

**Village of Croton-on-Hudson**

**1931 Zoning Code**

**and**

**Amendments**

**(Scanned in 7/03)**

## An Ordinance

Regulating and restricting the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings structures and land for trade, industry, residence and other purposes: establishing the boundaries of districts for said purposes; and providing penalties for violations.

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson do hereby ordain and enact as follows:

### ARTICLE ONE

#### Definitions

SECTION 4. The following words and phrases when used in this Ordinance (unless the context prohibits) shall have the following meanings. Words in the present tense include the future. The singular number includes the plural, and the plural the singular. The word "shall" is always mandatory.

1. "Accessory," of a building or use, means one subordinate or incidental to another upon the same plot.
2. "Amend" is used to include supplement, change, modify, and repeal.
3. "Apartment dwelling" means a dwelling for three or more families, living independently of each other and doing their cooking upon the premises.
4. "Building" is used to include a building, shed, garage, stable, green house, or other accessory building; a fence or wall more than 25 per cent, solid and over five feet high (other than a retaining wall, to the extent that it does not project above the ground); a gasoline pump, greasing mechanism or other fixture appurtenant to a garage or filling station; a sign, tower, chimney.
5. "Building area" means the maximum horizontal area of a building at the building grade, measured to the outside of exterior walls.
6. "Building grade" means the street grade, or if the mean grade of the plot along all the faces or walls of the building is higher than the street grade, "building grade" means such mean grade.
7. "Corner plot" means a plot fronting not more than 50 feet on one street and not more than 200 feet on an intersecting street.
8. "Depth of plot" means the mean distance from the front street line of a plot to its rear line or point measured as nearly as may be in the direction of its side lines.
9. "Erected" is used to include commenced, maintained, altered, restored, remodelled, enlarged, extended and designed or intended to be used.
10. "Floor area" means the total area of all floors used for human occupancy exclusive of public hallways, measured to the outside of exterior walls.
11. "Front street" means the street upon which a plot abuts. If a plot abuts upon more than one street, it means the street designated as the front street in an application for a building permit, at the applicants election.
12. "Front yard" means an unobstructed open space extending from the street line to the line of the part of a main building nearest thereto (excluding encroachments permitted by ARTICLE SEVEN hereof), measured perpendicularly or radially to such street line, and extending to each side line.
13. "Manufacture" is used to include fabrication, converting, alteration, finishing, assembling, baking.

14. "Non-conforming" means, as to use, a use not permitted under the provisions of this Ordinance in the district in which a plot is situated; as to a building, a building not complying with the limitations prescribed by this Ordinance for the district in which the building is situated as to height, setback, minimum required open spaces, or access to light.

15. "Occupant" is used to include owner, tenant and person in possession.

16. "Person" is used to include natural person, firm, association, and municipal and private corporation.

17. "Plot" is used to include lot, and means a parcel of land appurtenant to one main building and its accessory buildings, and under the same ownership or control as the main building, having at least the minimum area and required open spaces prescribed by this Ordinance.

18. "Rear line" of a plot means the line, if any, opposite the front street line.

19. "Rear yard" means an unobstructed open space extending from the rear line of the plot to the line of the part of the main building nearest thereto (excluding encroachment permitted by ARTICLE SEVEN hereof), measured perpendicularly to the rear line and extending to every side line.

20. "Side line" means any boundary line of a plot other than a street line or rear line.

21. "Side yard" means an unobstructed open space extending from the side line of the plot to the line of the part of the main building nearest thereto (excluding encroachments permitted by ARTICLE SEVEN hereof), measured perpendicularly to the side line and extending from the front yard to the rear yard.

22. "Sign" is used to include billboard, effigy, or any other public advertisement affixed to land or structure.

23. "Story" means that part, not exceeding 14 feet in height, of a building between one floor and the floor above (or if none the ceiling or roof above), the floor of which is entirely above the building grade.

A part of a building under a pitched roof, of which the eaves are below the midheight of the story, may be deemed a "half-story" if one-half or less of the floor area of such story is used for rooms.

24. "Street" means a street shown upon the official map of the Village of Croton-on-Hudson adopted pursuant to Section 179-c of the Village Law, as the same may be amended from time to time, whether known as road, avenue, lane, alley, place or by any other name, and whether public or private.

25. "Street grade" means the established grade of the front street or other higher street upon which the plot abuts at the mid-point of the frontage of the plot thereon or if there is no established grade. "street grade" means the existing grade of such street at such mid-point.

26. "Street line" means the boundary between a lot and a street. Where a line other than an existing street line is established by Ordinance, or is shown as a street line upon the Official Map of the Village aforesaid such other line shall be deemed the street line for purposes of this Ordinance.

27. "Two-family dwelling" means a dwelling upon one plot for two families living independently of each other and doing their cooking upon the premises, whether living one above the other, or next to each other.

28. "Used" is used to include occupied, and designed or intended to be occupied or used.

29. "Width" of a plot means the mean distance between its side lines measured as nearly as may be in the direction of the front street line or the chord thereof.

-3-  
ARTICLE TWO

Creation of Districts.

SECTION A. CLASSES OF DISTRICTS. For the purposes of this Ordinance, the Village of Croton-on-Hudson is hereby divided into classes of districts as follows:

1. "A" Districts.
2. "B" Districts.
3. "C" Districts. 3A. "C" Districts
4. "D" Districts.
5. "E" Districts.
6. "F" Districts.

SECTION B. BUILDING ZONE MAP: The boundaries of each of the Districts shall be shown upon a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931", dated July 28, 1931, which forms part of this Ordinance.

SECTION C. DISTRICT BOUNDARIES: 1. Unless otherwise shown on said map, the said district boundary lines are either the center line of a street or a line parallel to a street line at the distance stated, measured perpendicularly or radially, from such street line.

2. Where a district boundary line divides a plot in single ownership of record at the time such line is adopted and the plot has frontage on the street in the less restricted district, the regulations governing the less restricted portion of the plot may apply to the more restricted portion for a distance of not more than 25 feet from such boundary.

3. District boundary lines are designed to follow, wherever possible plot lines existing of record at the time of establishment of such boundary lines. In case of any doubt in the manner of application of the Map or any line thereon to a plot, the Board of Appeals shall have power to determine the application thereof.

SECTION D - Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this ordinance into districts having the boundaries shown on a map entitled "Building Zone Map, Part of the Village of Croton-on-Hudson Zoning Ordinance 1931" the following described part of the Village of Croton-on-Hudson, viz:

"The entire area designated on the official map entitled 'Building Zone Map, Part of Croton-on-Hudson, Zoning Ordinance 1931, as residence B District, being generally located partly on the east and west sides of Mt. Airy Road north of King Street, west of New York City Road No. 1 (Batten Road) and south of the line between the Village of Croton-on-Hudson and the Town of Cortlandt."

now included in a district known as a B District shall hereafter be deemed to be an A District for all the uses and purposes of this ordinance.

SECTION E. Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this ordinance into districts having the boundaries shown on a map entitled "Building Zone Map, part of the Village of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

Beginning at a point on the southwesterly side of Old Post Road South distant 54.21' from the westerly side of Maple Street, thence running along the southwesterly side of Old Post Road South N. 60°-00' W 125.00' to the intersection of the southwesterly side of Old Post Road South and the northeasterly side of Beekman Street, thence along Beekman Street S. 50°-00' W 100.00', thence S. 31°-05'-40" E 115.84', thence N. 58°-50'-20" E 63.96', thence N. 50°-03' -10" E 97.24 to the point or place of beginning

now included in a district known as a "D" district shall hereinafter be deemed to be an "E" district for all the uses and purposes of this ordinance.

SECTION F. - Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this ordinance into districts having the boundaries shown on a map entitled "Building Zone Map, part of the Village of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

All those lots or parcels on the northerly side of Croton Point Avenue designated on the tax maps of the Village of Croton-on-Hudson as Section 13, Block 100, Lots 23, 24 and 25 inclusive, which are now included in a district known as "D" District shall hereinafter be deemed to be part of an "E" District for all the uses and purposes of this ordinance.

SECTION G: Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this Ordinance into districts having the boundaries shown on a map entitled "Building Zone Map, part of the Village of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

All those lots or parcels on the southerly side of Croton Point Avenue designated on the tax maps of the Village of Croton-on-Hudson as Section 2, Block 98, Lots 1C and the westerly One Hundred foot (100 ft.) of parcel D, which are now in a district known as "A" District shall hereinafter be deemed to be part of an "E" District for all the uses and purposes of this Ordinance.

SECTION I: Notwithstanding the division of the Village of Croton-on-Hudson, N. Y., for the purpose of this Ordinance into districts having the boundaries shown on a map entitled "Building Zone Map, part of the Village of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

All that area west of North Riverside Avenue and North of Depot Square, approximately Six Hundred (600) feet along the westerly side of North Riverside Avenue, known as "E" District, comprising those parcels designated on the tax maps of the Village of Croton-on-Hudson as Section 31, Block 249, Lots 2 and 3 and part of Section 58, Block 249, Lot 1, shall hereinafter be known as "E" District for all the uses and purposes of this Ordinance.

SECTION J - Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this ordinance into districts having the boundaries shown on a map entitled "Building Zone Map, part of the Village of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

All those lots or parcels of land shown on the tax maps of the Village of Croton-on-Hudson and designated as sheet No. 12, Block 107, Lots 1, 2, 3, 4, 5 and 6 shall hereafter be deemed to be part of a D District for all uses and purposes of this ordinance.

SECTION K - Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this ordinance into districts having the boundaries shown on a map entitled: "Building Zone Map, part of the Village of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, Viz:

All those lots or parcels of land shown on the tax maps of the Village of Croton-on-Hudson and designated as Sheet No. 39, Block 210, Lots 17, 18, 19, and balance of lot 11 shall hereafter be deemed to be part of a D District for all uses and purposes of this ordinance.

SECTION L: Notwithstanding the division of the Village of Croton-on-Hudson for the purpose of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931", the following described part of the Village of Croton-on-Hudson, viz:

All those lots or parcels of land on the westerly side of South Riverside Avenue and fronting on South Riverside Avenue, beginning at the southerly boundary of the present "E" District and continuing in a southerly direction to Croton Point Avenue, comprising lots 5 to 10, inclusive in Block 100, Section 13, as shown on the tax maps of the Village of Croton-on-Hudson, shall hereafter be deemed to be part of an "E" District for all uses and purposes of this Ordinance.

SECTION M: Notwithstanding the division of the Village of Croton-on-Hudson, for the purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

All that area bounded on the North by Croton Point Avenue, on the East by South Riverside Avenue (Albany Post Road) on the South by the North Branch of the Croton River and on the West by property of the New York Central Railroad Company, shall hereafter be deemed to be part of an "E" District for all the uses and purposes of this Ordinance.

SECTION N: Notwithstanding the division of the Village of Croton-on-Hudson, for the purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

All that area on the East Side of South Riverside Avenue, beginning on the South Side of Benedict Boulevard and extending southerly, comprised of lots designated on the village Tax Maps as section 12, Block 106, Lots 11 to 26 inclusive, shall hereafter be deemed to be part of an "E" District for all the uses and purposes of this Ordinance.

SECTION O: Notwithstanding the division of the Village of Croton-on-Hudson, for the purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931," the following described part of the Village of Croton-on-Hudson, viz:

All that area beginning at a point on the westerly side of Riverside Avenue distant northerly five hundred (500') feet from a point on the said westerly side of Riverside Avenue, in range with the northerly side of Prospect Place, as measured along the said westerly side of Riverside Avenue, thence running along the existing boundary line between Residence A and Residence C district, as the said boundary line passes through land of Doherty, a distance of approximately seven hundred (700') feet to the easterly line of land of New York Central, thence running along the said easterly line of land of New York Central northwesterly 1280 feet more or less to land now or formerly of John Morton, thence running along said land of Morton northeasterly 1307 feet more or less to the said westerly side of Riverside Avenue thence running along the said westerly side of Riverside Avenue southeasterly 1315 feet more or less to the point or place of beginning, shall hereafter be deemed to be part of a "D" District for all the uses and purposes of this Ordinance.

SECTION 2: Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931", the following described part of the Village of Croton-on-Hudson, viz:

All that area beginning at a point in the boundary line between the existing Residence A District and Residence C District distant westerly approximately 125 feet from a point on the westerly side of Riverside Avenue which is distant northerly 500 feet from a point on the said westerly side of Riverside Avenue in range with the northerly side of Prospect Place, thence running southeasterly on a line 125 feet westerly from and parallel to the said westerly side of Riverside Avenue 640 feet to a point 125 feet northwesterly from the boundary line between lands of Doherty and lands of Reagan & Ottaviano as measured along the extension of the last described line, thence running southeasterly approximately 150 feet to a point on the said westerly side of Riverside Avenue 625 feet northwesterly from the northerly side of Franklin Street as measured along the said westerly side of Riverside Avenue, thence running along the said westerly side of Riverside Avenue southeasterly 75 feet to a point, thence running in a westerly direction through land of Doherty and along the boundary line between lands of Doherty and lands of Reagan & Ottaviano 125 feet more or less to the boundary line of the present Industrial District, thence running along the said Industrial District northwesterly 85 feet more or less to the existing boundary line between the Residence C District and the Industrial District, thence running along the said boundary line northwesterly approximately 560 feet to land of New York Central, thence running along said land of New York Central northwesterly 354 feet more or less to the existing boundary line between Residential Districts A and C, thence running easterly along the said boundary line approximately 575 feet to the point or place of beginning, shall hereafter be deemed to be part of an "F" District for all the uses and purposes of this Ordinance.

### ARTICLE THREE

#### HEIGHT AND BULK LIMITATIONS IN RESIDENCE DISTRICTS

SECTION A. "A" DISTRICTS 1. HEIGHT. In an "A" District the maximum height of a building shall be three and a half stories or 45 feet.

2. SIZE OF PLOT. Every plot shall have either a minimum area of 25,000 square feet or a frontage of 100 feet or more upon a front street.

3. REQUIRED OPEN SPACES: a. The maximum building area of all buildings upon a plot shall be 20 per cent. of the area of the plot.

b. The following yards shall be maintained upon every plot, subject to the exceptions provided in ARTICLE SEVEN hereof:

1. front yard at least 40 feet in depth.

2. side yard on each side thereof at least 25 feet in width.

3. rear yard having a depth at least 25 per cent. of the depth of the plot.

SECTION B. "B" DISTRICTS. 1. HEIGHT. In a "B" District, the maximum height of a building shall be two and a half stories or 35 feet.

2. SIZE OF PLOT. Every plot shall have either a minimum area of 10,000 square feet or a frontage of 75 feet or more upon a front street.

3. REQUIRED OPEN SPACES. a. The maximum building area of all buildings upon a plot shall be 25 per cent of the area of the plot. b. The following yards shall be maintained upon every plot, subject to the exceptions provided in ARTICLE SEVEN hereof.

