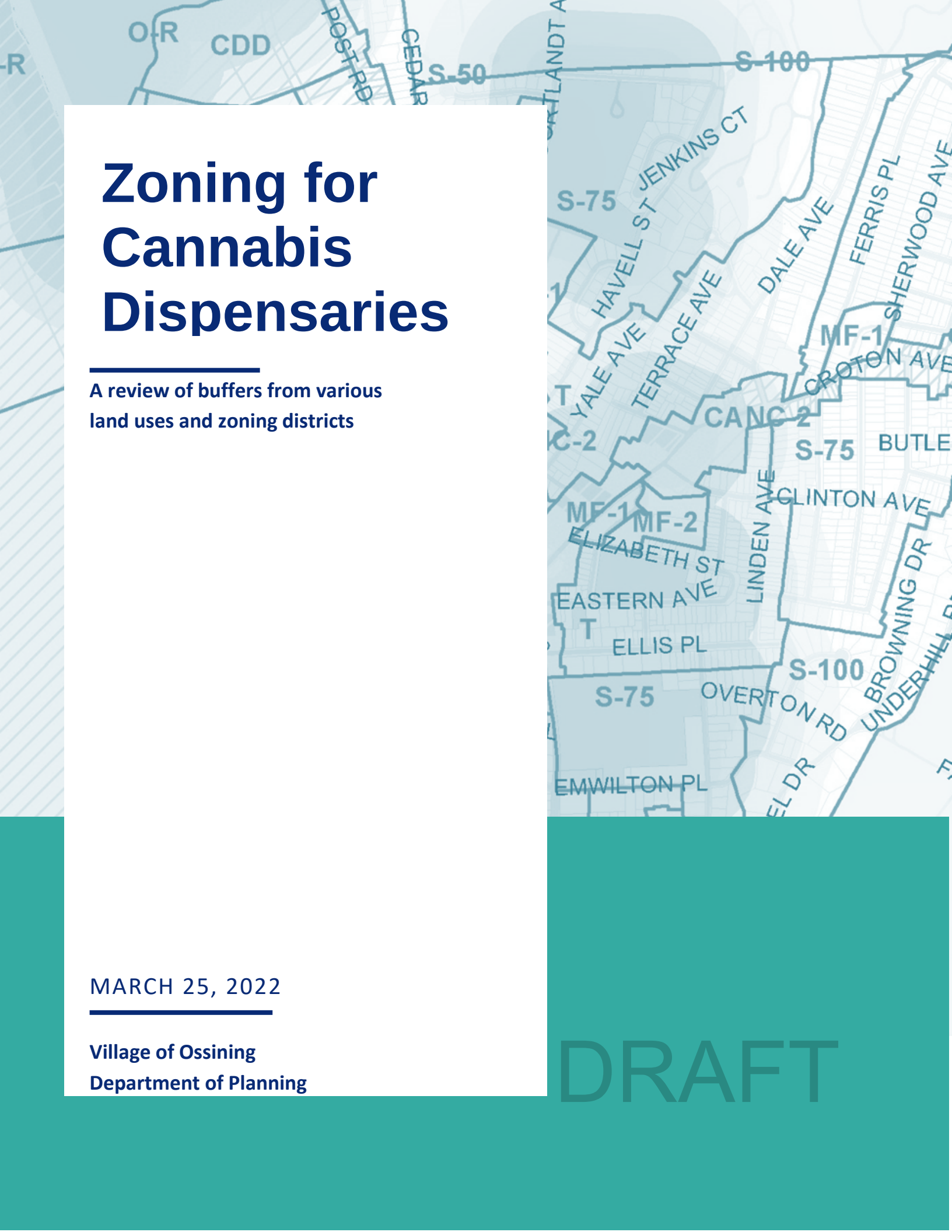




Zoning for Cannabis Dispensaries

A review of buffers from various land uses and zoning districts

MARCH 25, 2022

Village of Ossining
Department of Planning

DRAFT

Creating a buffer from Cannabis Dispensaries

An examination of different levels of buffers

As a part of the examination of the zoning code to identify the proper locations or districts to allow cannabis dispensaries, the Board of Trustees requested that maps be produced that show the location of specific types of uses with buffers to examine which parcels and districts would be excluded if buffers were applied to various uses.

These maps draw primarily from tax parcel data to identify properties that have land uses that **may** need to be buffered from the location of cannabis dispensaries as a part of a future zoning code change relating to cannabis dispensaries. The property class codes that were identified for the purpose of these maps were the following:

