

SCHEDULE OF RESIDENTIAL DISTRICT REGULATIONS
ZONING LAW TOWN OF EASTCHESTER WESTCHESTER COUNTY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
LOT LIMITATIONS														BUILDING LIMITATIONS						
DISTRICT AND SYMBOL	MINIMUM SIZE OF LOT			MINIMUM SIZE OF YARDS IN FEET					MINIMUM DISTANCE IN FEET FROM ACCESSORY USE IF NOT WITHIN OR ATTACHED TO PRINCIPAL BUILDING			MAXIMUM BUILDING COVERAGE %		PRINCIPAL BUILDING				ACCESSORY STRUCTURES		
														MAXIMUM BUILDING HEIGHT		MAXIMUM RIDGE HEIGHT	MINIMUM BUILDING HEIGHT		MAXIMUM BUILDING HEIGHT (1)	MAXIMUM RIDGE HEIGHT (1)
	LOT SIZE PER DWELLING UNIT IN SQUARE FEET	FRONTAGE (FEET)	EFFECTIVE SQUARE MIN. LGTH. OF ONE SIDE (FEET)	FRONT YARD	FIRST SIDE YARD	SECOND SIDE YARD	REAR YARD	SIDE YARD ADJOINING A STREET	TO PRIN. BUILDING	TO SIDE LOT LINE	TO REAR LOT LINE	PRINCIPAL BUILDING	ACCESSORY BUILDINGS	IN STORIES	IN FEET	<u>IN FEET</u>	IN STORIES	IN FEET	IN FEET	IN FEET
ONE FAMILY RESIDENCE R 20	20,000	120	120	35	18	20	34	20	18	15	15	22	4.0	2 1/2	23	33	1 1/2	15	12	15
ONE FAMILY RESIDENCE R 15	15,000	100	100	30	14	16	32	16	16	12	12	23.0	5.0	2 1/2	23	33	1 1/2	15	12	15
ONE FAMILY RESIDENCE R 10	10,000	100	90	30	14	16	25	16	14	8	8	24.0	6.0	2 1/2	23	33	1 1/2	15	12	15
ONE FAMILY RESIDENCE R 7.5	7,500	75	75	30	12	12	25	14	12	6	6	27.0	6.0	2 1/2	23	33	1 1/2	15	12	15
ONE FAMILY RESIDENCE R 6	6,000	60	60	30	10	10	25	14	10	5	5	30.0	7.0	2 1/2	23	33	1 1/2	15	12	15
ONE FAMILY RESIDENCE R 5	5,000	50	50	30	8	9	25	14	10	5	5	31.5	8.5	2 1/2	23	33	1 1/2	15	12	15
ONE FAMILY CLUSTER 1.5 C	1,500	15	15	10 (2)	-	-	10 (2)	14 (2)	-	-	10	75.0	Included with Principal Building	2 1/2	25	-	1 1/2	15	12	15

(1) For children's play structures, the maximum height of the highest point on the structure shall not exceed 12 feet.

(Amended 9/21/04 and 5/20/08)

(2) Regardless of the maximum permitted gross floor area or minimum required setbacks, all residents in the R1.5C District may obtain building permits to enclose existing decks.