1. front yard at least 25 feet in depth.

2. side yard on each side thereof at least 15 feet in width.

3. rear yard having a depth at least 25 per cent. of the depth of the plot.

SECTION C. "C" DISTRICTS. 1. HEIGHT. In a "C" District, the maximum height of a building shall be two and a half stories or 35 feet.

2. SIZE OF PLOT. Every plot shall have either a minimum area of 5,000 square feet or a frontage of 50 feet or more upon a front street.

3. REQUIRED OPEN SPACES: a. The maximum building area of all buildings upon a plot shall be 30 per cent. of the area of the plot. b. The following yards shall be maintained upon every plot, subject to the exceptions provided in ARTICLE SEVEN hereof.

1. front yard at least 15 feet in depth.

2. side yard on each side thereof at least 8 feet in width.

3. rear yard having a depth at least 25 per cent. of the depth of the plot.

SECTION D. "D" DISTRICTS 1 HEIGHT. In a "D" District, the maximum height of an apartment dwelling shall be four stories or 50 feet, and of any other building shall be two and a half stories or 35 feet.

2. SIZE OF PLOT. Every plot shall have either a minimum area of 5,000 square feet or a frontage of 50 feet or more upon a front street.

Every plot used for a two-family dwelling shall have either a minimum area of 7,500 square feet or a frontage of 75 feet or more upon a front street.

Every plot used for an apartment dwelling shall have either a minimum area of 10,000 square feet or a frontage of 100 feet or more upon a front street.

3. REQUIRED OPEN SPACES. a. The maximum floor area of an apartment dwelling shall not exceed the area of the plot. The maximum building area of buildings accessory to an apartment dwelling shall be 10 per cent. of the area of the plot.

C-2  
see  
amendment



The maximum building area of all buildings upon any other plot shall be 30 per cent. of the area of the plot.

b. The following yards shall be maintained upon every plot, subject to the exceptions provided in ARTICLE SEVEN hereof:

A front yard at least 15 feet in depth.

A rear yard having a depth at least 25 per cent. of the depth of the plot.

A side yard upon each side thereof at least 8 feet in width.

Upon every plot used for an apartment dwelling there shall be maintained the following open spaces, in addition to the front yard and rear yard above specified:

A side yard upon each side thereof at least 25 feet in width.

A parking space for automobiles for the sole use of the occupants of such dwelling and their visitors, containing at least 60 square feet for each family housed, which may be in a required yard.

A play space, suitable for the children living in such dwelling, containing at least 25 square feet for each family housed.

#### ARTICLE FOUR

##### USES PERMITTED IN RESIDENCE DISTRICTS

SECTION A. "A" DISTRICTS. In an "A" District a building may be erected on premises used for one or more of the following purposes:

1. Single-family detached dwelling.
2. Professional office or studio of a person residing upon the premises, incidental to such residence.
3. Home occupation conducted solely by a person residing upon the premises, and incidental to such residence. No display of advertising or products shall be visible from the street.
4. School; boarding school; library; museum; art gallery; or place for recreation, exercise, entertainment, instruction or public assembly not conducted for profit.
5. Tennis courts, and golf clubs, and buildings and uses accessory thereto.
6. Church or other place of worship, parish house, Sunday school.
7. Police station, fire house, municipal hall and offices, court house.
8. Agriculture provided that no produce shall be displayed for public sale upon the premises.
9. Private garage for not more than four motor vehicles not used for business or one business vehicle of not more than one-ton capacity; private stable for not more than four horses and carriages; barn or other building customarily accessory to any permitted use or main building. Upon plots larger than one acre accommodation may be provided for one more motor vehicle not used for business or one more horse and carriage for each additional quarter acre of plot area.
10. Leasing to a person not resident on the premises of space for one motor vehicle not used for business or one business vehicle of not more than one-ton capacity.

11. Signs as follows:

i. Professional name-plate or sign not exceeding two square feet in area, incidental to a use of the premises permitted by paragraphs 2 and 3 of this Section.

ii. Sign not exceeding six square feet in area incidental to a use of the premises permitted by paragraphs 4 to 7, inclusive, of this Section.

iii. Sign not exceeding six square feet in area offering the premises for sale or to let.

iv. Only two signs may be erected upon a plot. Every sign shall comply with the yard requirements prescribed for a main building by Article Three hereof.

v. Commercial signs, not incidental to a permitted use of the premises, are prohibited. No non-conforming sign existing at the date of adoption of this Ordinance shall hereafter be replaced, enlarged or rebuilt.

12. Reservoir, water supply reservation, park, parkway.

13. Railroad, signal tower or structure, railroad or bus, passenger or express station or platform.

SECTION A. is hereby amended by adding thereto a new subparagraph numbered 13A as follows:

13A. On any piece, parcel or plot of land in an "A" District, which has an area in excess of forty acres, in addition to the permitted uses described in subparagraph 1 to 13 of this Section A of Article Four hereof the following further uses shall be permitted; as a site for the building and operation of a laboratory or laboratories (for profit or non-profit purposes) for research in biology, mycology, chemotherapy and for research in the use and development of industrial products and by-products and/or as a site for the building and operation of a training school for laboratory technicians and as a site for the raising of flora and fauna to be used in experimentation in such laboratories, provided always that the extended uses herein described produce no noxious noises, odors or substances deleterious to health and safety.

All other buildings and uses are prohibited.

SECTION B. "B" AND "C" DISTRICTS. In a "B" or "C" District a building may be erected or premises used for any one or more of the purposes permitted by Section A. of this Article, and in addition, may be used for:

14. The renting of not more than five rooms or providing table board for not more than five persons, upon premises occupied as a single family residence; and one sign not exceeding two square feet in area incidental to such use, and complying with the yard requirements prescribed for a main building in the District.

14A. Municipal Sewage Treatment Plant, Municipal Garage and Gasoline Pumps, Municipal Storage Yard.

All other buildings and uses are prohibited.

SECTION C. "D" DISTRICT. In a "D" District a building may be erected or premises used for any one or more of the purposes permitted by Section B of this Article and in addition for:

15. Dwelling for not more than 32 families.

16. One-story private garage accessory to an apartment dwelling, for the accommodation solely of motor vehicles of the occupants thereof, not used for business, subject to the following regulations:

i. Such garage may be erected at a point not nearer than 10 feet to a side or rear line of the plot, or may be incorporated in the main building.

ii. If the roof thereof be flat, and appropriately surfaced, and used

C-2  
see  
amendment

"D"

for either the parking space or play place prescribed by Article Three, Section D, the area thereof may be included in computing the prescribed parking space or play space; or if not so used may be deemed an elevated part of a side yard or rear yard, as the case may be, for the purposes of this Ordinance.

iii. Such garage shall be divided into separate non-communicating compartments, each accommodating not more than 12 automobiles.

iv. The walls, partitions and roof of such garage shall be so constructed as to comply with the standard one-hour fire test of the National Board of Fire Underwriters in force on the date of adoption of this Ordinance, and so as to withstand an upward and outward thrust of 200 pounds per square foot.

v. There shall be no openings in the walls or roof of such garage not incorporated in the main building within 15 feet of the apartment dwelling to which it is accessory.

vi. No gasoline, oil, grease or other supplies shall be stored or sold in such garage, nor commercial service or repairs made or rendered therein. All other buildings and uses are prohibited.

## ARTICLE FIVE

### BUSINESS "E" DISTRICTS.

SECTION A. HEIGHT AND BULK LIMITATIONS. 1, HEIGHT, In an "E" District, the maximum height of an apartment dwelling or business building shall be four stories or 50 feet, and of any other main building shall be two and a half stories or 35 feet.

2. SIZE OF PLOT. Every plot used for a business building or purpose shall have either a minimum area of 2500 square feet or a frontage of 25 feet or more upon a front street.

For a building or purpose also permitted in a "D" District, the minimum size and frontage of plot shall be those prescribed for the same class or kind of building or purpose by ARTICLE THREE, Section D of this Ordinance.

3. REQUIRED OPEN SPACES: A front yard at least 10 feet in depth shall be maintained upon every plot.

A rear yard having a depth of at least 25 feet shall be maintained upon every plot used wholly or partly for a business building or purpose, and, upon every other plot, having a depth at least 25 per cent. of the depth of the plot.

Upon every plot used for a business building or purpose which abuts upon the boundary of a Residence District, a side yard shall be maintained at least 15 feet in width along such boundary.

Upon every plot used exclusively for a building or purpose also permitted in a "D" District, the maximum floor area and building area of buildings and the minimum side yards and other required open spaces shall be those prescribed for the same class or kind of building or purpose by Article Three, Section D, of this Ordinance.

SECTION B USES. A building may be erected or premises used for any one or more of the purposes permitted by Article Four of this Ordinance, and in addition for:

17. Office, studio, store for customary neighborhood personal services, store for the sale of goods and personal services incidental thereto, restaurant, club, hotel newspaper and job printing office, bank, undertaking establishment, billiard hall, miniature golf course, bowling alley, theatre or other place of public assembly for profit, all of which are declared to be "business buildings" for purposes of this Ordinance.

There shall not be conducted in any business building any manufacture which uses mechanical power in excess of ten rated horse-power, or uses steam pressure in excess of 15 pounds guage pressure per square inch, or habitually employs more than five workers thereat.

In a business building also used for residence, separate entrances shall be provided for the parts used for residence.

18. Telephone central office, electric substation or transformer station, conforming to the limitations imposed upon business buildings by Section A of this article.

19. Airplane landing field, sea-plane anchorage, hangar.

20. Private garage for not more than four motor vehicles used for business; private stable for not more than four horses and wagons; or other building customarily accessory to any permitted use or main building.

21. Public garage accommodating not more than 40 vehicles, automobile repair shop employing not more than five workers, and for gasoline filling or service pumps or station, upon approval of the Board of Appeals, after public hearing upon notice, subject to the following conditions:

i. There shall be filed with the Board of Appeals the consent in writing, duly acknowledged, of the owners of record of 80% of the land fronting upon the main street or streets and lying within 300 feet of the proposed building or use, measured along the lines of said streets, and excluding the plot to be used for such building or use.

ii. No such building or use shall be permitted upon a plot on either side of the same street as, and within 150 feet of, a building which at the time of application is used as a church, theatre, or place of public assembly, accommodating over 100 persons.

iii. Such building and all accessory structures, including pumps, pits, greasing mechanisms and other service appliances shall conform to the limitations imposed upon business buildings by Section A of this article.

22. Storage of contractors' equipment and supplies.

23. Signs, in addition to those permitted by Article Four hereof, as follows:

i. Upon a plot used for a purpose permitted by paragraphs 17, 18, 19 or 21 of this Section, a sign advertising a use conducted upon the plot. Such sign shall have an area of not more than 50 square feet. Only one sign shall be erected for each occupant of the plot. Every such sign shall be attached to a main building, and shall be parallel to the wall thereof and shall project not more than six inches therefrom.

All other buildings and uses are prohibited.

## ARTICLE SIX

### INDUSTRIAL "F" DISTRICTS.

SECTION A. HEIGHT AND BULK LIMITATIONS. 1 HEIGHT. In an "F" District, the maximum height of a building shall be four stories or 50 feet.

2. SIZE OF PLOT. Every plot used for a business building or purpose shall have either a minimum area of 2,500 square feet or a frontage of 25 feet or more upon a front street.

Every other plot shall have either a minimum area of 5,000 square feet or a frontage of 50 feet or more upon a front street.

3. REQUIRED OPEN SPACES. i. A front yard at least 15 feet in depth shall be maintained upon every plot.

ii. Upon every plot used for a building or purpose also permitted in an "E" District, the building area of buildings, and the minimum side yards and rear yard, shall be those prescribed for the same class or kind of building or purpose by Article Five, Section A of this ordinance.

iii. Upon every plot used for any other building or purpose not prohibited by Section B of this Article, there shall be maintained the following several open spaces:

- a. A rear yard at least 25 feet in depth.
- b. A side yard upon each side thereof at least 15 feet in width.
- c. A parking space for automobiles for the sole use of the occupants of such plot, their employees and visitors, containing an area at least 12 per cent of the area of the plot. Such parking space may be in a required yard.
- d. Every building upon such a plot shall be so arranged that the loading and unloading of materials and goods and the parking of vehicles used in the conduct of the enterprise may be entirely within the plot and not within any street.

SECTION B. USES. A building may be erected or premises used for any lawful purpose other than:

1. Dwelling, except for a watchman in connection with a permitted business or industrial use.
  2. Sign, except: i. A sign permitted by Articles Four or Five hereof,
- or:

ii. A commercial sign, upon approval of the Board of Appeals after a public hearing upon notice, subject to the following conditions:

- a. Such sign shall be constructed exclusively of metal or other fireproof material. Its maximum length shall be 15 feet, and its maximum height 10 feet. The bottom of any part more than one-quarter solid shall be at least 3 feet above the ground.
- b. Such sign shall conform to the limitations imposed by Section A of this Article on buildings other than business buildings.
- c. No such sign shall be erected within 500 feet of an intersection of streets at a point where, in the judgment of the Board of Appeals, such sign would obstruct or interfere with the view of a vehicle or person on an intersecting street.
- d. No permit shall be issued to erect a sign which, in the judgment of the Board of Appeals, is or would be injurious to property in the vicinity thereof or injuriously affect any public interest.

3. Acetylene gas manufacture; asphalt manufacture or refining; automobile wrecking yard or dump; crematory, disinfectant or poison manufacture; dyestuff manufacture, manufacture or storage in bulk of explosives, fireworks or matches; fat rendering; fertilizer manufacture or storage; oil cloth or linoleum manufacture; paint, shellac, oil lacquer, turpentine or varnish manufacture; reduction of garbage, dead animals, offal or refuse other than by a municipality; rock or stone crusher, sand, clay or gravel pit or quarry, except as hereinafter provided; slaughter of animals; soap manufacture; stockyard; tar distillation or manufacture; yeast manufacture; or any other use determined by the Board of Appeals to be dangerous to public health or safety, or to be noxious or offensive by reason of the emission of odor, smoke, dust, gas or noise.

ARTICLE SEVEN

PROVISIONS COMMON TO SEVERAL DISTRICTS.

SECTION A. EXCEPTIONS TO YARD REQUIREMENTS. 1. CONFORMANCE TO EXISTING FRONT YARDS. In any Residence District, if the depth of front yard prescribed by Article Three hereof is less than the average depth of front-yards of main buildings existing within the same district, upon the same side of the street and within 200 feet of the plot, the depth of front yard of the plot shall be at least such average depth, but in no case need such front yard exceed 50 feet in depth.