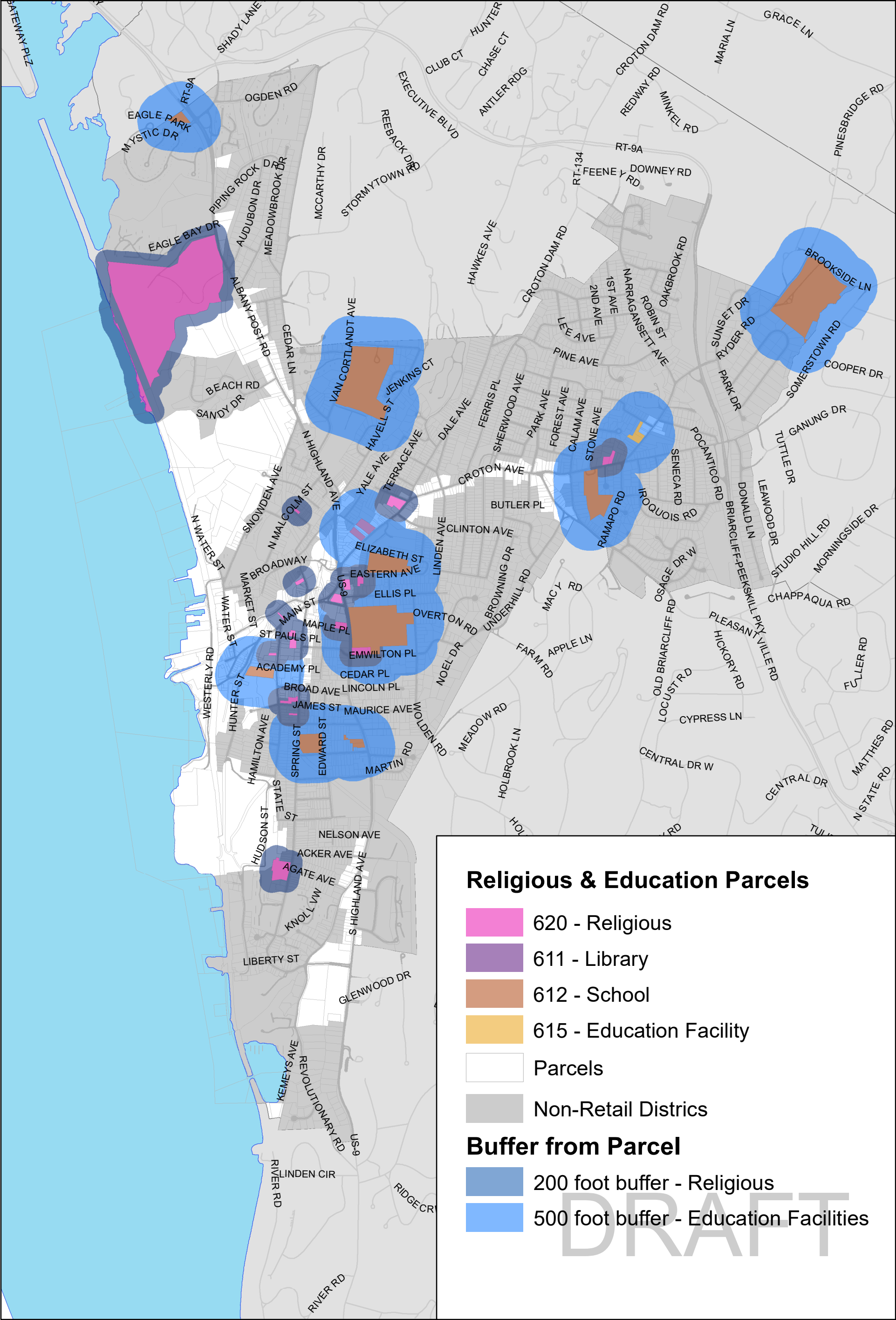
- 611 – Libraries
- 612 – Schools
- 615 – Education Facilities
- 620 – Religious properties

The maps were based on the information in tax parcel data provided by the Town Tax Assessor and are current as of Spring 2020. However, it is possible that not every property that is currently being used for these types of facilities is identified correctly by the tax assessor, so these maps should be considered illustrative, but not definitive.

These maps also contain overlays of the zoning districts for the Village, as well as an overlay demonstrating where retail sales of any kind are permitted as of right, or as a conditional use. For more information on the zoning code, please see the following link: <https://ecode360.com/6426965>

