

ZONING AND LAND USE

300 Attachment 1

Village of Dobbs Ferry

Appendix A
Permitted Use Tables

Table A-1: Residential Zoning Districts
[Amended 6-14-2011 by L.L. No. 6-2011; 7-12-2022 by L.L. No. 4-2022; 2-11-2025 by L.L. No. 2-2025]

KEY:

PP = Permitted

SP = Special Permit Required

N = Prohibited

PA = Permitted (Accessory)

Use Category	Use Type	OF ¹	MDR-1	MDR-2	MDR-H	B	MF
Residential							
Group living	Group home	N	PP	PP	PP	PP	PP
	Retirement home, nursing home, or assisted-living facility	N	N	N	SP	SP	PP
	Dormitory	N	N	N	N	N	N
Household living	Cluster development	PP	PP	PP	PP	PP	PP
	Mixed-use building	N	N	PP	N	PP	N
	Multifamily dwelling	N	N	PP	PP	PP	PP
	Multifamily housing complex	N	N	SP	SP	PP	PP
	One-family dwelling	PP	PP	PP	PP	PP	PP
	Townhouse	N	PP	PP	PP	PP	PP
	Two- or three-family dwelling	N	PP	PP	PP	PP	PP
Commercial							
Adult uses		N	N	N	N	N	N
Animal-related uses	General	N	N	N	N	N	N
	Intensive	N	N	N	N	N	N
Bar or tavern		N	N	N	N	N	N
Country club		N	N	N	N	N	N
Entertainment or recreation uses	Indoor	N	N	N	N	N	N
	Outdoor	N	N	N	N	N	N
Lodging	Bed-and-breakfast	N	SP	SP	PP	PP	PP
	Inn	N	N	PP	PP	PP	N
	Hotel	N	N	N	N	N	N

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Use Category	Use Type	OF ¹	MDR-1	MDR-2	MDR-H	B	MF
Office uses	General	N	N	SP	SP	PP	N
	Medical and dental	N	N	SP	SP	PP	N
Parking, nonaccessory	Surface	N	N	SP	N	N	N
	Structured	N	N	SP	N	N	N
Restaurant		N	N	N	N	N	N
Retail sales and service	Sales-oriented	N	N	N	N	N	N
	Personal service-oriented	N	N	N	N	PP	N
	Repair-oriented	N	N	N	N	N	N
	Outdoor storage and display-oriented	N	N	N	N	N	N
Studio for artists/craftspersons		N	N	N	SP	SP	N
Vehicle-related uses	General	N	N	N	N	N	N
	Intensive	N	N	N	N	N	N
Civic and Institutional							
Clubhouses, community centers, and places of worship		N	N	SP	SP	PP	N
Day care and nursery schools		N	N	SP	SP	SP	SP
Educational uses	Private elementary or secondary	N	N	N	N	N	N
	Public elementary or secondary	N	N	N	N	N	N
	Specialized	N	N	N	N	N	N
	Higher learning	N	N	N	N	N	N
Hospitals		N	N	N	N	N	N
Water-related recreation facilities		N	N	N	N	N	N
Industrial							
Industrial service		N	N	N	N	N	N
Manufacturing and production	General	N	N	N	N	N	N
	Intensive	N	N	N	N	N	N
Warehouse and freight-movement		N	N	N	N	N	N
Other							
Wireless telecommunication services facilities	Co-located facility	N	N	SP	N	SP	SP
	Freestanding facility	N	N	N	N	N	N

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Use Category	Use Type	OF ¹	MDR-1	MDR-2	MDR-H	B	MF
Accessory							
Accessory buildings		PA	PA	PA	PA	PA	PA
Accessory dwelling unit		SP	SP	SP	SP	N	N
Accessory parking		PA	PA	PA	PA	PA	PA
Drive-through facilities		N	N	N	N	N	N
Home-based businesses		PA	PA	PA	PA	PA	PA
Home-based occupations		PA	PA	PA	PA	PA	PA
Household swimming pools		PA	PA	PA	PA	PA	PA
Outdoor dining (nonresidential)		N	N	N	N	N	N
Outdoor storage (nonresidential)		N	N	N	N	N	N

NOTE:

¹ District Designations: One Family is denoted as OF, Mixed Density Residential-1 is denoted as MDR-1; Mixed Density Residential-2 is denoted as MDR-2; Mixed Density Residential-Historic is denoted as MDR-H; Broadway is denoted as B; Multifamily is denoted as MF.

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**Table A-2: Downtown Zoning Districts
[Amended 6-14-2011 by L.L. No. 6-2011]**

KEY:

PP = Permitted

SP = Special Permit Required

N = Prohibited

PA = Permitted (Accessory)

Use Category	Use Type	DB ¹	DT	DG
Residential				
Group living	Group home	PP	PP	PP
	Retirement home, nursing home, or assisted-living facility	PP	PP	PP
	Dormitory	N	N	N
Household living	Cluster development	N	N	N
	Mixed-use building	PP	PP	PP
	Multifamily dwelling	PP	PP	PP
	Multifamily housing complex	SP	PP	SP
	One-family dwelling	SP	PP	N
	Townhouse	N	PP	N
	Two- or three-family dwelling	SP	PP	N
Commercial				
Adult uses		SP	N	SP
Animal-related uses	General	PP	SP	PP
	Intensive	N	N	N
Bar or tavern		SP	N	SP
Country club		N	N	N
Entertainment or recreation uses	Indoor	PP	SP	PP
	Outdoor	SP	N	SP
Lodging	Bed-and-breakfast	PP	PP	PP
	Inn	PP	PP	PP
	Hotel	PP	N	PP
Office uses	General	PP	PP	PP
	Medical and dental	PP	PP	PP
Parking, nonaccessory	Surface	SP	N	SP
	Structured	SP	SP	SP
Restaurant		PP	SP	PP
Retail sales and service	Sales-oriented	PP	PP	PP
	Personal service-oriented	PP	PP	PP
	Repair-oriented	PP	PP	PP
	Outdoor storage and display-oriented	N	N	N