2. PERMITTED ENCROACHMENTS. a. The following parts of a main building may encroach upon a yard: open, uncovered porch, steps or terrace; bay, bow or oriel window not more than three feet; eaves, cornice, chimney or gutter, not more than 18 inches.

b. An accessory building may be erected in a side or rear yard, but no part thereof shall be erected within five feet of a rear line or side line except upon approval of the Board of Appeals after a hearing upon notice to the owner of record of the land abutting such rear line or side line.

c. Where the mean grade of the lower available side-yard of a plot is more than 14 feet above the street grade at a point 66 feet from the street line in an "A" District, 47 feet in a "B" District, or 37 feet in a "C" or "D" District, a one-story accessory private garage may encroach upon a front yard to an extent such that, with a driveway of a grade of five per cent. or less, the top of the rear wall will be at or below the natural level of the ground. In any case, such garage shall be set back at least five feet from the street line, and the doors thereof shall not encroach upon the street. Such garage may be distant less than 10 feet from the main building.

3. PARTY-WALL DWELLINGS AND GARAGES. The provisions of this Ordinance prescribing side yards shall not be deemed to prevent the erection upon a plot of a dwelling having a party-wall with a dwelling upon an abutting plot, provided that there be maintained upon the plot one side yard of a width twice that prescribed for a side yard in the District. Nor shall the provisions prescribing side yards or rear yards be deemed to prevent the erection of an accessory garage having a party-wall with an accessory garage upon an abutting plot.

4. DWELLING ADJACENT TO "E" or "F" DISTRICT. Upon a plot in a Residence District abutting upon an "E" or "F" District in which the prescribed depth of the front yard is less than in such Residence District, the depth of front yard need not be greater than the average of depths prescribed for the Residence District and abutting district.

5. CORNER PLOTS. a. Upon a corner plot, all buildings shall be set back from the street line of each street at least as far as prescribed for the minimum depth of front yard in the District.

b. Every line of a corner plot not a street line may be deemed a side line for the purposes of this ordinance.

c. That part of a corner plot between the lines of intersecting streets shall be kept free of obstacles which might interfere with the ability of a driver of a vehicle on one street to see a vehicle approaching in the intersecting street. To that end, in no case shall any structure be erected or vegetation (other than shade trees with clear trunks at least 12 feet high)

maintained more than three and a half feet in height above the street grade between the street lines of intersecting streets

42"

and a line joining points on such street lines distant twenty feet from their point of intersection (or in the case of a rounded corner, the point of intersection of the tangents).

**SECTION B. ACCESSORY BUILDINGS.** 1. An accessory building shall not be used for dwelling purposes except for the guests, family or domestic employees or watchman of an occupant of the main building.

2. The maximum height of an accessory building shall be two and a half stories or 35 feet in an "A" or "F" District, and one and a half stories or 20 feet in every other District.

3. Every accessory building shall be at least 10 feet distant from any part of the main building.

**SECTION C. DETERMINATION OF HEIGHT.** 1. The height of a building is the vertical distance from the building grade (1) to the mean level of the top of the main roof of a building having a flat roof; (2) to the level of a line half way between the eaves and the ridge of the highest roof of a building having a pitched roof.

2. The height limitations prescribed in this Ordinance shall not apply (a) to penthouses or other uninhabited parts of a building, domes, cupolas, spires, belfries, chimneys, water tanks or towers, standpipes of bulkheads, the aggregate area of which at a level half-way above the top of the building is less than 20 per cent, of the building area of the building of which they form a part; nor (b) to transmission or aerial towers masts, flagpoles, monuments or municipal towers or standpipes or the storage of water.

All penthouses, bulkheads, standpipes and water tanks or towers shall be at least ten feet inside the front and rear walls of a building, and, except the walls of elevator or stair enclosures, at least five feet inside the side walls.

**SECTION D. LIMITATION ON REDUCTION OF PLOT AREAS.** No plot shall so be reduced in area that any open space required by this Ordinance will be smaller than the minimum prescribed for the class or kind of structure thereon in the district in which the plot is situated. No space which has been included as part of the required open space appurtenant to one main building shall be deemed to constitute part of the open space required for any other main building.

**SECTION E. USE OF MACHINERY.** All machines, engines and motors shall be so installed, equipped and operated as not to cause objectionable noise or vibration.

**SECTION F. ACCESS TO LIGHT.** Every room used habitually for human sleeping, living or work, shall have a window or windows (called for purposes of this Ordinance "required windows") of an aggregate area constituting at least 15 per cent. of the area of its floor.

Every required window shall be so located that from the inner edge of its sill there shall be open and unobstructed access of skylight at an angle of not less than thirty degrees from the plane of the window.

Such angle shall be measured to a line extending perpendicularly from such sill over a line representing the maximum height to which the nearest building may be erected in conformity with this Ordinance. Such height shall be determined as provided in Section C i of this Article.

**SECTION G. EXCAVATION OF MINERALS.** After a public hearing upon notice, the Board of Appeals may grant a permit for the excavation and sale of shale, sand, clay, gravel or other natural mineral deposit, or the quarrying of any kind of rock, subject to such conditions as the Board of Appeals may prescribe, and in any case subject to the following:

1. Every open excavation or quarry shall be completely surrounded by a substantial fence, located at all points fifty or more feet from the edge of such excavation or face of such quarry and provided with suitable gates.

2. The final slope of material in any excavation or pit shall not exceed the normal limiting angle of repose of such material.



3. Both the base and top of such slope or the face of such quarry shall not be nearer than fifty feet to any street line or rear or side plot line.

**ARTICLE EIGHT.  
NON-CONFORMING BUILDINGS AND USES.**

**SECTION A. FUTURE BUILDINGS AND USES.** No building shall hereafter be erected or premises used except in conformity with the provisions of this Ordinance, except as otherwise permitted by this Article.

The Board of Appeals, after a public hearing upon notice, upon good cause shown, may grant a conditional and temporary permit for a reasonable time not to exceed five years, for a non-conforming building or use; and also for an additional period not to exceed five years, subject, however, to the approval of the Board of Trustees after conference with the Planning Board as to the additional time.

**SECTION B. EXISTING NON-CONFORMING BUILDINGS AND USES.** Except as otherwise herein provided, any non-conforming building or use lawfully existing at the date of adoption of this Ordinance may be continued by the then or any subsequent occupant, or may be changed to another non-conforming use which is determined by the Board of Appeals to be no more harmful or objectionable; but no non-conforming building or use shall be enlarged or extended. A non-conforming use discontinued for two years shall not thereafter be recommenced, and any subsequent use of the premises shall be in conformity with the provisions of the Ordinance.

**SECTION C. BUILDINGS OR USES RENDERED NON-CONFORMING BY AMENDMENT.** If any amendment to this Ordinance or the Building Zone Map hereafter be adopted, any building or use lawfully existing at the date of adoption of such amendment may be continued, although thereby rendered non-conforming, in the same manner and to the same effect as permitted by this Article for non-conforming buildings and uses existing at the date of adoption of this Ordinance.

**SECTION D. RESTORATION OF DAMAGED NON-CONFORMING BUILDINGS.** Every non-conforming building hereafter damaged by fire, flood, explosion, riot, act of God or the public enemy to an extent exceeding 75% of its then fair market value shall be reconstructed only in conformity with the provisions of this Ordinance. A non-conforming building damaged to a less extent may, within six months of such damage, be restored to its non-conforming character or use existing at the time of such damage.

No provision of this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any part of a building declared unsafe by any duly authorized public authority.

**SECTION E. BUILDINGS COMMENCED PRIOR TO THIS ORDINANCE.** No provision of this Ordinance shall be deemed to require any change in the plans, construction or proposed use of a building complying with existing law, a permit for which has been duly granted and the erection of which has been commenced before the date of adoption of this Ordinance, and the erection of which shall be diligently prosecuted in good faith and which shall be completed in accordance with the plans as filed within six months from the date of adoption of this Ordinance. The Building Inspector, upon demand, shall issue a Certificate of Occupancy for such building, as provided in ARTICLE NINE, SECTION D, hereof.

**SECTION F. BUILDINGS UPON EXISTING SMALL PLOTS.** No provision of this Ordinance prescribing a minimum area of plot or minimum frontage shall be deemed to prevent the erection of a single family dwelling or, in an "E" District, of a business building, upon a plot in separate ownership purchased prior to the time of adoption of this Ordinance, and containing an area of frontage less than the minimum proscribed for a single family dwelling in the district in which the plot is situated, or, in an "E" District, proscribed for a business building.



ARTICLE NINE.

ADMINISTRATIVE PROVISIONS

SECTION A. INTERPRETATION AND PURPOSE. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, comfort and general welfare.

Wherever the provisions of this Ordinance prescribe a greater limitation than any other statute, ordinance, regulation, contract or covenant, the provisions hereof shall govern. Wherever the provisions of such other statute, ordinance or regulation prescribe a greater limitation, such other provisions shall govern. No provision of this Ordinance shall be deemed invalidate, abrogate or supersede such other provisions in any private contract or covenant.

SECTION B. AUTHORITY AND DUTIES OF BUILDING INSPECTOR. A Building Inspector shall be appointed by the Village Board of Trustees, who shall serve at their pleasure and receive such compensation or fees as may be fixed by them. He shall enforce this Ordinance in accordance with the provisions thereof and with such rules and regulations not inconsistent therewith as may be adopted from time to time by the Board of Appeals and filed with the Village Clerk; and to that end shall have power to inspect any building or premises, and examine any plans and specifications.

The Building Inspector shall have power to issue Building Permits and Certificates of Conformity as hereinafter provided; but in no case, except pursuant to written order of the Board of Appeals, shall he issue a Building Permit or Certificate of Conformity for any building erected or to be erected or premises used or to be used in violation of any provision of this Ordinance.

SECTION C. BUILDING PERMITS. 1. APPLICATION FOR PERMIT. No building shall be erected until a Building Permit therefor has been issued by the Building Inspector. Before any Building Permit may be issued, there shall be filed in duplicate with the Building Inspector.

a. An application in writing in form prescribed by the Building Inspector, setting forth a description of the plot, including block and lot numbers, if any; the name and address of the owner and the address of the agent, if any, signing the application; the name and address of the person who has prepared the plans; the estimated cost of the building to be erected; the proposed use of the building; and such other information as the Building Inspector may deem necessary to determine the propriety of issuing the Building Permit.

b. A map of the plot, drawn to scale, showing the actual dimensions, radii and angles of the plot, and the exact size and location thereon of the building to be erected. If the estimated cost of the proposed building is \$5,000. or more, such map shall also show the existing contours of the plot at five foot intervals from the datum prescribed by the Building Inspector, and shall be signed and certified by a licensed surveyor who has prepared it; but the Building Inspector may waive this requirement where an inspection of the premises shows that the variations in topography are less than ten feet.

c. Where deemed necessary by the Building Inspector, plans and elevations of the proposed structure, drawn to scale, and specifications therefor.

2. ISSUANCE OF PERMIT. The Building Inspector shall return one copy of the application and other filed documents to the applicant, and if he shall refuse to issue a Building Permit, shall state in writing the grounds of his refusal.

It shall be the duty of the Building Inspector promptly to issue a Building Permit, (a) if the application and field documents show that the proposed building or use is in conformity with all the provisions of this Ordinance and other applicable statutes, ordinances and regulations, or (b) upon written order of the Board of Appeals.

3. **FEE FOR PERMIT.** There shall be paid to the Village at the time of filing the application a fee as follows: if the estimated cost of the building to be erected is less than \$1,000. one dollar; if \$15,000. or less, five dollars; if \$25,000. or less, ten dollars; if more than \$25,000., twenty-five dollars.

4. **EXPIRATION OF PERMIT.** If the erection authorized by a Building Permit heretofore or hereafter issued is not commenced within ninety days from the date thereof, or if such erection be suspended or abandoned for a period of ninety days, then such permit shall thereafter be null and void; and before such erection be commenced or resumed a new application for a permit shall be made and a new fee paid and a new Building Permit issued.

**SECTION D. CERTIFICATE OF CONFORMITY.** 1. No premises shall hereafter be used for a purpose other than that existing at the date of adoption of this Ordinance, nor shall any building hereafter erected be used until a Certificate of Conformity has been issued by the Building Inspector, showing that such building as erected and the premises and the proposed use thereof are in conformity with all the provision of this Ordinance and other applicable statutes, ordinances and regulation; or that although non-conforming, such building has been erected as permitted by Article Eight, Section E, hereof.

The Building Inspector shall, within ten days after the filing of a written application therefor in such form as he shall prescribe, determine whether the building and premises and proposed use thereof conform as aforesaid. If they so conform, he shall issue a Certificate of Conformity; otherwise he shall refuse to issue the certificate and shall state in writing the grounds of his refusal to do so.

2. Under such rules and regulations as may be established from time to time by the Board of Appeals and filed with the Village Clerk, the Building Inspector may issue a Temporary Certificate of Conformity valid for not more than thirty days.

3. Upon written application in such form as he shall prescribe, the Building Inspector shall inspect any building existing or premises in use at the date of adoption of this Ordinance, and after investigation shall issue a Certificate of Conformity thereof, stating the extent and character of use thereof upon such date, and whether such use conforms to the provisions of this Ordinance.

4. There shall be paid to the Village at the time of filing an application for Certificate of Conformity a fee of fifty cents.

**SECTION E. BOARD OF APPEALS** A Board of five members is hereby created, to be known as the Board of Appeals, which shall be appointed, hold office and conduct its affairs in the manner prescribed by the Village Law of the State of New York.

In addition to the jurisdiction conferred by the Village Law, the Board of Appeals shall have power, in appropriate cases and subject to appropriate conditions and safeguards, to determine and vary the application of the provisions of this Ordinance in harmony with their general purpose and intent, as follows:

1. To grant a permit in a case in which the approval of the Board of Appeals is prescribed by this Ordinance.

2. In case of any doubt as to the meaning of any provision of this Ordinance or of the application of the Building Zone Map, to determine the meaning or application thereof.

3. To determine whether a proposed use is dangerous, noxious or offensive, as provided in Article Six Section B, 3 thereof, and when so determined, to prohibit such use.

4. To determine the area affected by a proposed amendment to this Ordinance, as provided in Section G of this Article.

5. To determine whether a proposed non-conforming building or use is more objectionable or harmful than one lawfully existing upon the same plot, and when so determined, to prohibit the same.

6. To make rules and regulations governing the enforcement and administration of this Ordinance, not inconsistent with the provisions hereof. A copy of each such rule or regulation shall be filed with the Village Clerk.

Where there are practical difficulty or unnecessary hardship in the way of carrying out the strict letter of this Ordinance, the Board of Appeals shall have the power in passing upon appeals to vary or modify the application of any of the regulations or provisions of this Ordinance, so that the spirit of the Ordinance shall be observed, public safety and welfare secured and substantial justice done; and in passing upon applications for permits and determining the manner of application of doubtful provisions, the Board shall act to the same ends.