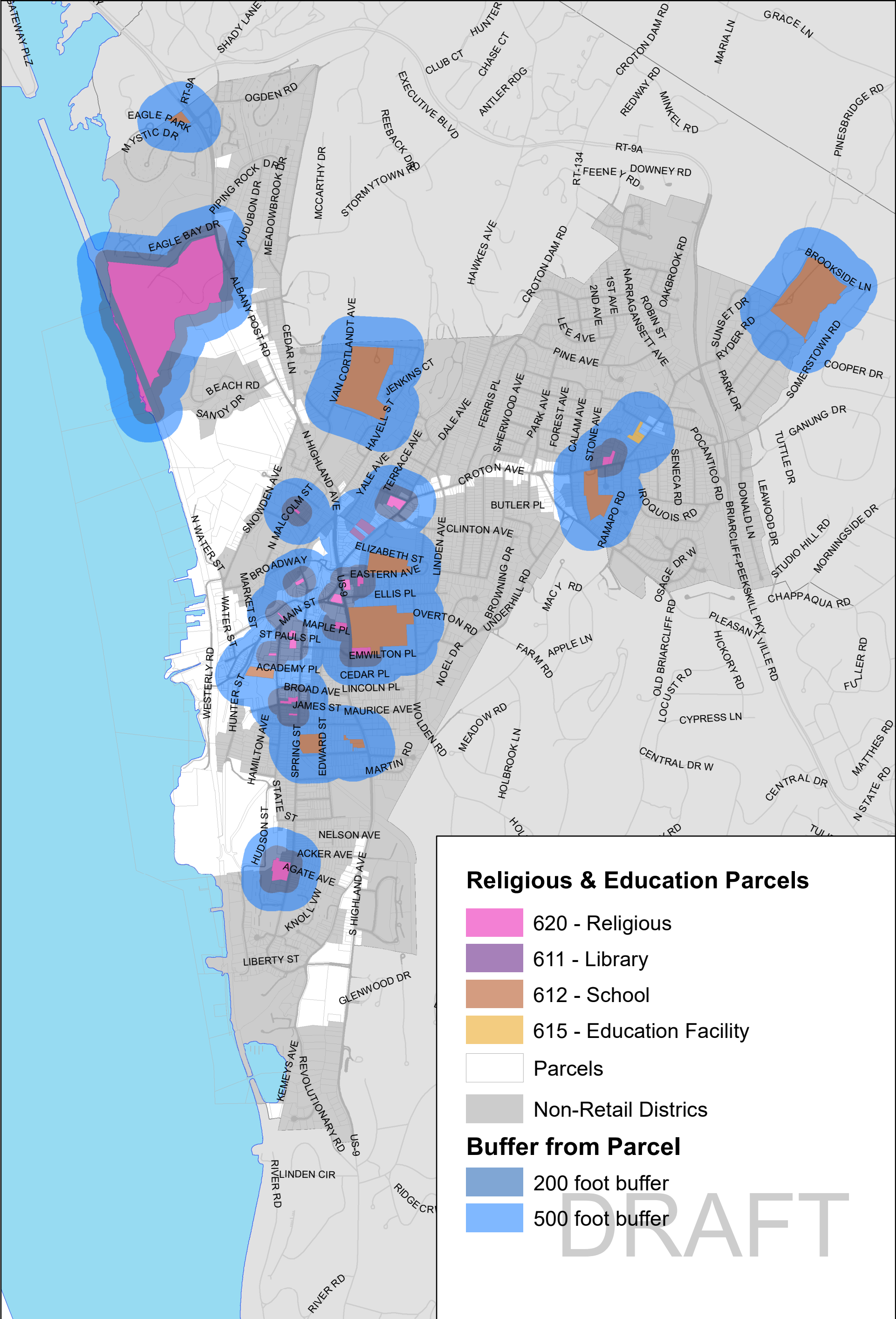
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Zoning for Cannabis Dispensaries - Village of Ossining
Buffers from Religious Parcels (200 ft) & Education Parcels (500 ft)
Minimum State Requirements



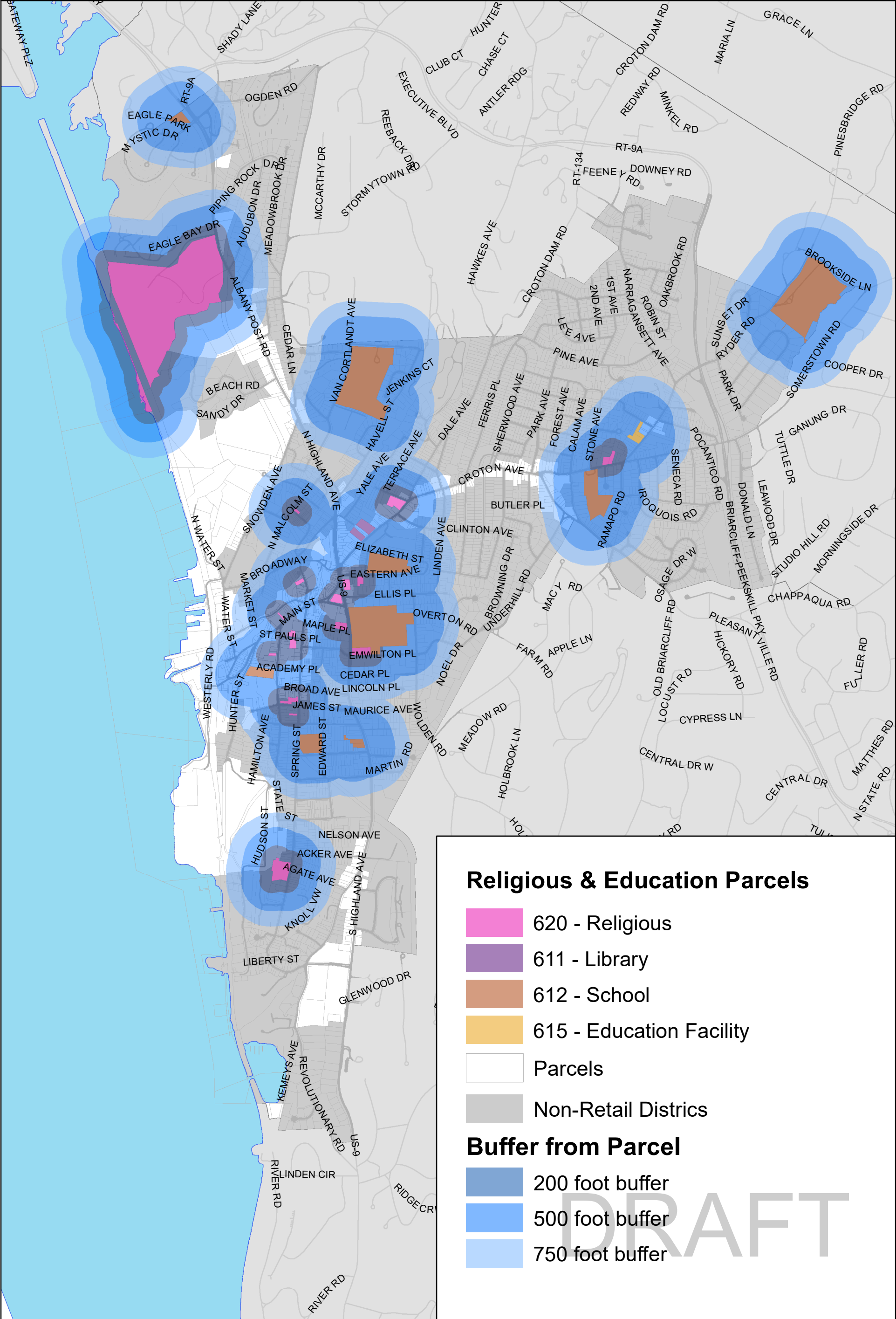
Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious & Education Parcels (500 ft)