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Use Category	Use Type	DB¹	DT	DG
Studio for artists/craftspersons		PP	PP	PP
Vehicle-related uses	General	N	N	SP
	Intensive	N	N	N
Civic and Institutional				
Clubhouses, community centers, and places of worship		PP	PP	PP
Day care and nursery schools		PP	PP	PP
Educational uses	Private elementary or secondary	N	N	N
	General	N	N	N
	Specialized	PP	N	PP
	Higher learning	N	N	N
Hospitals		N	N	N
Water-related recreation facilities		N	N	N
Industrial				
Industrial service		N	N	N
Manufacturing and production	General	N	N	N
	Intensive	N	N	N
Warehouse and freight movement		N	N	N
Other				
Wireless telecommunication services facilities	Co-located facility	PP	PP	PP
	Freestanding facility	SP	SP	SP
Accessory				
Accessory buildings		PA	PA	PA
Accessory dwelling unit		N	N	N
Accessory parking		PA	PA	PA
Drive-through facilities		N	N	PA
Home-based businesses		PA	PA	PA
Home-based occupation		PA	PA	PA
Household swimming pools		PA	PA	PA
Outdoor dining		PA	PA	PA
Outdoor storage (nonresidential)		N	N	SP

NOTE:

¹ District Designations: Downtown Business is denoted as DB; Downtown Transition is denoted as DT; Downtown Gateway is denoted as DG.

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Table A-3: Special Zoning Districts
[Amended 6-14-2011 by L.L. No. 6-2011; 10-10-2023 by L.L. No. 9-2023]

KEY:

PP = Permitted

SP = Special Permit Required

N = Prohibited

PA = Permitted (Accessory)

Use Category	Use Type	WFA ¹	WFB	E1	CP
Residential					
Group living	Group home	N	N	N	N
	Retirement home, nursing home, or assisted-living facility	N	N	N	SP
	Dormitory	N	N	SP	N
Household living	Cluster development	N	PP	SP	PP
	Mixed-use building	N	PP	N	PP
	Multifamily dwelling	N	PP	SP	PP
	Multifamily housing complex	N	PP	SP	PP
	One-family dwelling	N	PP	SP	N
	Townhouse	N	PP	SP	PP
	Two- or three-family dwelling	N	PP	SP	PP
Commercial					
Adult uses		N	N	N	SP
Animal-related uses	General	N	N	N	PP
	Intensive	N	N	N	N
Bar or tavern		PP	PP	N	PP
Country club		N	N	PP	N
Entertainment or recreation uses	Indoor	PP	PP	PP	PP
	Outdoor	PP	PP	PP	PP
Lodging	Bed-and-breakfast	PP	PP	N	PP
	Inn	PP	PP	N	PP
	Hotel	N	PP	N	PP
Office uses	General	PP	PP	N	PP
	Medical and dental	N	PP	N	PP
Parking, nonaccessory	Surface	N	N	N	N
	Structured	N	PP	N	PP
Restaurant		PP	PP	N	PP
Retail sales and service	Sales-oriented	PP	PP	N	PP
	Personal service-oriented	PP	PP	N	PP
	Repair-oriented	N	PP	N	SP
	Outdoor storage and display-oriented	N	N	N	SP

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Use Category	Use Type	WFA ¹	WFB	EI	CP
Studio for artists/craftspersons		PP	PP	N	PP
Vehicle-related uses	General	N	N	N	N
	Intensive	N	N	N	N
Civic and Institutional					
Clubhouses, community centers, and places of worship		PP	PP	PP	PP
Day-care and nursery schools		N	PP	N	PP
Educational uses	Private elementary or secondary	N	N	PP	PP
	General	N	N	PP	PP
	Specialized	PP	PP	PP	PP
	Higher learning	N	N	PP	PP
Hospitals		N	N	PP	N
Parks and open space		PP	PP	PP	PP
Water-related recreation facilities		PP	PP	PP	SP
Industrial					
Industrial service		N	PP	N	PP
Manufacturing and production	General	N	PP	N	N
	Intensive	N	N	N	N
Warehouse and freight movement		N	N	N	N
Other					
Wireless telecommunications services facilities	Co-located facility	PP	PP	PP	PP
	Freestanding facility	SP	SP	SP	SP
Accessory					
Accessory buildings		PA	PA	PA	PA
Accessory dwelling unit		N	N	N	N
Accessory parking		PA	PA	PA	PA
Drive-through facilities		N	N	N	PA
Home-based businesses		N	PA	PA	PA
Home-based occupations		N	PA	PA	PA
Household swimming pools		N	PA	PA	PA
Outdoor dining		PA	PA	PA	PA
Outdoor storage (nonresidential)		SP	N	N	SP

NOTE:

¹ District Designations: Waterfront District A is denoted as WF-A; Waterfront District B is denoted as WF-B; Chauncey Park is denoted as CP; Educational/Institutional is denoted as EI.