**SECTION F. PUBLIC HEARINGS UPON NOTICE:** Except as otherwise specifically provided in this Ordinance or as otherwise prescribed by law, due and sufficient notice of a public hearing permitted or required to be held hereunder shall be deemed to be given by publication of notice of the time, place and purposes of such hearing ten days in advance thereof in a newspaper of general circulation in the Village.

**SECTION G. AMENDMENTS.** Subject to the provisions of Sections 178 and 179 of the Village Law, the Board of Trustees may from time to time upon its own motion, or on petition, or on recommendation of the Planning Board, amend any provision of this Ordinance, or any boundary shown upon the Building Zone Map which forms part of this Ordinance.

Every proposed amendment initiated by the Board of Trustees or by petition, shall be referred to the Planning Board for report thereon, but if the Planning Board shall not make its report within thirty days of such reference, it shall forfeit the right further to suspend action.

No such amendment shall become effective until after a public hearing, at least fifteen days' notice of the time, place and purpose of which shall be published in a newspaper of general circulation in the Village.

Upon the filing with the Village Clerk of a petition, duly signed and acknowledged by the owners of a premises having 50% or more of the street frontage in the area determined by the Board of Appeals to be affected, requesting an amendment of any provision of this Ordinance or of any boundary shown upon the accompanying map, it shall be the duty of the Board of Trustees to refer the request to the Planning Board and to hold a public hearing upon notice thereon, as provided in this Section.

**SECTION H. VIOLATIONS AND PENALTIES.** Any person, who as owner, lessee, architect, contractor, or who as principal or agent in charge of property, violates any provision of this Ordinance, or who knowingly aids, abets, assists or takes part in a violation of any provision of this Ordinance, shall be subject to a penalty not to exceed \$25.00 for each offense.

Any person, who as owner, lessee, architect, contractor or who as principal or agent in charge of property, having been advised by the Building Inspector or by any police officer of the Village, or by the Board of Trustees of the Village that any act contemplated or then being undertaken by such person is in violation of any provision of this Ordinance, thereafter by performing such act or by a continuance of said act violates or further and again violates any provision of this Ordinance, or who knowingly aids, abets, assists or takes part in any such violation of any provision of this Ordinance, shall be a disorderly person and such violation or further violation shall constitute disorderly conduct, and shall be liable to a penalty of not to exceed \$100.00 or shall be punishable by imprisonment in the County Penitentiary and Workhouse of Westchester County for not to exceed six months as prescribed by Sections 899-913 of the Code of Criminal procedure of the State of New York, or both.

In addition to the foregoing, should any condition arising from the violation of any provision of this Ordinance, be required by considerations of health, safety, morals or the general welfare of the community to be abated, the Board of Trustees of the Village may cause to be served upon the owner and/or the person in control of the premises where such condition exists, a notice stating that such condition so arising must be abated and the manner in which it must be abated to comply with this Ordinance. Said notice shall further state a reasonable time, to be also fixed by the Board of Trustees of the Village, within which work to abate said condition must be started.

Any person who owns or is in control of premises where any condition arising from a violation of any provision of this Ordinance exists, who, upon receipt of a notice to abate any condition thereupon as above described, shall fail to have work started to abate said condition within the time stated therein by the Board of Trustees of the Village, or who after starting such work to abate such condition fails diligently to prosecute such work so as to complete such work within the time stated in such notice by the Board of Trustees of the Village shall be a disorderly person and such person shall be guilty of disorderly conduct and for each violation thereof shall be liable to a penalty of not to exceed \$10.00.

Each day that such failure to begin such work after the date set to abate such condition shall continue shall constitute a separate offense, and each day that such condition remains unabated after the time set by the Board of Trustees of the Village shall constitute a separate offense, provided, however, that if conditions which reasonably could not be foreseen shall arise upon the site of the work, such time for completion of such work shall be deemed to be extended for such time as may be reasonably needed to remedy such unforeseen conditions.

The Board of Trustees of the Village may in its discretion and upon good cause being shown therefor remit any penalty which any person may have incurred or may hereafter incur under this Ordinance, but no penalty shall be remitted until all conditions arising from a violation of this Ordinance upon the premises concerned shall have been made to conform to the provisions of this Ordinance.

No provision of this Ordinance shall be construed to deprive the Village or the Board of Trustees or any citizen or taxpayer thereof of any other available remedy for the enforcement of this Ordinance or the punishment or abatement of violations thereof; and all such remedies shall be cumulative and not exclusive.

**SECTION I. REPEALER.** Ordinance No. 11, "Building Lines", of the Code of Ordinances of the Village, adopted May 24, 1927, is hereby repealed.

**SECTION J. PARTIAL INVALIDITY.** The determination of invalidity of any clause, paragraph or section of this Ordinance shall not be deemed to invalidate this Ordinance or any part thereof other than the part so declared invalid.

**SECTION K. SHORT TITLE.** This Ordinance shall be known and may be cited as "CROTON-ON-HUDSON ZONING ORDINANCE, 1931".

**SECTION L. TIME OF TAKING EFFECT.** This Ordinance shall be in force and effect immediately upon adoption and publication pursuant to Section 95 of the Village Law, and immediately upon personal service of a copy thereof as therein provided.

NOTICE IS HEREBY GIVEN that on the 28th day of July, 1931, the foregoing ordinance was enacted.

By order of the Board of Trustees.

GEORGE MILLER, Mayor.

FRANK FINNERTY, Clerk

Dated July 28th, 1931.

PURSUANT to Section 95 of the Village Law, I the undersigned, Frank Finnerty, Village Clerk of the Village of Croton-on-Hudson, do hereby certify under the corporate seal of said Village, that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on July 28, 1931, and the map therein referred to, and that the same was on that date duly entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson.

Dated, July 31, 1931.

(Seal of Village of  
Croton-on-Hudson)

FRANK FINNERTY, Village Clerk

**Amendments**  
**to**  
**1931 Zoning Code**

AMENDMENT TO CROTON-ON-HUDSON ZONING ORDINANCE 1931

AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A: Article Two, Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new district to read as follows:

After the words 5. "E" districts there shall be added an additional paragraph as follows: 5A "EE" Districts.

SECTION A: Article Two, Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new section to read as follows:

SECTION R. Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled "Building Zone Map", part of Croton-on-Hudson Zoning Ordinance, 1931, the following described part of the Village of Croton-on-Hudson, viz:

ALL THAT AREA beginning at a point on the easterly side of South Riverside Avenue, distant 544.00 feet southerly from the north west corner of Harmon Croton Golf Range, Inc., as measured along the easterly side of South Riverside Avenue thence leaving South Riverside Avenue, and running through land of Harmon Croton Golf Range, Inc., in an easterly direction 600.00 feet to a point in the easterly line of said lands of Harmon Croton Golf Range, Inc., thence southerly along the easterly boundary of Harmon Croton Golf Range, Inc. to the centerline of the North Branch of the Croton River, thence westerly along Same, 600.00 feet to the easterly side of South Riverside Avenue, thence northerly along the easterly side of South Riverside Avenue 615.00 feet to the point or place of beginning, shall hereafter be deemed to be an "EE" District for all the uses and purposes of this Ordinance.

ARTICLE FIVE of the Croton-on-Hudson Zoning Ordinance, 1931 is hereby amended by adding thereto the following additional paragraphs:

BUSINESS "EE" DISTRICTS

SECTION C. HEIGHT AND BULK LIMITATIONS.

In an "EE" District, any use permitted in an "A" District shall be subject to the regulations specified in Article Three, Section A of this ordinance with the exception of front yard requirements which shall be the same as those specified for other uses in this section. For all other uses in an "EE" District, the height and bulk limitations shall be as follows:

1. HEIGHT. The maximum height of any building shall be 40 feet.
2. SIZE OF PLOT. Every plot shall have a minimum area of two acres.
3. REQUIRED OPEN SPACES.

- a. The aggregate area of all floors of any building, excluding cellars, basements and attics, measured to the exterior of the walls of the building, shall not exceed 25 percent of the area of the plot.
- b. The following yards shall be maintained upon every plot.

A. front yard at least 40 feet to depth, except that any plot abutting on a state highway shall have a front yard of not less than 50 feet.

A side yard upon each side thereof at least 25 feet in width.  
A rear yard at least 25 feet in depth.

4. REQUIRED OFF STREET PARKING. Suitably surfaced space for parking vehicles shall be provided as follows:

- a. On any plot used for a single-family dwelling: space for at least one vehicle.
- b. On any plot used for any purpose, other than a single-family dwelling, permitted in Article Four, Section A of this ordinance; such space as the Board of Appeals may determine to be necessary to provide for the off-street parking of all employees, patrons and visitors.
- c. On any plot used for business, professional, or governmental offices: a space equal in area to the aggregate area of all floors of the building or buildings on the plot.
- d. On any plot used for a restaurant; space for at least one vehicle for each four seats provided for the use of patrons in the restaurant.
- e. On any plot used for a hotel or motor court; space for at least one vehicle for each guest room or unit.
- f. On any plot used for a laboratory or light manufacturing use: space for at least one vehicle for each two employees for which the building is designed.

SECTION D. USES. In an "EE" District, a building may be erected or premises used for any one or more of the purposes permitted in an "A" District, and in addition for:

1. Business, professional, or governmental offices.
2. Restaurant, inn or hotel, provided however that the number of counter seats shall not exceed fifty percent of the number of available seats at tables.
3. Motor Court, motel, or similar establishment, but not including trailer camps, provided that any such use shall be subject to approval of the design and site plan thereof by the Planning Board and the Village Board, in each case, and provided further that no such establishment shall contain more than 20 units per acre.
4. The Sale of antiques or other commodities, incidental to any permitted use.
5. Research Laboratories which in the opinion of the Board of Appeals will not result in any detriment to adjoining property.

#### MORE LEGAL NOTICE

6. Light manufacturing uses which use electric power solely are conducted entirely within a building, and which, in the opinion of the Board of Appeals, will not cause or result in any

a. dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted; or

b. hazard of fire or explosion or other physical hazard to any adjacent building; or

c. harmful discharge of waste materials; or

d. unusual traffic hazards or congestion due to the type of vehicles required in the use or due to the manner in which the traffic enters or leaves the site of the use.

7. Signs in addition to those permitted by Article Four hereof, follows: upon a plot used for a purpose permitted by paragraphs 1, 2, 3, 4, 5, or 6 of this Section, signs advertising a use conducted upon the plot. Not more than two such signs shall be erected on a plot. No such sign shall have an area of more than 50 square feet, nor shall any such sign be erected closer than 10 feet to any lot line.

All other buildings and uses are prohibited.

JOSEPH A. ZERELLO  
Village Clerk

DATED: March 30th, 1953  
Croton-on-Hudson, N.Y.



**PUBLIC NOTICE**

**AMENDMENT TO CROTON-ON-HUDSON ZONING ORDINANCE**

**1931, AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y.

DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

ARTICLE 7 of the Zoning Ordinance, 1931, is hereby amended by adding thereto the following paragraph:

**Section H MINIMUM HABITABLE FLOOR AREA.**

Every detached dwelling erected or established after the effective date of this amendment shall have not less than a total of 400 square feet of habitable floor area, measured at the exterior of the walls at each floor level, excluding cellars, basements, attics, utility rooms, garages, and all unheated space. Any trailer or other vehicle, whether in running condition or not, that is occupied as a place of habitation for a period of more than seven days in any one calendar year shall be deemed to be a detached dwelling.

Pursuant to Section 95 of the Village Law, I, the undersigned, Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson do hereby certify under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on April 8, 1953, and that the same was on that date duly entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson.

(SEAL)

JOSEPH A. ZERELLO  
Village Clerk

Dated: April 8, 1953  
Croton-on-Hudson, N.Y.

**AMENDMENT TO  
CROTON-ON-HUDSON  
ZONING ORDINANCE, 1931,  
AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

**SECTION A:** Article Two, "Creation of Districts" of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new district to read as follows:

After the words "3. 'C' Districts" there shall be added an additional paragraph as follows: 3A. "C-2" Districts.

Article Two, "Creation of Districts" of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new section to read as follows:

**SECTION S.** Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931," the following described part of the Village of Croton-on-Hudson, viz.

All that area comprising those parcels now designated (or any future authorized division of any portion thereof) on the tax maps of the Village of Croton-on-Hudson as

Sec. 27, Block 213, Lots 2 and 3 along the south side of Bank Street;

Sec. 28, Block 213, Lots 37 through 42 inclusive along the south side of Farrington Rd. and the north side of Bank Street;

Sec. 29, Block 214, Lots 9 through 16 inclusive along the north side of Farrington Rd. and the south side of High Street;

Sec. 32, Block 213, Lots 4 through 22 inclusive along the south side of Farrington Rd. and north side of Brook Street.

Sec. 32, Blocks 214 and 215 entire bounded by Farrington Rd., Hunter Place, High St. and Palmer Ave.

Sec. 33, Block 217, Lots 2 through 22 inclusive along the north side of Hillside Ave. and the West side of High St.;

Sec. 33, Block 218, Entire except 5, 6, 7, 8 or 1, 2, 3, 4, 9, 10, 11, 11A, 12, 13, 14, 15, 16 along the east side of Prospect Pl., the north side of No. Riverside Ave., west side of High St. and south side of Hillside Ave.;

Sec. 37, Block 216, Lots 2 through 23 inclusive along the east side of Hunter Pl., north side of Farrington Road and west side of Terrace Pl.;

Sec. 37, Block 215, Lots 20 through 29 inclusive including 21A along the east side of High St. and west side of Hunter Pl.;

Sec. 38, Block 223, Lots 1 through 13 inclusive along the north side of Old Post Rd. North and west side of North Highland Place.

Sec. 38, Block 223, entire, along the north side of Brook St., east side of Hunter Place, south side of Old Post Rd. North, and here-

after be deemed to be a "C-2" District for all the uses and purposes of this Ordinance.

**SECTION B:** Article Three of the Croton-on-Hudson Zoning Ordinance, 1931, "HEIGHT AND BULK LIMITATIONS IN RESIDENCE DISTRICTS" is hereby further amended by adding thereto, after Section C, the following additional section:

**SECTION C-2. "C-2" Districts.**

1. **HEIGHT.** In a "C-2" District, the maximum height of a building shall be two and a half stories or 35 feet.

2. **SIZE OF PLOT.** Every plot shall have a minimum area of 5000 square feet and a frontage of 50 feet or more on a public street.

3. **REQUIRED OPEN SPACES:** a. The maximum building area of all buildings upon a plot shall be 30 per cent of the area of the plot. b. The following yards shall be maintained upon every plot, subject to the exceptions provided in Article Seven hereof:

A front yard at least 15 feet in depth.

A side yard on each side thereof at least 8 feet in width.

