

**SCHEDULE OF RESIDENTIAL DISTRICT REGULATIONS**  
**Zoning Law *TOWN OF EASTCHESTER* Westchester County**

1	2	3	4
		<b>PERMITTED USES</b>	
DISTRICT AND SYMBOL	<b>PRINCIPAL USES</b>	<b>ACCESSORY USES</b>	<b>SPECIAL PERMIT USES</b>
		Height of Accessory Building shall not be greater than 15 feet to the ridge in the case of sloped roofs or greater than 12 feet in the case of flat roofs.	
TWO FAMILY RESIDENCE R 3	1. Any principal use permitted and regulated in a one-family district. 2. Two-family dwelling.	1. Accessory garage space for not more than two private passenger vehicles, all other requirements shall apply as set forth in one family residence (R20-R5) districts above. See text section 7 for further provisions 2. The keeping of not to exceed two boarder or lodgers, provided the resultant total density of occupancy shall not exceed 2 persons per separate bedroom in such dwelling unit. 3. The keeping of customary domestic household pets as permitted and regulated in one-family districts above. 4. Home Professional office and customary incidental home occupation as permitted and regulated in one-family districts above.	1. Same as one-family districts above
MULTI - FAMILY RESIDENCE  M2000	1. Any principal use permitted and regulated in a one-family or a two-family district. 2. A multi-family dwelling, excluding townhouses.	1. The keeping by a resident family of not to exceed two boarders or lodgers subject to the limitations in two-family residence districts above. 2. The keeping of customary domestic household pets as permitted and regulated in one-family districts above. 3. Home Professional office as permitted and regulated in one-family districts above, except that no teacher of music or dancing shall be permitted to give instructions in a multi-family dwelling and no professional office or business office shall be above the ground floor. 4. Accessory private garage space provided only such part of any accessory garage or off street parking area as is not reasonably required for the use of the occupants of the building and the visitors thereto, may be rented for the storage of non-commercial vehicles to non-residents of the premises who reside within the same area and any such rental shall be cancellable on 5 days notice by order of the Building Inspector, if, upon written and signed complaint, he shall find that occupants of the structure and visitors thereto cannot obtain parking space therein by reason of such rentals to non-residents. 5. Swimming pools located within the main building.	1. Same as one-family districts above
MULTI - FAMILY RESIDENCE M1500			
MULTI FAMILY RESIDENCE M 1000			
MUTI-FAMILY RESIDENCE M 700			
MULTI-FAMILY RESIDENCE M350			
RESIDENTIAL TRANSITION DISTRICT RTD	1. Any principal use permitted and regulated in a multi-family district. 2. Mixed use of building with professional offices, business offices, and offices, and apt. units, but not including real estate offices. Office shall not exceed 50% of total floor area. Professional offices and business offices shall be located on the ground floor only.	1. Same as multi-family district above.	1. Same as multi-family district above.

(Amended 3/20/01; 8/14/01; 9/21-04 and 5/20/08)