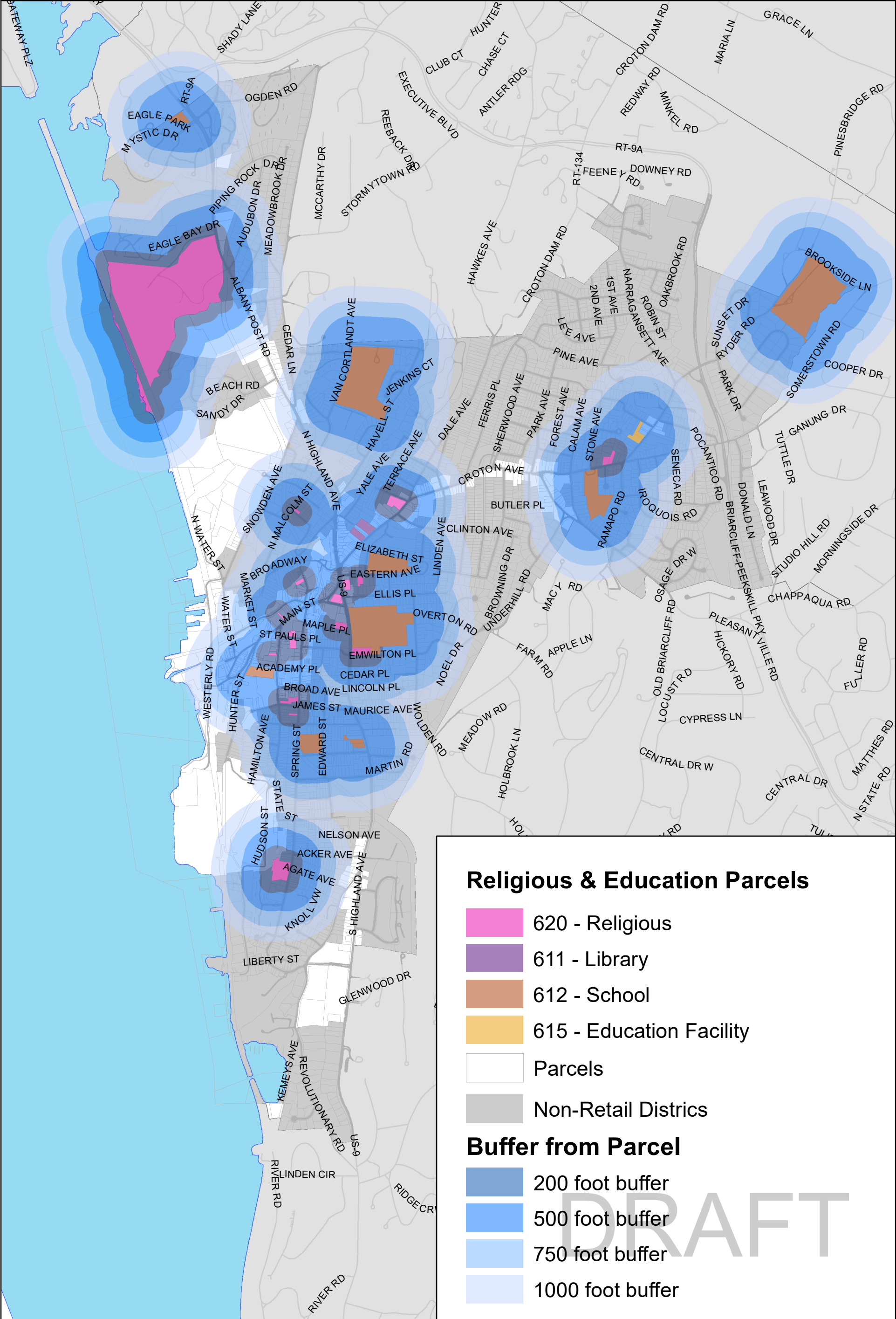
Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious & Education Parcels (750 ft)