A rear yard at least 25 feet in depth.

4. **REQUIRED OFF-STREET PARKING:** There shall be provided on every plot one parking space for each dwelling unit on such lot.

**SECTION C:** Article Four of the Croton-on-Hudson Zoning Ordinance, 1931, "USES PERMITTED IN RESIDENCE DISTRICTS" is hereby further amended by adding thereto, after SECTION B., the following additional section:

**SECTION B-1. "C-2" Districts.** In a "C-2" District a Building may be erected or premises used for any one or more of the purposes permitted by Section B of this Article, and in addition may be used for:

14B. Two-family dwelling, provided that no building with less than 1200 square feet of floor area shall be so used, and provided further that no cellar shall be used for human occupancy. "Cellar," for the purposes of this section, shall be deemed to include any floor the ceiling level of which is less than four feet above the average finished grade of the ground abutting the building.

All other buildings and uses are prohibited.

Pursuant to Section 95 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson do hereby certify under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on March 24, 1954, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson.

(SEAL) **JOSEPH A. ZERELLO**  
Village Clerk

Dated: March 24, 1954.  
Croton-on-Hudson, N. Y.

AMENDMENT TO  
CROTON-ON-HUDSON  
ZONING ORDINANCE, 1931  
AND ORDINANCE

The Mayor and Board of Trustees  
of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY  
ORDAIN AND ENACT AS FOL-  
LOWS:

ARTICLE FOUR, Paragraph 13A  
of the Croton-on-Hudson Zoning  
Ordinance, 1931, is hereby amended  
so as to add, after the words "fol-  
lowing further uses shall be per-  
mitted":

"As a site for executive, sales,  
accounting or similar offices em-  
ploying only customary office  
equipment;"

ARTICLE FOUR of the Croton-  
on-Hudson Zoning Ordinance, 1931,  
is hereby amended by adding, after  
paragraph 13A and before the words  
"All other buildings and uses are  
prohibited," an additional para-  
graph, as follows:

"13B. On any piece, parcel or  
plot of land in an "A" District  
which has an area in excess of  
five acres, any building which  
existed on July 28, 1931 and which  
had at that time a floor area of  
\$800 square feet or more, may,  
with the approval of the Board  
of Appeals, be used for any of the  
purposes listed in paragraph 13A  
of this Section, provided that the  
building shall not be within 100  
feet of any lot line and provided  
further that such building may  
not be enlarged or extended with-  
out the approval of the Board of  
Appeals. When granting permis-  
sion for such a use, or for the  
extension of such a use the  
Board of Appeals may prescribe  
such limitations and conditions  
as it may consider desirable to  
prevent such use from affecting  
the general character of the  
neighborhood or of surrounding  
property."

Pursuant to Section 95 of the  
Village Law, I the undersigned Jo-  
seph A. Zerello, Village Clerk of  
the Village of Croton-on-Hudson,  
do hereby certify under the Cor-  
porate Seal of said Village that the  
foregoing is a correct, accurate and  
complete copy of an ordinance duly  
passed and adopted by the Board  
of Trustees of said Village on April  
28, 1954, and that the same was on  
that date entered in the minutes of  
said Board of Trustees of the Vil-  
lage of Croton-on-Hudson.

JOSEPH A. ZERELLO  
Village Clerk

Witness my hand and seal this April 28, 1954

Croton-on-Hudson, N. Y.

**AMENDMENT TO CROTON-ON-  
HUDSON ZONING ORDINANCE,  
1931.**

**AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

Section A, Article Two, "Creation of Districts" of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new section to read as follows:

Section T. Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, part of Croton-on-Hudson Zoning Ordinance, 1931," the following described part of the Village of Croton-on-Hudson, viz:

All those lots or parcels of land on the easterly side of Benedict Boulevard and fronting on Benedict Boulevard comprising lots 27 to 34 inclusive in Block 100, Section 13, as shown on the Tax Maps of the Village of Croton-on-Hudson, shall hereafter be deemed to be part of an "F" District for all the uses and purposes of this Ordinance."

Pursuant to Section 36 of the Village Law, I, the undersigned Joseph A. Zerullo, Village Clerk of the Village of Croton-on-Hudson DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on October 13, 1954, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson.

SEAL

DATED October 13, 1954  
Croton-on-Hudson, N. Y.

JOSEPH A. ZERULLO  
Village Clerk

**AMENDMENT TO CROTON-ON-HUDSON ZONING ORDINANCE  
1931 - AN ORDINANCE**

The Mayor and the Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y. DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

ARTICLE FOUR: Uses permitted in Residence Districts, Section A. "A" Districts is hereby amended by adding between sub-paragraph 4 and 5 a new sub-paragraph, Sub-paragraph entitled 4A.

Upon permit issued by the Board of Appeals, the operation, maintenance and preservation, by a membership corporation or association, not operated for profit, of historic sites, buildings, restorations and preservation of historic remains and objects and the exhibition and display of such sites, buildings, restorations, landmarks, remains and objects to the public, whether indoors or outdoors and whether or not an admission fee is charged, including uses and buildings incidental to or necessary for such operations and also including, as incidental to the foregoing uses, the retail sale of gifts, souvenirs and other appropriate goods and the sale of refreshments, meals and lodging, motel or hotel accommodations. Such permit shall be issued upon a finding by the Board of Appeals that the proposed use is an actual and bona fide historic restoration.

JOSEPH A. ZERELLO  
Village Clerk

(SEAL)

DATED: May 27, 1955  
Croton-on-Hudson, N.Y.

**AMENDMENT TO CROTON-ON-HUDSON ZONING ORDINANCE 1951**

**AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

**ARTICLE NINE—ADMINISTRATIVE PROVISIONS:**

**SECTION B. Authority and duties of Building Inspector** is hereby amended by adding thereto, the following:

The Building Inspector, if deemed necessary, may obtain such engineering assistance as he may need to assure an accurate inspection of a building and the cost for such services shall be borne by the applicant.

**ARTICLE NINE—ADMINISTRATIVE PROVISIONS:**

**SECTION C. BUILDING PERMITS. SUB-PARAGRAPH 3** is hereby amended by adding a new sub-paragraph 3.

**"FEE FOR PERMIT"**

There shall be paid to the Village at the time of filing the application a fee as follows:

Where the Total Valuation of the work is	Fee
Up to \$1000	\$5.00
For each additional \$1000 or fraction, up to and including \$15,000	2.00
For each additional \$1000 or fraction, up to and including \$50,000	1.50
For each additional \$1000 or fraction, exceeding \$50,000	1.00

In the event that an application for a building permit is not approved, the applicant shall be entitled to a refund of 50% of the fee paid, provided no construction has been commenced. If construc-

tion work has been started and application is not approved, the fees paid shall not be refunded.

**ARTICLE NINE—ADMINISTRATIVE PROVISIONS:**

**SECTION D. CERTIFICATES OF CONFORMITY—SUB-PARAGRAPH 4** is hereby amended by adding a new sub-paragraph 4, as follows:

4—There shall be paid to the Village at the time of filing an application for certificate of conformity a fee of Two Dollars.

**ARTICLE NINE—ADMINISTRATIVE PROVISIONS:**

**SECTION E. PUBLIC HEARING UPON NOTICE**, is hereby amended by adding thereto the following:

There shall be paid to the Village a fee of \$10.00 for any matter requiring action by the Board of Appeals at Public Hearing. This is to cover the cost of the Public Notices, Inspections and clerical services.

**THIS ORDINANCE SHALL TAKE EFFECT ON SEPTEMBER 15, 1955.**

PURSUANT to Section 95 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y., do hereby certify under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on August 10, 1955, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

JOSEPH A. ZERELLO  
Village Clerk.

(SEAL)

DATED: August 10, 1955.  
Croton-on-Hudson, N.Y.

AMENDMENT TO CROTON-ON-  
HUDSON ZONING ORDINANCE  
1931

AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A. ARTICLE TWO  
"Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new section to read as follows:

SECTION U. Notwithstanding the division of the Village of Croton-on-Hudson for purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

ALL THAT AREA: BEGINNING at a point on the easterly side of South Riverside Avenue, (Albany Post Road), at the division line between lands of John D. Rockefeller and Angelo Milano, thence running along said division line two hundred twenty (220) feet to a point, said point being one hundred eighty (180) feet from South Riverside Avenue, thence northerly on a line one hundred eighty (180) feet distant and parallel with the easterly side of South Riverside Avenue to a point, thence northwesterly, still on a line one hundred eighty (180) feet distant and parallel from South Riverside Avenue to a point seventy-five (75) feet southerly from the south side of Devon and Young Avenue, thence running southwesterly and parallel to said Devon Avenue, 180 feet to the easterly side of South Riverside Avenue, thence southerly along South Riverside Avenue 217.01 feet to the point or place of beginning, shall hereafter be deemed to be an "F" District for all the uses and purposes of this Ordinance.

This Ordinance shall take effect immediately.

PURSUANT to Sections 178 and 179 of the Village Law, I, the undersigned Joseph A. Ercello, Village Clerk of the Village of Croton-on-Hudson, N. Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on October 26th, 1936, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N. Y.

JOSEPH A. ERCELLO

VILLAGE CLERK

DATED: August 24, 1936  
Croton-on-Hudson, N. Y.

AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y. DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

Section A. Article Two, Article Two, Creation of Districts of the Croton-on-Hudson Zoning ordinance, 1931, is hereby amended by adding thereto a new District to read as follows:

After the words 5A "EE" Districts there shall be added one additional paragraph as follows:

5B: "MB" DISTRICTS

Section A. Article Two - Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new section reading as follows:

SECTION S - Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this Ordinance into Districts having boundaries shown on a map entitled: "Building Zone Map, part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, VIZ

BEGINNING at a point on the easterly side of South Riverside Avenue, distance 125.5 feet northerly from Oneida Avenue, thence along the easterly side of South Riverside Avenue, 1340 feet more or less to Maple Avenue, thence still along easterly side of Maple Avenue, 1091 feet more or less to a point, said point being 125.00 feet more or less from the southerly side of Van Cortlandt Place, thence in an easterly direction, distant 125 feet from and parallel with Van Cortlandt Place, 300 feet to lands of Starlight Corporation, thence southerly along same 125 feet more or less to a corner, thence easterly still along lands of Starlight Corporation 93.58 feet to the Old Harmon Line, thence south-easterly along said Old Harmon Line 693 feet more or less to a point 100 feet more or less from Maple Avenue, thence southerly in range with westerly side of Elm Street (unopened) and continuing in a southerly direction 850 feet more or less along the rear of lots facing S. Riverside Avenue, to a point on the south side of Lakeside Road and 95 feet east of S. Riverside Avenue thence continuing along rear of lots 1 to 9 and part of 10, 736 feet more or less to a point, thence south westerly through lot 10 152 feet more or less to S. Riverside Avenue, at point or place of beginning.

BEGINNING at a point on the easterly side of S. Riverside Avenue at its intersection with the westerly side of Maple Avenue, thence along the easterly side of South Riverside Avenue 1480 feet more or less to a point in lands of Village of Croton-on-Hudson, thence easterly along lands of Village of Croton-on-Hudson 250 feet more or less to a point on the southerly side of Grand Street, thence along Grand Street, 268 feet more or less to lands of Ottaviano, thence south easterly along lands of Ottaviano 1143 feet more or less to Maple Avenue, thence along Maple Avenue 625 feet more or less to South Riverside Avenue at point or place of beginning.

Said areas described herein cover the following parcels on Tax Map of Village of Croton-on-Hudson as follows:

Section 14, Block 108, Lots 1 to 9 inclusive, and part of 10.

Section 14, Block 175, Lots 1 and part of 6A.

Section 14, Block 176, Lot 1

Section 20, Block 201, Lot 1, Section 20, Block 201 Part of Lot 2

Section 20, Block 209, Lots 10 and 11

Section 21 Block 209, Part of 72 (Village part only)

Section 21, Block 209, Lots 8 and 9

Section 22, Block 209, Lots 6, 7 and 7A

Section 22, Block 209, Part of 71 (Village part only)

and hereafter be deemed to be an "MB" District for all uses and purposes of this Ordinance.

Article Five, of the Croton-on-Hudson Zoning Ordinance, 1931 is hereby amended by adding thereto the following additional paragraphs:

Modified Business "MB" Districts:

Section E. Height and Bulk Limitations:

1. HEIGHT: In an "MB" District, the maximum height of any building shall two stories or 40 feet.
2. SIZE OF PLOT: No lot shall have a street frontage less than 50 feet.
3. REQUIRED OPEN SPACES: The following yards shall be maintained upon every plot:
  - a. A front yard with a minimum depth of 30 feet;
  - b. A rear yard with a minimum depth of 25 feet; and



c. On any plot abutting or straddling a residence district boundary side yard with a minimum width of 25 feet between any building and such residence district boundary.

4. REQUIRED OFF-STREET PARKING SPACES: One suitably surfaced, off-street parking space available and accessible for the parking of one motor vehicle, which parking space shall be at least nine (9) feet wide by twenty (20) feet deep shall be provided anywhere on the lot for every 500 square feet of building floor area.

Section F. Uses: In an "MB" District a building may be erected or premises used for any one or more of the following uses:

1. Any use permitted in paragraphs, 4, 5, 6, 7 of Article Four, Section A. of this Ordinance.

2. Office, studio, retail store for the sale of goods or personal service, restaurant, club, newspaper and job printing office, bank, undertaking establishment, bowling alley, theatre, greenhouses and other agricultural uses including the sale and display of produce on the premises, parking garage, bus terminal, open-air, parking lot.

3. Telephone central office, electric substation or transformer station, conforming to the limitations imposed in Section A. of this Article.

4. Private garage for motor vehicles used in connection with a use conducted on the same lot or other building customarily accessory to any permitted use of main building.

5. Public garage, automobile repair shops, gasoline filling or service pumps or station, upon approval of the Board of Appeals, after public hearing upon notice subject to the following conditions:

(a) There shall be filed with the Board of Appeals the consent in writing, duly acknowledged, of the owners of record of 80% of the land fronting upon the main street or streets and lying within the 300 feet of the proposed building or use, measured along the lines of said streets, and excluding the plot to be used for such building or use.

(b) No such building or use shall be permitted upon a plot on either side of the same street, as, and within 150 feet of a building, which at the time of application is used as a church, theatre, or place of public assembly, accommodating over 100 persons.

(c) Such building and all accessory structures, including pumps greasing mechanisms, pits and other service appliances shall conform to the limitation imposed upon business buildings by Section A of this Article.

All other buildings and uses are prohibited, except that living quarters for not more than one family shall be permitted as incidental to each permitted structure on each lot for the use of the owner, manager or caretaker of the permitted use or uses housed in such structures.

