC	§ 230-19
Park, Recreation and Education	PRE	§ 230-20
Multiple Development Use	MDU	§ 230-21
Waterfront Development	WD	§ 230-22

B. Each such district may be designated on the Zoning Map referred to in § 230-6, in the Bulk and Parking Schedule in Article VI and elsewhere in the text of this chapter by its symbol only.

§ 230-6. Zoning Map.

The boundaries of said districts are hereby established as shown on the 2005 Zoning Map, Village of Croton-on-Hudson, which accompanies and which, with all explanatory matter thereon, is hereby adopted and made a part of this chapter. Said map, indicating the latest amendments, shall be kept up-to-date in the office of the Village Engineer for the use and benefit of the public.

§ 230-7. District boundaries.

- A. In determining the boundaries of districts shown on the map, the following rules shall apply:
- (1) Unless otherwise shown, the district boundaries shall be construed to coincide with the center lines of streets, alleys, parkways, waterways and main track or tracks of railroads.
 - (2) Where such boundaries are indicated as approximately following the property lines of parks or other publicly owned lands, such lines shall be construed to be such boundaries.
 - (3) Unless otherwise shown, such boundaries running parallel to streets shall be construed to be 100 feet back there-from.
 - (4) In all cases where a lot in one ownership is divided by a district boundary and more than 50% of the area of such lot lies in the less restricted district, the regulations prescribed by this chapter for the less restricted district shall apply to such portion of the more restricted district. For the purposes of this section, the more restricted district shall be deemed that district which is subject to regulations which either prohibit the particular uses permitted in the district covering the remaining portion of said lot or which regulations require higher standards with respect to setback, coverage, yards, screening, landscaping and similar requirements.
 - (5) In all cases where a district boundary line is located not farther than 15 feet away from a lot line of record, such boundary shall be construed to coincide with such lot line.

(6) Any boundary shown extended into the Hudson or Croton Rivers shall be deemed to extend to the boundary of the village, unless otherwise indicated.

B. In all other cases, where dimensions are not shown on the Zoning Map, the location of boundaries shall be determined by the use of the scale appearing on such map.¹

§ 230-8. Effect of establishment of districts.

Following the effective date of this chapter:

- A. No building shall be erected, moved, altered, rebuilt or enlarged nor shall any land or building be used, designed or arranged to be used for any purpose or in any manner except in conformity with all regulations, requirements and/or restrictions specified in this chapter for the district in which such building or land is located.
- B. No yard or open space required in connection with any building or use shall be considered as providing a required open space for any other building or use on the same or any other lot.
- C. No lot shall be formed from part of a lot already occupied by a building unless such building, all yards and open spaces connected therewith and the remaining lot comply with all requirements prescribed by this chapter for the district in which said lot is located. No permit shall be issued for the erection of a building on any new lot thus created unless such building and lot comply with all the provisions of this chapter.
- D. Nothing contained in this chapter shall require any change in the plans, construction or designated use of a building complying with existing law, a permit for which shall have been duly issued and the construction of which shall have been started on or before the date of passage of this chapter and the ground-story framework of which, including the second tier of beams, shall have been completed within six months of the date of the permit and which entire building shall have been completed in accordance with such plans as have been filed within one year from the date of passage of this chapter.

¹ Editor's Note: See also § 230-161A (2) of this chapter.