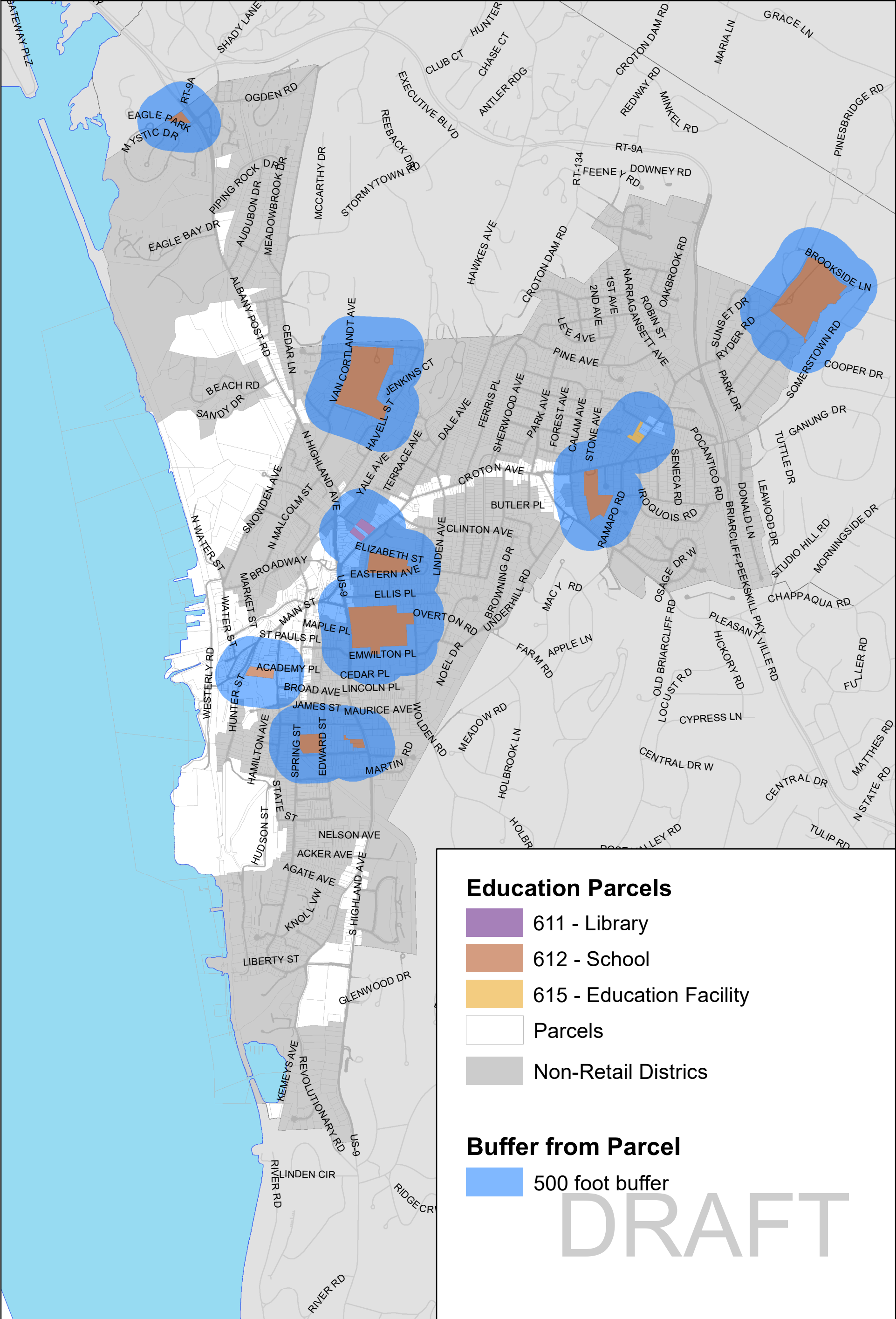
Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious & Education Parcels (1000 ft)