All operations, including storage of any uses, conducted in a Modified business "MB" District shall be conducted entirely within a building or buildings which must be completely enclosed on all sides. This requirement shall not apply to an out-door theatre or to any other permitted recreation uses which by their nature must be conducted outdoors.

This Ordinance shall take effect immediately.

JOSEPH A. ZERELLO  
Village Clerk

DATED: February 23, 1956  
Croton-on-Hudson, N.Y.

---

PUBLIC NOTICE

---

AMENDMENT TO  
CROTON-ON-HUDSON  
ZONING ORDINANCE 1931  
AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS

SECTION A. ARTICLE TWO.  
Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new section reading as follows:

SECTION V. — Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled: "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931," the following described part of the Village of Croton-on-Hudson, viz:

All those certain pieces or parcels of land situate on the northerly side of Croton Point Avenue in said Village and designated as Section 13, Block 100, Lots 11 to 22 inclusive on the tax assessment map of the Village of Croton-on-Hudson, New York, shall hereafter be deemed to be an "E" District for all uses and purposes of this ordinance.

This ordinance shall take effect immediately.

PURSUANT to Section 95 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y. DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on January 21, 1957, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

(SEAL) JOSEPH A. ZERELLO  
Village Clerk  
DATED: January 21, 1957  
Croton-on-Hudson, N.Y.

---

**PUBLIC NOTICE**

**AMENDMENT TO  
CROTON-ON-HUDSON  
ZONING ORDINANCE, 1931  
AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

**SECTION A. Article Two.** Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new section reading as follows:

**SECTION W.** Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled: "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931," the following described part of the Village of Croton-on-Hudson, VIZ.

All those certain pieces or parcels of land situate on the northerly side of Benedict Boulevard and the Easterly side of Wayne Street in said Village and designated as Section 13, Block 103, Lots 8 to 14, inclusive, on the tax assessment map of the Village of Croton-on-Hudson, New York, shall hereafter be deemed to be an "E" District for all uses and purposes of this ordinance.

PURSUANT to Section 95 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N. Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on March 18, 1957, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

JOSEPH A. ZERELLO  
Village Clerk

DATED: March 21, 1957  
Croton-on-Hudson, N.Y.

**AMENDMENT TO  
CROTON-ON-HUDSON  
ZONING ORDINANCE 1931  
AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

**SECTION A. ARTICLE TWO.** Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new section reading as follows:

**SECTION X.** — Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled: "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, VIZ

All those lots or parcels of land shown on the tax map of the Village of Croton-on-Hudson and designated as Section 39, Block 212, Lots 1, 2, 3A and 3 shall hereafter be deemed to be an "E" District for all uses and purposes of this ordinance.

This ordinance shall take effect immediately.

PURSUANT to Section 95 of the Village Law, I the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N. Y. DO HEREBY CERTIFY under the corporate seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on September 19, 1957, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

(SEAL)

JOSEPH A. ZERELLO  
Village Clerk

Dated: September 19, 1957  
Croton-on-Hudson, N. Y.

**AMENDMENT TO  
CROTON-ON-HUDSON  
ZONING ORDINANCE, 1931  
AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

**SECTION A. ARTICLE TWO.** Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by adding thereto a new section reading as follows:

**SECTION Y.** Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled "Building Zone Map, part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, VIZ:

All those lots or parcels of land shown on the tax map of the Village of Croton-on-Hudson, N. Y. and designated as Section 58-1, Block 249, Lots 1 to 43 inclusive and Section 58, Block 249, Lots 1E-1A, 1E-1B, 1E-2, 1E-2A, 1E-2B, 1E-2C and 1E-3 shall hereafter be deemed to be a residence "C" District for all uses and purposes of this ordinance.

This Ordinance shall take effect immediately.

PURSUANT to Section 95 of the Village Law, I, the undersigned, Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N. Y. DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on December 5, 1957, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

DATED: December 12, 1957  
Croton-on-Hudson, N. Y.  
JOSEPH A. ZERELLO  
Village Clerk

**PUBLIC NOTICE**  
**AMENDMENT TO**  
**CROTON-ON-HUDSON**  
**ZONING ORDINANCE, 1931**  
**AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A: Article Two, "Creation of Districts" of Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new district to read as follows:

After the words "1. 'A' Districts," "There shall be added an additional paragraph as follows: "1-A. 'A-2' Districts."

Article Two, "Creation of Districts" of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new section to read as follows:

"SECTION Z: Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled 'Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931,' the following described part of the Village of Croton-on-Hudson, viz:

"ALL that certain lot, piece or parcel of land, situate, lying and being in the Village of Croton-on-Hudson, Town of Cortlandt, County of Westchester and State of New York, being more particularly bounded and described as follows:

"(1) BEGINNING at a point on the northwesterly boundary line of the Village of Croton-on-Hudson at its intersection with the division line between property belonging to Consolidated Edison Company of New York, Inc., on the northeast and property belonging to Emil Kraemer and Philip Gallagher, on the southwest; thence northeasterly along the north westerly boundary line of the Village of Croton-on-Hudson the following courses and distances:

North 46° 31' 50" East 0.69 feet, North 46° 06' 00" East 52.26 feet, North 42° 27' 10" East 175.03 feet, North 86° 50' 40" East 10.33 feet, North 50° 37' 20" East 15.26 feet, North 35° 14' 27" East 109.49 feet and North 26° 20' 40" East 42.84 feet to the southwesterly side of other property belonging to Emil Kraemer and Philip Gallagher; thence southeasterly along the southwesterly side of property belonging to Emil Kraemer and Philip Gallagher and partially through property belonging to Consolidated Edison Company of New York, Inc., South 46° 56' 30" East 868.28 feet and South 84° 41' 00" East 796.42 feet to a point on the northerly boundary line of Village of Croton-on-Hudson, thence easterly along the northerly boundary line of Village of Croton-on-Hudson the following courses and distances: South 65° 20' 10" East 687.33 feet, South 33° 51' 50" East 5.13 feet, South 62° 53' 10" East 27.39 feet, South 63° 10' 10" East 100.01 feet, South 62° 38' 10" East 49.92 feet, South 64° 00' 00" East 100.15 feet, South 67° 35' 10" East 79.85 feet, South 68° 22' 00" East 78.22 feet, South 64° 15' 40" East 40.21 feet and South 62° 23' 00" East 20.74 feet to the easterly corner of the premises herein described; thence westerly along the northerly side of property belonging to Beatrice Goldstein, Hessian Homesites, Inc., Helen Mann and partially through property belonging to Consolidated Edison Company of New York, Inc., and along the northeasterly side of property belonging to Emil Kraemer and Philip Gallagher, North 84° 41' 00" West 2051.59 feet and North 46° 56' 30" West 987.90 feet to

the point or place of beginning containing 21.512 acres.

"(2) BEGINNING at a point on the northwesterly boundary line of Village of Croton-on-Hudson at its intersection with the division line between property belonging to Lillian S. Timken on the North and property belonging to Consolidated Edison Company of New York, Inc., on the South, thence easterly through property belonging to Consolidated Edison Company of New York, Inc., North 86° 49' 20" East 78.78 feet to a point on the northeasterly boundary line of Village of Croton-on-Hudson; thence southeasterly along the northeasterly boundary line of Village of Croton-on-Hudson, South 45° 58' 00" East 545.06 feet to the easterly corner of the premises herein described; thence westerly through property belonging to Village of Croton-on-Hudson, crossing Yorktown Road and partially through property belonging to Consolidated Edison Company of New York, Inc., South 86° 49' 20" West 823.55 feet to a point on the westerly boundary line of Village of Croton-on-Hudson; thence northerly along the westerly boundary line of Village of Croton-on-Hudson, North 31° 22' 00" East 150.99 feet and North 43° 10' 00" East 399.30 feet to the point or place of beginning containing 4.285 acres.

shall hereafter be deemed to be an A-2 District for all the uses and purposes of this Ordinance."

SECTION B: Article Three of the Croton-on-Hudson Zoning Ordinance 1931 "HEIGHT AND BULK LIMITATIONS IN RESIDENCE DISTRICTS" is hereby further amended by adding thereto, after Section A, the following additional section:

"SECTION A-2: 'A-2' Districts.

"The requirements of the foregoing Section A of this Article Three shall apply to buildings in an A-2 District, except with respect to high voltage transmission lines, towers and appurtenances in connection therewith, which shall not exceed 150 feet in height and which shall have a minimum setback from property lines parallel with the direction of the transmission lines of at least 75 feet, but shall not be required to be set back from property lines which are substantially at right angles to the direction of the transmission lines."

SECTION C: Article Four of the Croton-on-Hudson Zoning Ordinance 1931 "USES PERMITTED IN RESIDENCE DISTRICTS" is hereby further amended by adding thereto, after SECTION A., the following additional section:

"SECTION A-2: 'A-2' Districts. In an A-2 District there may be erected high voltage transmission lines, towers and appurtenances in connection therewith which may be used, maintained and operated for the transmission of electric current. All other buildings and uses are prohibited.

This Ordinance shall take effect immediately.

PURSUANT to Section 95 of the Village Law, I, the undersigned, Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, New York, DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on December 19, 1957, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

DATED: December 26, 1957  
Croton-on-Hudson, N. Y.  
JOSEPH A. ZERELLO  
Village Clerk

PUBLIC NOTICE  
AMENDMENT TO  
CROTON-ON-HUDSON ZONING ORDINANCE, 1931  
AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION AA. Notwithstanding the division of the division of the Village of Croton-on-Hudson for purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

ALL that certain corner lot, piece or parcel of land on the south side of Old Post Road South and west side of Maple Street, at the intersection of and fronting on both said streets, comprising Lot 44 in Block 209, Section 40, as shown on the Tax Maps of the Village of Croton-On-Hudson (which lot on its west boundary borders an "E" District).  
shall hereafter be deemed to be an "E" District for all the uses and purposes of this Ordinance subject to the express condition that no application shall be made for approval of, or a special permit for, the erection on said premises of a public garage, automobile repair shop, or gasoline filling or service pumps or station and that it shall be a condition precedent to the change of zone hereby effected that the gasoline pumps, the island upon which such pumps are located, and all signs and other incidents of the present non-conforming use of the described premises, other than buildings and underground structures, shall be removed therefrom.

This Ordinance shall take effect immediately.

DATED: May 8, 1958

JOSEPH A. ZERELLO

Village Clerk

---

## LEGAL NOTICE

---

### AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N. Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A: Article Four "uses permitted in residential districts" Section A, Paragraph 7 is hereby amended by changing the period at the end to a comma, and adding the words: "and any other municipal use which the Village Board deems necessary" so that said Paragraph 7 shall hereafter read as follows:

7. Police station, fire house, municipal hall and offices, court house, and any other municipal use which the Village Board deems necessary.

This Ordinance shall take effect immediately.

PURSUANT to Section 95 of the Village Law, I, the undersigned, JOSEPH A. ZERELLO, Village Clerk of the VILLAGE OF CROTON-ON-HUDSON, N. Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on September 18, 1958, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

DATED: September 25, 1958  
JOSEPH A. ZERELLO  
Village Clerk

**AN ORDINANCE**

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y. DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

**SECTION A** of **ARTICLE SEVEN** of the Croton-on-Hudson Zoning Ordinance, 1931 is hereby amended by adding at the end of said **SECTION A** a new subdivision numbered "6" to read as follows:

**"6" MUNICIPAL BUILDINGS, STRUCTURES AND USES.**

The height and bulk limitations contained in **ARTICLES THREE, FIVE and SIX** of this Ordinance shall not apply to any municipal building, structure or use in connection with a municipal governmental function where there exists an engineering or other reason related to the particular site, building and use proposed in respect of which the opinion in writing of an independent engineer or expert shall have been obtained to the effect that the proposed building, structure or use will better serve its municipal function if it is carried out in a manner which is not in strict conformity with such height and bulk limitations; provided, however, that notwithstanding the non-applicability of the height and bulk limitations in the circumstances set forth, no building, structure or use to which this sub-division 6 applies shall be authorized by the vote of less than three members of the Board of Trustees in favor of a resolution which shall include (1) findings of fact setting forth the engineering or other reason and the Board's determination to the effect above set forth; (2) the Board's determination that the building, structure or use is for the purpose of carrying out a municipal governmental function; (3) referring to the opinion in writing of an independent engineer or expert with respect to the proposed building, structure or use, and setting forth the substance of such opinion and the Board's determination that it complies with the foregoing provision (4) the Board's determination that the proposed building structure or use will be in general harmony with the general purposes and intent of the Croton-on-Hudson Zoning Ordinance, 1931 considered in the light of the over-all health and welfare of the Village and that it will not be detrimental to the public welfare and (5) prescribing such limitations and conditions with respect to the building, structure or use as the Board of Trustees may deem necessary or desirable.

This Ordinance shall take effect upon publication and posting as required by Law.

PURSUANT to Section 95 of the Village Law, I the undersigned, **JOSEPH A. ZERELLO**, Village Clerk of the **VILLAGE OF CROTON - ON - HUDSON, N.Y.**, DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on October 16, 1958 and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

DATED: October 23, 1958

**JOSEPH A. ZERELLO**  
Village Clerk

LEGAL NOTICE  
AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A. ARTICLE TWO, "Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby further amended by adding thereto a new section to read as follows:

SECTION BB. Notwithstanding the division of the Village of Croton-on-Hudson for purposes of this Ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931" the following described part of the Village of Croton-on-Hudson, viz:

ALL THAT AREA: BEGINNING at a point on the easterly side of South Riverside Avenue, (Albany Post Road,) at the division line between lands of John D. Rockefeller and Angelo Milano, thence running along said division line two hundred twenty (220) feet to a point, said point being one hundred eighty (180) feet from South Riverside Avenue, thence northerly on a line one hundred eighty (180) feet distant and parallel with the easterly side of South Riverside Avenue to a point, thence northwesterly, still on a line one hundred eighty (180) feet distant and parallel from South Riverside Avenue to a point twenty five (25) feet southerly from the south side of Devon and Young Avenue, thence running southwesterly and parallel to said Devon Avenue approximately 190 feet to the easterly side of South Riverside Avenue, thence southerly along South Riverside Avenue 37.01 to the point or place of beginning, shall hereafter be deemed to be an "E" District for all the uses and purposes of this Ordinance.

This Ordinance is intended to supersede and amend Section "U", dated August 10, 1955, and shall take effect upon publication and posting as required by Law.

PURSUANT to Section 95 of the Village Law, I, the undersigned, JOSEPH A. ZERELLO, Village Clerk of the VILLAGE OF CROTON-ON-HUDSON, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on March 5, 1959, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

DATED: March 12, 1959.

