

LOCAL LAW NO. 1-2016
ZONING TEXT AMENDMENT

A LOCAL LAW amending Chapter 270 “Zoning” of the Village Code of the Village of Ossining to clarify and refine definitions of certain types of uses in the Commercial and Industrial Use Groups.

BE IT ENACTED by the Board of Trustees of the Village of Ossining, as follows:

Section 1. Chapter 270 of the Village Code “Zoning”, Sections 270-4 (B) (3) (c), (f) and (i) are hereby amended as follows, with deleted matter in [brackets]:

(3) Commercial use group. The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public. The commercial use group includes the following use categories:

(c) Bar or tavern uses. An establishment, which is licensed by the New York State Liquor Authority, having as its principal or predominant use the serving of beer, wine or liquor for consumption on the premises and which sets a minimum age requirement for entrance and patronage, consistent with state law. A bar or tavern use may also be accessory to a brewery or distillery or similar operation on the premises, and may include the serving of alcoholic beverages crafted on premises pursuant to required licenses and in compliance with all applicable provision of the Village Code, including this Chapter.

(f) Office uses. Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical or financial services. Uses are divided into three subgroups based on land use impacts.

[2] Live-work unit. An office or studio located within the same dwelling unit as the primary residence of the proprietor. Uses may include lawyers, architects, engineers, designers, music teachers, teachers, licensed real estate and/or insurance brokers and other similar professional office uses. Note: An art or crafts workshop as part of a dwelling unit is included in the artisan work[shop]space category in the industrial use group. No more than 40% of the live-work unit shall be devoted to the work use, and the unit shall not be located on the ground floor of the building.

(i) Retail sales and service uses. Establishments involved in the sale, lease or rent of new or used products to the general public for personal or household consumption and establishments involved in the sale of personal services, hospitality services or product repair services to the general public. Uses are divided into the following subgroups:

[1] Sales oriented. Stores selling, leasing or renting consumer, home and business goods, including, but not limited to, antiques, appliances, art, art supplies, bicycles, carpeting, clothing, crafted items, dry goods, electronic

equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, household products, jewelry, pet supplies (no animals or animal services), pharmaceuticals, plants, printed material, stationery, videos and similar goods. Also includes retail establishments that have a cottage industry or product-crafting component, such as bakeries, confectioneries, upholsterers, artisan work[shops]spaces, and similar. However, in the case of an artisan work[shop]space with retail sales of artisan-crafted products, both the retail sales use and the artisan work[shop]space use shall be deemed principal uses and shall meet the standards required for both.

Section 2. Chapter 270 of the Village Code “Zoning”, Sections 270-4 (B) (5) (a) and (b) are hereby amended as follows, with deleted matter in [brackets]:

(5) Industrial use group. The industrial use group includes uses that produce or create goods from extracted, cultivated, harvested, shorn or similarly obtained materials, or from recyclable or previously prepared materials, including the design, storage [and], handling and dissemination of these products and the materials from which they are produced. It also includes uses that store or distribute materials or goods in large quantities. The Industrial Use Group includes the following use categories:

(a) Artisan work[shop]space, general. A workplace used for the production of art, sculpture, craft[work]ed products or similar items on a small-scale basis that requires hand tools. A gallery or showroom used for the display and sale of [work] the artisan-crafted products may be included but shall be treated as a second principal use.

(b) Artisan work[shop]space, intensive. A workplace used for the production and sale of [work] crafted products that requires machines or more intensive equipment or materials to [create the work of art] craft the end product. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals and do not emit noxious noises, odors, vibrations, or fumes. Examples include woodworking, metalworking, glassmaking, textile, fiber-based or other knitted, loomed or woven crafts, farm or craft brewery or craft distillery, small batch confectionery-making or frozen dessert-making (gelato, ice cream) or similar types of artisanal products. A gallery, showroom or parlor used for the display, sampling and sale of [work] the crafted products may be included but shall be treated as a second principal use.

Section 3. Chapter 270 of the Village Code “Zoning”, Appendix A “Use Tables” is hereby amended as follows, with deleted matter in [brackets]:

Table A-1: Permitted, Conditional and Special Permit Principal Uses in Business and Mixed-Use Districts and Planned Waterfront Subdistricts

USE	DISTRICT													
	PC	NC-1	NC-2	VC	GB	O-R	SP-N	SP-S	CDD	RDD	IR	PW-a	PW-b	PW-c
Industrial Use Group														
Artisan work[shop]space, general	p	p	p	p	p	np	p	p	p	p	p	p	p	p
Artisan work[shop]space, intensive	c	np	np	np	c	np	np	np	np	c	c	c	c	c

Table A-3: Permitted, Conditional, and Special Permit Principal Uses in Residential Districts

USE	DISTRICT				
	S-125, S-100, S-75, S-50	T	MF-1, MF-2	PO	PRD
Industrial Use Group					
Artisan work[shop]space, general	np	np	np	c	np
Artisan work[shop]space, intensive	np	np	np	np	np

Section 3. Chapter 270 of the Village Code “Zoning”, Appendix C “Parking Requirements” is hereby amended as follows, with deleted matter in [brackets]:

Table C-1: Parking Requirements in the PC, NC-1, NC-2, GB, CDD, O-R, and IR Districts

REQUIREMENT	Minimum Spaces
Industrial Use Group	
Artisan work[shops]spaces, general and intensive	1 space per 500 sq. ft. of gross floor area

Table C-2: Parking Requirements in VC, RDD, SP-N, SP-S and Planned Waterfront Districts (PW-a, PW-b and PW-c)

REQUIREMENT	Minimum Spaces
Industrial Use Group	
Artisan work[shops]spaces, general and intensive	1 space per 500 sq. ft. of gross floor area

Section 4. Except as otherwise provided herein, all other provisions of Chapter 270 “Zoning” shall remain the same.

Section 5. The provisions of this Introductory Local Law are declared to be severable, and if any section, subsection, sentence, clause or part thereof is, for any reason, held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of any remaining sections, subsections, sentences, clauses or part of this Local Law

Section 6. This Local Law shall take effect immediately upon publication and posting as required by law.