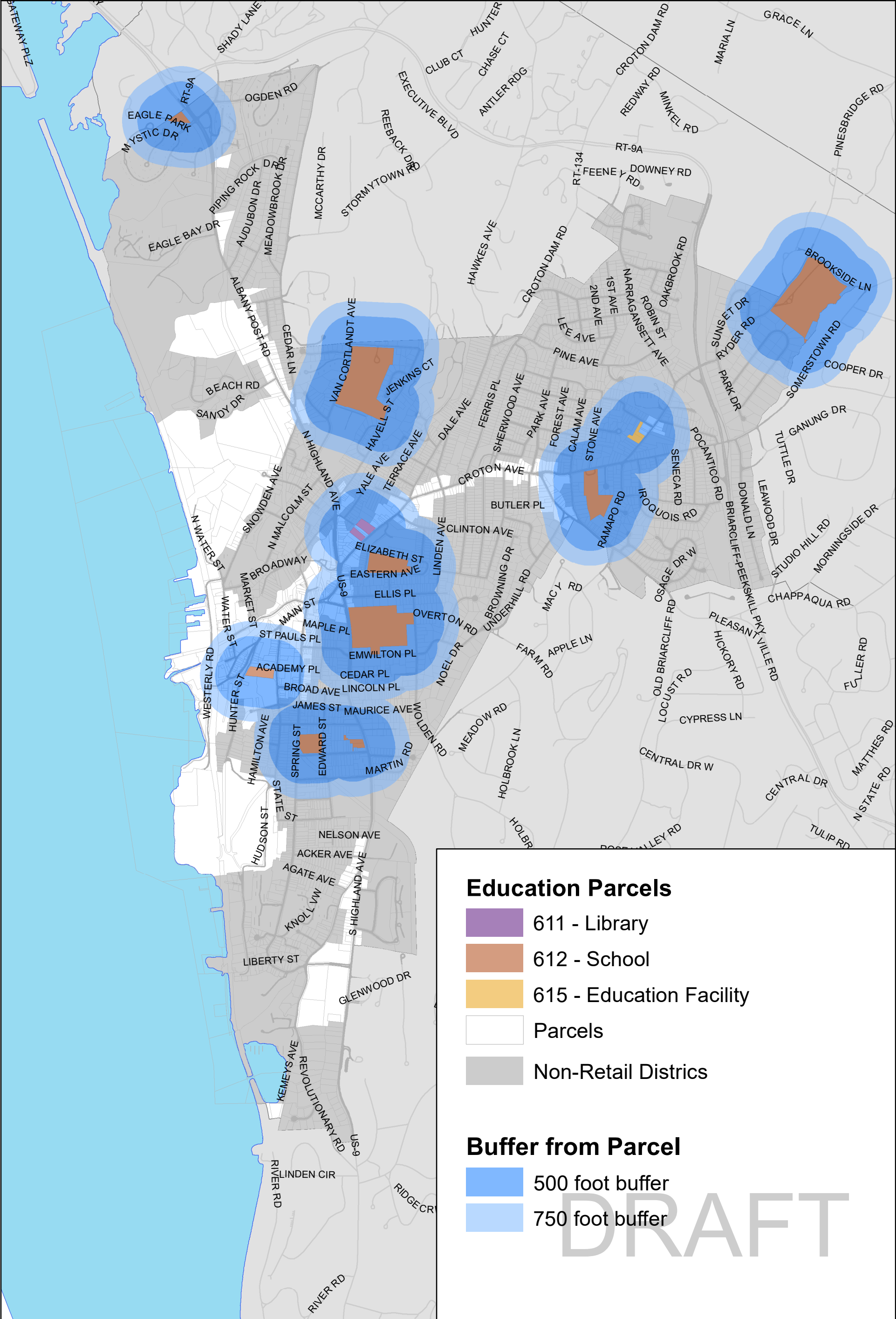
Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Education Parcels (500 ft)



Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Education Parcels (750 ft)



Education Parcels

- 611 - Library
- 612 - School
- 615 - Education Facility
- Parcels
- Non-Retail Districts