JOSEPH A. ZERELLO  
VILLAGE CLERK



## AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

ARTICLE FOUR: SECTION A, SUBDIVISION 3: Uses permitted in Residence Districts of the Croton-on-Hudson Zoning Ordinance, 1931: is hereby amended to read as follows:

3. Home occupation conducted solely by a person residing upon the premises and incidental to such residence, provided, however, that when the person conducting such business has been legally declared blind or shall otherwise be physically incapacitated he may engage the services of an assistant upon receiving a Special Permit from the Board of Appeals subject to any conditions that such Board may deem necessary or desirable. The permit shall be personal to the individual requiring it with respect to the particular residence for which issued and shall automatically terminate upon his removal from such residence. No display or advertising or products shall be visible from the street.

ARTICLE ONE: SECTION A, is hereby amended by adding thereto a new Paragraph 30, to read as follows:

30. "Physically Handicapped Person" means any natural person, who is or becomes, by reason of physical ailment or disease, incapable of performing more than 20% of his usual regular work; or who is in the judgment of the Zoning Board of Appeals, incapable of performing work other than sedentary home labor.

This Ordinance shall take effect upon publication and posting as required by law.

PURSUANT to Section 95 of the Village Law, I the undersigned, JOSEPH A. ZERELLO, Village Clerk of the Village of CROTON-ON-HUDSON, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on April 20, 1959, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

DATED: April 30, 1959

JOSEPH A. ZERELLO  
Village Clerk

## AN ORDINANCE

The Mayor & Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

ARTICLE FOUR of the Croton-on-Hudson Zoning Ordinance, 1931, is hereby amended by an inclusion in paragraph 13B thereof so that said paragraph 13B shall hereinafter read as follows:

13B On any piece, parcel or plot of land in an "A" District which has an area in excess of five acres, any building which existed on July 28, 1931 and which had at that time a floor area of 3,000 sq. ft. or more, may, with the approval of the Board of Appeals, be used for any of the purposes listed in paragraph 13A of this Section, and for any of the following uses: philanthropic and eleemosynary institutions, hospitals and sanitariums for general medical care; homes for the aged, nursing homes, and convalescent homes; annual membership clubs provided that any such club is incorporated pursuant to the provisions of the Membership Corporation or the Benevolent Order Laws of the State of N.Y., catering exclusively to members and their guests; and private playgrounds, swimming pools, tennis courts, and recreation buildings not conducted as business enterprises; provided that the following shall be prohibited:

- (a) Outdoor entertainment, live or mechanical;
- (3) The use of outdoor public address systems for any purpose; and
- (c) Exterior lighting, other than that essential for the safety and convenience of the users of the premises, provided that the building shall not be within 100 feet of any lot line and provided further that such building may not be enlarged or extended without the approval of the Board of Appeals. When granting permission for such a use, or for the extension of such a use, the Board of Appeals may prescribe such limitations as it may consider desirable to prevent such use from affecting the general character of the neighborhood or of surrounding property.

This Ordinance shall take effect upon publication and posting as required by Law.

PURSUANT to Section 178 of the Village Law, I the undersigned, JOSEPH A. ZERELLO, Village Clerk of the Village of Croton-on-Hudson, New York, DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on November 5, 1959, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

DATED: November 5, 1959

JOSEPH A. ZERELLO  
VILLAGE CLERK

## AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS: SECTION A, ARTICLE FOUR, uses permitted in Residence Districts is hereby amended by adding thereto a new Section 14B, reading as follows:

14B. Any building in existence on July 28, 1931, which had at that time, exclusive of any portions thereof occupied as a basement, attic or garage, habitable space with a floor area of 3000 square feet or more and which is situated upon any piece, parcel or plot of land in a "C" or less restricted District which had at that time and still has an area in excess of one acre may, upon a special permit issued by the Zoning Board of Appeals, after a public hearing, be used as a funeral home provided that

(a) there shall have been filed with the Board of Appeals the consent in writing, duly acknowledged, of the owners of record of 80 per cent of the sum of (x) the land fronting upon the main street or streets and lying within 300 feet of the proposed building or use, measured along the lines of said street or streets and excluding the plot to be used for such use plus (xx) the land not fronting upon such main street or streets but directly contiguous with the land on which the proposed use is to be instituted measured along the line of such contiguity not including, however, lands of which the owner of record shall be either the state, county or other municipal body or agency, or a public utility, which shall have failed or refused to file a statement either in favor of or objecting to the proposed use; and

(b) any such permit shall be a conditional permit based upon compliance with specific conditions imposed by the Zoning Board of Appeals to carry out the following purposes and requirements and which shall be set forth in the permit, upon breach of any of which the permit shall no longer be of any force and effect:

1. The purpose of the requirements and conditions imposed by the Zoning Board of Appeals shall be to assure that the particular use is carried on in a manner compatible with the residential character of the neighborhood and in a manner in harmony with the general purposes and intent of this Ordinance.

2. That adequate off-street parking shall be provided which shall accommodate not less than one automobile for each five persons who can be accommodated, either standing and sitting, in the chapels of the funeral home, as the Zoning Board of Appeals may determine.

3. No special signs shall be permitted.

4. The visiting hours shall be limited so that there shall be no permitted visits after 10:00 o'clock in the evening.

5. That the building shall be located at least forty feet from any adjoining lot line and that there shall be no indoor or outdoor loud speaker system, that there shall be no flood lights, and that there shall be no other exterior lighting except as may be approved by the Zoning Board of Appeals in the permit.

6. The Zoning Board of Appeals may impose such additional conditions as it may deem desirable to assure the compatibility of the use with the residential character of the neighborhood and shall have power, upon application of any interested party or upon

its own motion, from time to time, to modify the conditions contained in the permit to carry out the aforesaid purposes.

7. No building permit shall be issued in respect of any modification or alteration of existing buildings, or erection of additional accessory buildings, on the land in question without supplementary special permit issued by the Zoning Board of Appeals after public hearing and a finding by the Zoning Board of Appeals that the modification or alteration of existing buildings, or erection of additional accessory buildings, will not be incompatible with the residential area in which the building is situated.

The Zoning Board of Appeals may also issue a special permit for any such building in a "C" District to be used as a sanitarium or nursing, rest or convalescent home intended and operated primarily as a retreat and place of rest and convalescence upon the provisos and conditions and compliance with the requirements above set forth, with the following additional requirements and modifications, to wit:

(a) That no such building shall be used for the accommodation of more than twenty-five (25) patients or guests at any one time; provided, however, that total occupancy of the premises shall not in any event exceed fifteen (15) persons per acre.

(b) No person shall be treated or cared for therein who is insane, mentally retarded or feeble minded, or who suffers from epilepsy, drug addiction, alcoholism or any contagious disease.

(c) That no one other than patients or guests resident in the sanitarium or home (which term shall not include invitees of patients or guests) shall be served in the dining room, that no alcoholic beverages or liquors shall be served or permitted on the premises except for medicinal purposes or the personal use of the owner's family and their personal guests, and that such other conditions may be imposed by the Zoning Board of Appeals as may, in its judgment, be required in the circumstances to make the use compatible with the residential character of the neighborhood.

(d) That required off-street parking to be adequate shall be (a) two parking spaces, plus (b) one additional parking space for each two patients or guests accommodated at any one time, and that the provisions of the foregoing paragraph "2" as hereby modified shall be complied with.

(e) That in lieu of the provisions of paragraph "4", visiting hours shall be limited so that there shall be no permitted visits after 9:00 o'clock in the evening, nor shall there be any recreational activities for patients, guests or employees, or the invitees of any of them, after 10:00 o'clock in the evening.

This Ordinance shall take effect upon publication and posting as required by Law.

PURSUANT to Section 178 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on December 3, 1959, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

JOSEPH A. ZERELLO  
VILLAGE CLERK

DATED: DECEMBER 3, 1959.

## AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, New York, Do Hereby Ordain and Enact As Follows:

Section 1 To amend Article VII "Provisions Common to Several Districts" by adding a new Section 1, which SECTION SHALL READ AS FOLLOWS

Section 1. Site Development Plan Approval In all Districts. Site Development Plan Approval by the Planning Board shall be required for the erection or enlargement of all buildings other than one or two family dwellings, those under special permit and for all uses of vacant land in all cases where any amendment of any such Plan is proposed. the applicant must also secure the approval of the amendment by the Planning Board.

No building permit may be issued for any building within the purview of this section until an approved Site Development Plan or amendment of any such Plan has been secured by the applicant and presented to the Building Inspector. No certificate of occupancy may be issued for any building or use of land within the purview of this section unless the building is constructed or used, or the land is developed or used, in conformity with an approved Site Development Plan or an amendment of any such Plan.

**Pre-Submission:** Prior to the submission of a formal Site Development Plan, the applicant should meet in person with the Planning Board, and/or its designated representative, to discuss the proposed Site Development Plan so that the necessary subsequent steps may be undertaken with a clear understanding of the Board's attitude and requirements in matters relating to site development.

**Required Submissions:** At least fifteen (15) days in advance of the Planning Board meeting at which a Site Development Plan, or an amendment of it, is to be presented, the information enumerated below must be submitted to the Secretary of the PLANNING BOARD in triplicate along with a letter of application, if requested.

The information to be submitted and which in total constitutes a Site Development Plan, follows:

### Legal Data

(1) The names of all owners of record of all adjacent property, and the lot, block and section number of the property.

(2) Existing zoning district boundaries.

(3) Boundaries of the property; building or set-back lines and lines of existing streets, lots, reservations, easements and areas dedicated to public use.

All lengths shall be in feet and decimals of a foot, and all angles shall be given to the nearest ten (10) seconds or closer if deemed necessary by the surveyor. The error of closure shall not exceed one (1) to ten (10) thousand.

(4) A copy of any covenants or deed restrictions that are intended to cover all or any part of the tract.

### Existing Buildings and Facilities

(1) Location of existing buildings.

(2) Location of existing water mains, culverts, and drains on the property - with pipe sizes, grades, and direction of flow.

### Topographic Data

(1) Existing contours with intervals of five (5) feet or less, referred to a datum satisfactory to the Board.

(2) Location of existing water courses, marshes, rock outcrops, wooded areas, single trees with a diameter of eight (8) inches or more, measured three (3) feet above the base of the trunk, and other significant existing features.

### Development Data

(1) Title of Development, date, north, point, scale, name and address of record owner, engineer, architect, land planner or surveyor preparing the Site Development Plan.

(2) The proposed use or uses of land and buildings and proposed location or locations of buildings, including proposed grades.

(3) All proposed streets, easements, and public and community areas.

All proposed streets with (a) profiles indicating grading and (b) cross-sections showing width of roadway, location and width of sidewalk, and locations and size of utility lines.

All lengths shall be in feet and decimals of a foot, and all angles shall be given to the nearest ten (10) seconds or closer if deemed necessary by the surveyor. The error of closure shall not exceed one (1) to ten (10) thousand.

(4) All means of vehicular access and egress to and from the site onto public streets.

(5) The location and design of any off-street parking areas or loading areas.

(6) The location of all proposed water lines, valves and hydrants, and of all sewer lines with profiles, indicating connections with existing lines or alternative means of water supply or sewage disposal and treatment.

(7) The proposed location, direction, power and time, of proposed outdoor lighting.

(8) The proposed screening where deemed necessary by the Board.

(9) Proposed storm water drainage system.

**Duties of Planning Board:** The Planning Board shall review the Plan, or any amendment of it, in the same manner as is prescribed by State Law for the review of subdivision plats. In considering and approving the Site Development Plan, the Planning Board shall take into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and shall make any appropriate conditions and safeguards in harmony with the general purpose and intent of this ordinance and particularly with regard to achieving:

(1) Maximum safety of traffic access and egress.

(2) A site layout (including the location, power, direction and time of any outdoor lighting of the site) which would have no adverse effect upon any properties in adjoining residence districts by impairing the established character or the potential use, of properties in such districts.

(3) The reasonable screening, at all seasons of the year, of all playgrounds, parking and service areas from the view of adjacent residential properties and streets.

(4) Conformance of the proposed Site Development Plan with such portions of the master plan of the Village of Croton-on-Hudson as may be in existence from time to time; and

(5) In applicable cases, a drainage system and layout which would afford the best solution to any drainage problems.

(6) The Planning Board to have the right to waive any and all of these particular requirements.

This Ordinance shall take effect upon publication and posting as required by Law.

PURSUANT to Section 178 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on January 7, 1960, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

DATED: February 11, 1960  
JOSEPH A. ZERELLO  
VILLAGE CLERK

*Submitted by*

"Amendment to  
CROTON-ON-HUDSON  
ZONING ORDINANCE, 1931

AN AMENDMENT:

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, N.Y., DO HEREBY ORDAIN AND ENACT AS FOLLOWS:  
SECTION A. ARTICLE TWO, Creation of Districts, is hereby further amended by adding thereto a new section, Section DD, to read as follows:

SECTION DD: Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931", the following described part of the Village of Croton-on-Hudson, viz:

Lots 47 to 56, Lots 57, 58, 59 and Lots 60 to 65 inclusive on a map entitled "Map of part of the John Cocks Farm at Croton in the Town of Cortlandt, Westchester County, the property of Francis Larkin, Esq., divided into Village lots by George W. Cartwright, Sing Sing, May 1887", which map was filed in the Office of the Register of the County of Westchester, on the 13th day of June, 1888. These lots also designated on the tax assessment map of the Village of Croton-on-Hudson, N.Y. as Section 42, Block 203, Lots 5 to 15 inclusive; Section 42, Block 205, Lots 5 to 10 inclusive and Section 42, Block 204, Lots 4, 5, and 6, shall hereafter be deemed to be part of a D-3 District for the uses and purposes of this Ordinance.

ARTICLE THREE, Height and Bulk Limitations in Residence Districts, is hereby amended by adding thereto an additional section, Section D-3, to read as follows:

Section D-3. "D-3" Districts.

1. All permitted uses which would be permitted in a "B" District shall be subject to the same Height and Bulk Limitations as those prescribed in Section B, above. Apartment Dwellings shall be subject to the following limitations:

2. HEIGHT. In a "D-3" District, the maximum height of an apartment dwelling shall be two stories and the average height of any wall of such dwelling shall not exceed 30 feet above the elevation of the finished grade abutting such wall.

3. SIZE OF PLOT. Every plot used for an apartment dwelling in a "D-3" District shall have a minimum area of three acres, or a minimum of one acre for each 14 dwelling units, whichever shall be larger.

4. REQUIRED OPEN SPACES.

(a) Maximum Coverage. All buildings, including accessory buildings except for garages the roof of which is at ground level and designed to be used as part of the open space, shall cover not more than 30 per cent of the area of the lot.

(b) Minimum Yard Requirements. Each lot shall have yards with minimum dimensions as follows: 1. Front yard, with a minimum depth of 40 feet. 2. Side yards, with a minimum width equal to the average height of the building along the property line, but in no case less than 25 feet. 3. Rear yard, with a minimum depth of 30 feet.

(c) Off-Street Parking. There shall be provided on the same lot with any multi-family dwelling, automobile parking space exclusive of driveways or access roads at the ratio of 1½ spaces for each dwelling unit. Such parking space shall be gravelled or paved. No driveways shall have a width of less than 20 feet and each parking space shall have an area of not less than 300 square feet. Parking spaces shall not encroach into the front yard or within 10 feet of any property line other than a street line and shall be screened by means of planting from all streets and adjoining properties. Driveways shall have a minimum width of not less than 20 feet and shall be kept clear of parked cars at all times. The grade of driveways within 60 feet of the street line shall not exceed 4 percent.

(d) Usable Open Space. There shall be provided and maintained on the same lot with any multi-family dwelling an unenclosed portion of the

ground or lot which is not devoted to driveways or parking spaces and is free of structures of any kind, and which is available and accessible to all occupants of the building or buildings on the said lot for purposes of active or passive outdoor recreation. There shall be 400 square feet of such area for each dwelling unit and any such area shall have a minimum dimension of 40 feet.

(e) Building Requirements. No dwelling unit erected in a "D-3" Zone shall have a floor area of less than 600 square feet measured to the interior face of the walls circumscribing such dwelling unit.

(f) Courts. The depth of an outer court, measured perpendicular to the open side of such court, shall not exceed the width thereof. The width of an outer court shall be not less than 20 feet. Inner courts are prohibited.

(g) Distance Between Buildings. The following minimum distances between buildings shall be observed:

1. Between main and a one-story accessory building: 20 feet

2. Between any two other buildings: a distance equal to the average height of such buildings at the points where they are nearest one to the other.

3. Notwithstanding any other provisions, and except as specified herein after, a minimum distance of 60 feet shall be maintained between the center of any legal window (other than a legal bathroom or kitchen window) and any wall of another building on the same lot, the plane of which intersects the plane of the wall in which said window is located at an angle of less than 90 degrees. Such distance shall be measured in horizontal projection at the sill level of such window. This requirement shall not apply in the case of obstructing walls not located within the area enclosed by an arc of a circle with a radius of 60 feet, extending 70 degrees on each side of a line perpendicular to such window and passing through the center thereof, and the exterior radii of such arc.

(h) Site Plan Approval. Site plans for all multi-family dwellings shall be subject to approval by the Planning Board. In considering and approving such plans the Planning Board shall take into consideration the public health, safety and general welfare, and shall impose any conditions with respect to matters herein placed within the jurisdiction of said Board as it may deem appropriate to further the general purpose and intent of this ordinance. The Planning Board shall be concerned with the achievement of the following specific objectives, and no others:

1. Maximum safety of traffic access.

2. Location of points of traffic access with due regard to the maximum protection of existing and potential surrounding uses in general and of schools and places of public assembly in particular.

3. Adequacy of access to all required parking spaces.

4. Location, access and topographic suitability of the required recreation area.

ARTICLE FOUR, Uses Permitted in Residence Districts, is hereby amended by adding thereto a new section, Section D, to read as follows:

SECTION D. "D-3" Districts. In a "D-3" District, a building may be erected on premises used for any one or more of the purposes permitted by Section B of this Article and in addition for:

16a. Apartment dwelling and accessory buildings and uses thereto.

This Ordinance shall take effect upon publication and posting as required by Law.

Pursuant to Section 178 of the Village Law, I, the undersigned, Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y. DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on April 16, 1960 and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

DATED: April 21, 1960

JOSEPH A. ZERELLO  
Village Clerk  
Administrator

LEGAL NOTICE

AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, New York, DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

ARTICLE FIVE, SECTION F, providing for the erection of Signs in a Modified Business "MB" District, is hereby further amended by adding Paragraph 6, immediately following paragraph 5 (C) and preceding the paragraph beginning "All other buildings and uses are prohibited".

"6. Signs, in addition to those permitted in Article Four hereof, which are accessory to an establishment located on the same lot, as follows:

(a) Not more than one such sign shall be permitted on a wall for each tenant on the premises.

(b) The aggregate area, in square feet, of all signs on any wall shall be not greater than two times the length in feet of such wall.

(c) Such sign or signs shall be parallel to the face of the building and no part thereof, including any illuminating devices, shall project more than 12 inches beyond the face of the wall to which applied nor any distance beyond or above the building in any other direction.

(d) In addition, where the building is set back from the front lot line a distance of 25 feet or more, not more than one freestanding sign, with a total area on all faces of not more than 40 square feet, may be erected not nearer than six feet to any building. No such free standing signs shall encroach on any required yard, except in a motor vehicle service station not more than one standard sign may be erected in a required front yard for purposes of identification.

(e) The following types of signs or artificial lighting are prohibited:

i. Billboards

ii. Flashing signs including any sign or device on which the artificial light is not maintained stationary, and constant in intensity and color, at all times when in use.

iii. Signs which project more than one foot over the lot line.

iv. Signs which compete for attention with, or may be mistaken for, a traffic signal.

v. The outlining by direct illumination of all or any part of a building such as a gable, roof, side wall or corner, except between December 1 and January 15.

vi. Representational signs designed so as to physically represent in two or three dimensions, the object advertised.

vii. Temporary signs made of cardboard, paper, canvas or similar impermanent material."

This Ordinance shall take effect upon publication and posting as required by Law.

Pursuant to Section 178 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on May 19, 1960, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

JOSEPH A. ZERELLO  
Village Clerk

DATED: May 26, 1960

AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, New York, DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A, ARTICLE T O, "Creation of Districts of the Croton-on-Hudson Zoning Ordinance, 1931" is hereby further amended by adding thereto a new section to read as follows:

SECTION EE - Notwithstanding the division of Croton-on-Hudson for purposes of this ordinance into districts having boundaries shown on a map entitled "Building Zone Map, Part of Croton-on-Hudson Zoning Ordinance, 1931," the following described part of the Village of Croton-on-Hudson,

ALL THOSE CERTAIN LANDS DESIGNATED AS SECTION 28,  
BLOCK 213, LOTS 40, 41, 42; SECTION 27, BLOCK 213,  
LOTS 2 AND 3; and SECTION 27, BLOCK 213, PART OF LOT 26  
NOT ALREADY ZONED ("E"),

which lots herein above mentioned border an "E" District, shall hereafter be deemed to be an "E" District for all the uses and purposes of this Ordinance.

This Ordinance shall take effect upon publication and posting as required by Law.

Pursuant to Section 178 of the Village Law, I, the undersigned, Joseph A. Terello, Village Clerk-Administrator of the Village of Croton-on-Hudson, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on July 7, 1960, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson,

N. Y.  
DATED: July 14, 1960

JOSEPH A. TERELLO  
VILLAGE CLERK - ADMINISTRATOR

## AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, New York, DO HEREBY ORDAIN AND ENACT AS FOLLOWS: ARTICLE EIGHT, NON-CONFORMING BUILDINGS AND USES, OF CROTON-ON-HUDSON ZONING ORDINANCE, 1931, IS HEREBY AMENDED BY REPEALING SECTIONS A, B, C AND D OF SAID ARTICLE AND BY ADDING IN THEIR PLACE THE FOLLOWING SUBDIVISIONS:

**Non-Conforming Buildings and Uses**  
Section 7.1. Non-Conforming Buildings and Uses. The following provisions shall apply to all buildings and uses existing on the effective date of this ordinance, which buildings and uses do not conform to the requirements set forth in this ordinance; to all buildings and uses that become non-conforming by reason of any subsequent amendment to this ordinance and the zoning map which is a part thereof; and to all conforming buildings housing non-conforming uses:

7.1.1. Any non-conforming use, except those non-conforming uses specified in Section 7.1.5., be continued indefinitely, but:

7.1.1.1. Shall not be enlarged, extended reconstructed or placed on a different portion of the lot or parcel of land occupied by such uses on the effective date of this ordinance, nor shall any external evidence of such use be increased by any means whatsoever; or

7.1.1.2. Shall not be changed to another non-conforming use without a special permit from the Board of Appeals, and then only to a use which, in the opinion of said Board, is of the same or a more restricted nature; or

7.1.1.3. Shall not be reestablished if such use has been discontinued for any reason for a period of one year or more, or has been changed to, or replaced by, a conforming use. Intent to resume a non-conforming use shall not confer the right to do so.

7.1.2. Except as provided in paragraph 7.1.4. below, no building which houses a non-conforming use shall be:

7.1.2.1. Structurally altered or enlarged; or

7.1.2.2. Moved to another location where such use would be non-conforming; or

7.1.2.3. Restored for other than a conforming use after damage from any cause exceeding 50 per cent of the replacement cost of such building, exclusive of foundations.

Any such building, damaged to a lesser extent may be restored, but not enlarged, and the non-conforming use reinstated within one year of such damage; if the restoration of such building is not completed within the said one year period, the non-conforming use of such building shall be deemed to have been discontinued, unless such non-conforming use is carried on without interruption in the undamaged portion of such building.

7.1.3. Normal maintenance and repair, structural alteration in, and moving, reconstruction or enlargement of a building which does not house a non-conforming use, but is non-conforming as to the district regulations for lot

area, lot width, front yard, side yard, rear yard, maximum height, maximum lot coverage, or minimum liveable floor area per dwelling, is permitted if the same does not increase the degree of, or create any new, non-conformity with such regulations in such building.

7.1.4. Nothing in this Article shall be deemed to prevent normal maintenance and repair of any building, or the carrying out upon the issuance of a building permit of major structural alterations or demolitions necessary in the interest of public safety. In granting such a permit, the Building Inspector shall state the precise reason why such alterations were deemed necessary.

7.1.5. Each of the non-conforming uses specified below is deemed sufficiently objectionable, undesirable, and out of character in the district in which such use is located as to depreciate the value of other property and uses permitted in the district, and blight the proper and orderly development and general welfare of such district and the Village, to the point that each of such non-conforming uses shall be terminated on or before the expiration of the specified period of time after the effective date of this ordinance; which period of time as specified for the purpose of permitting the amortization of the remaining value, if any, of such use:

7.1.5.1. In any Residence district any non-conforming use of open land including such uses as a parking lot, trailer, junk yard, or open storage yard for materials, or equipment may be continued for two years after the effective date of this ordinance, provided that after the expiration of that period such non-conforming use shall be terminated.

7.1.5.2. In any Residence District, any sign not of a type permitted, or of a permitted type but greater than 2 times the maximum permitted size may be continued for one year following the effective date of this ordinance, provided that after the expiration of that period such non-conforming use shall be terminated.

7.1.6. In no event shall any use unlawfully established under any previously existing Building Zone Ordinance of the Village of Croton-on-Hudson be deemed to be a non-conforming use under this ordinance.

This Ordinance shall take effect upon publication and posting as required by Law.

PURSUANT to Section 178 of the Village Law, I, the undersigned, Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, New York, DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an Ordinance duly passed and adopted by the Board of Trustees of said Village on November 3, 1960, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, New York.

JOSEPH A. ZERELLO,  
VILLAGE CLERK—ADMINISTRATOR  
DATED: November 10, 1960.  
Croton-on-Hudson, N.Y.



## AN ORDINANCE

The Mayor and Board of Trustees of the Incorporated Village of Croton-on-Hudson, New York, DO HEREBY ORDAIN AND ENACT AS FOLLOWS:

SECTION A, ARTICLE TWO, 'Creation of Districts' of Croton-on-Hudson Zoning Ordinance, 1931 is hereby further amended by adding thereto a new section to read as follows:

"Section CC - Notwithstanding the division of the Village of Croton-on-Hudson for the purposes of this Ordinance into Districts having boundaries shown on a map entitled: 'Building Zone Map, part of Croton-on-Hudson Zoning Ordinance, 1931', the following described part of the Village of Croton-on-Hudson, VIZ:

"Beginning at a point on the southerly line of lot 71, Section 22, Block 305, said point being approximately 54 feet distant in an easterly direction from the southeast corner of lot 69A, extending thence northerly on a line parallel to and 50 feet in an easterly direction from the easterly line of lots 69A, 69, 68 and 67 a distance of approximately 325 feet, extending thence easterly on an extension of the dividing line between lots 67 and 66 a distance of approximately 145 feet, extending thence southeasterly along a line parallel to and 50 feet distant from the southerly lines of Lots 74, 73, 72, 71, 70 and 69, said lots being in Block 209A, distances of approximately 305 feet and 175 feet, extending thence southeasterly on a line parallel to and 50 feet distant southerly from a line joining the southwesterly corner of lot 68 and the southwesterly corner of lot 66 a distance of approximately 175 feet, extending thence easterly on a line parallel to and 50 feet distant southerly from the southerly lines of lots 66 and 65 a distance of approximately 160 feet to the westerly side of Maple Street, thence southerly along the westerly side of Maple Street approximately 410 feet to lands owned by the Village of Croton-on-Hudson, thence westerly along the line dividing lands of Ottaviano from lands owned by the Village of Croton-on-Hudson, distances of approximately 590 and 380 feet to the point or place of beginning "Shall hereafter be deemed to be an "MB" District for all uses and purposes of this Ordinance."

This Ordinance shall take effect upon publication and posting as required by Law.

Pursuant to Section 178 of the Village Law, I, the undersigned Joseph A. Zerello, Village Clerk of the Village of Croton-on-Hudson, N.Y., DO HEREBY CERTIFY under the Corporate Seal of said Village that the foregoing is a correct, accurate and complete copy of an ordinance duly passed and adopted by the Board of Trustees of said Village on March 4, 1960, and that the same was on that date entered in the minutes of said Board of Trustees of the Village of Croton-on-Hudson, N.Y.

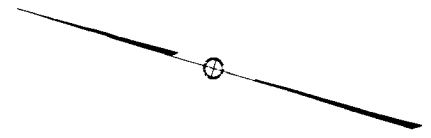
JOSEPH A. ZERELLO  
Village Clerk

DATED: March 10, 1960

- |    |  |                           |
|----|--|---------------------------|
| A  |  | RESIDENCE 'A' DISTRICT    |
| B  |  | RESIDENCE 'B' DISTRICT    |
| C  |  | RESIDENCE 'C' DISTRICT    |
| D  |  | RESIDENCE 'D' DISTRICT    |
| E  |  | BUSINESS DISTRICT         |
| F  |  | INDUSTRIAL DISTRICT       |
| EE |  | SPECIAL BUSINESS DISTRICT |
| C2 |  | RESIDENCE C2              |
| MB |  | MODIFIED BUSINESS         |

# **BUILDING ZONE MAP** PART OF **CROTON ON HUDSON** **ZONING ORDINANCE 1931**

SCALE  
 0 500 1000 1500  
 (1" = 400')



THIS MAP  
 REVISION  
 CHECKED  
 ON FILE 1  
 BUILDING

WIDTH OF ROAD VARIABLE

Adopted by the Village Board  
 May 1931  
 Clerk: [Signature]  
 Date: [Date]