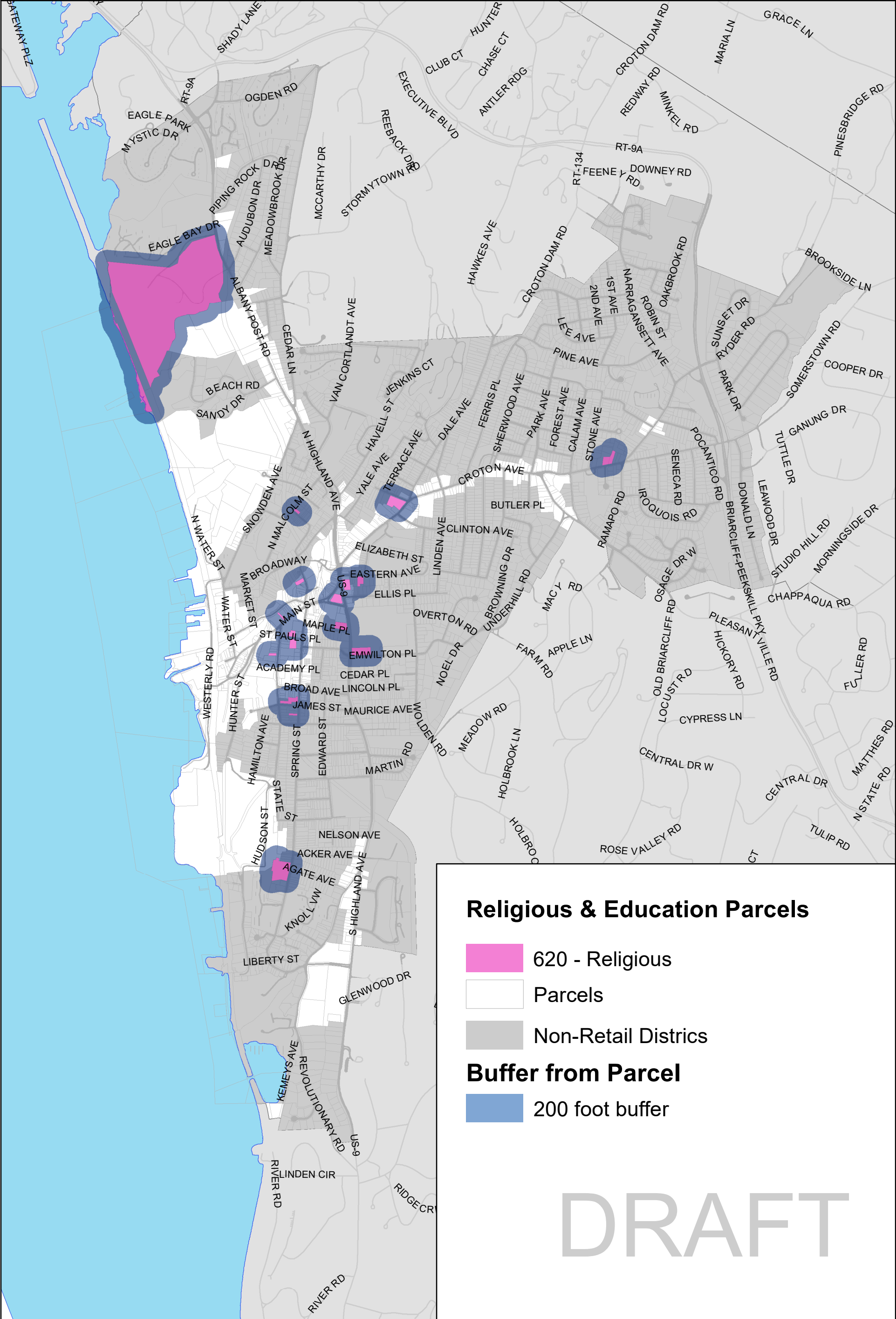
Buffer from Parcel

- 500 foot buffer
- 750 foot buffer
- 1000 foot buffer

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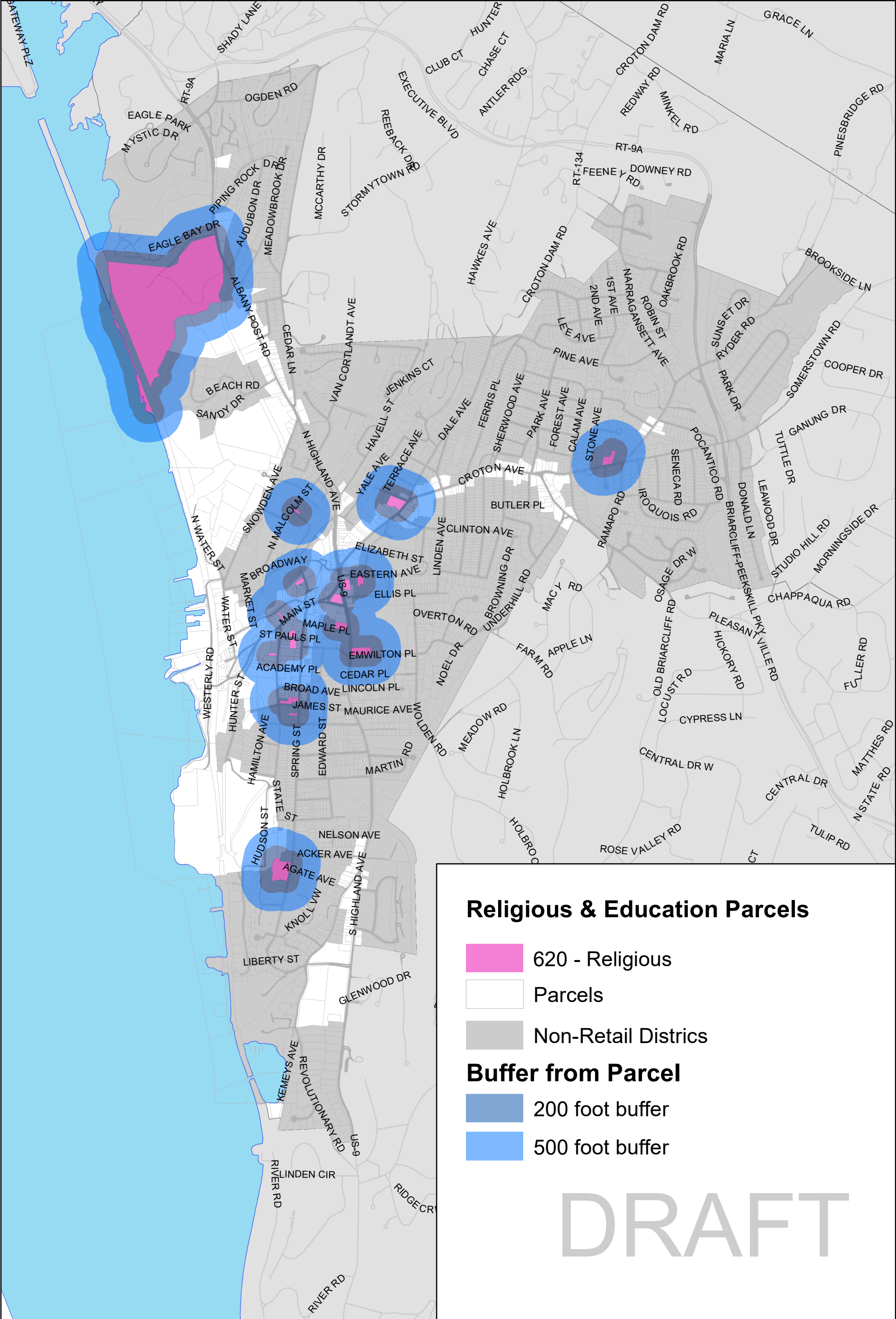
Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious Parcels (200 ft)



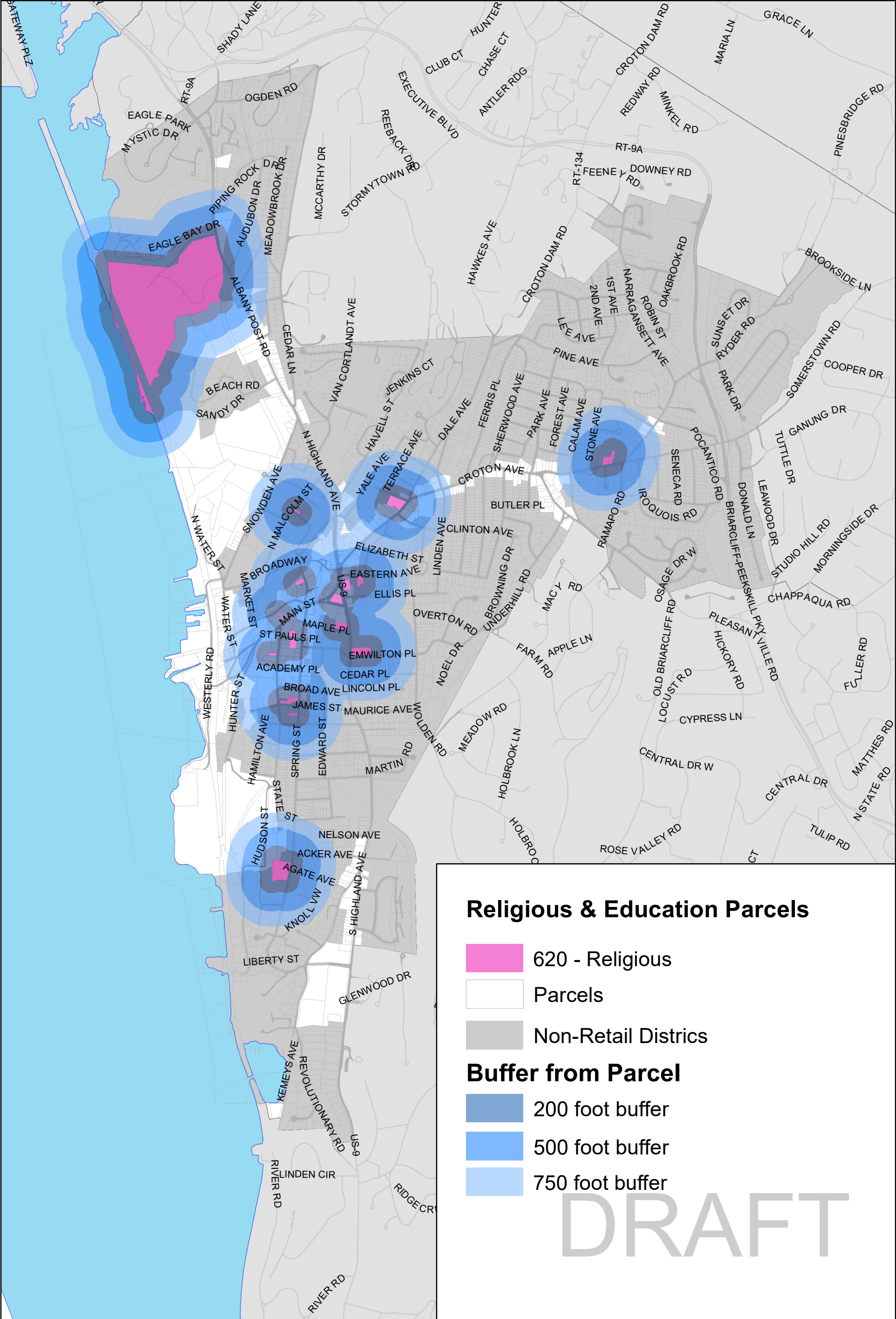
Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious Parcels (500 ft)



Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious Parcels (750 ft)



Zoning for Cannabis Dispensaries - Village of Ossining

Buffers from Religious Parcels (1000 ft)

