

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

<u>DISTRICT AND SYMBOL (1)</u>	<u>PRINCIPAL USES (2)</u>	<u>PERMITTED USES/ACCESSORY USES (3)</u> 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.	<u>SPECIAL PERMIT USES (4)</u>
ONE FAMILY RESIDENCE R20	<ol style="list-style-type: none"> 1. One Family Dwelling 2. Town Hall, Public Library, Police Station or other municipal use. 	<ol style="list-style-type: none"> 1. The raising of field, fruit and garden crops for home consumption provided same not maintained in the designated front yard. 2. The keeping of customary domestic household pets and other small animals only as household pets provided the total number of such pets above the age of six months shall not exceed two. 3. Home professional office as defined in the text. There may be a small professional plate or sign not more than 144 square inches in area, and not more than 18 inches in length. Not more than twenty-five (25%) of the area of the ground floor of the dwelling unit shall be used for office purposes and only one non-resident assistant shall be employed in any such professional office. 4. Customary incidental home occupations as defined in the text conducted solely by persons residing on the premises provided: <ol style="list-style-type: none"> (a) there is no outside display of any sign other than a name sign of not more than 144 sq. inches in area, and not more than 18 inches in length; and (b) not more than twenty-five (25%) of the area of the ground floor of the dwelling unit is so used; and (c) only customary household appliances and equipment are used; and (d) no non-residents are employed therein; and (e) such accessory use shall not include the keeping of pigeons, rabbits, bees, poultry, or the boarding or raising of any animals except as provided in paragraph 2 above. 5. The keeping of not more than two boarders or lodgers by a resident family or person, provided the resultant density of occupancy does not exceed two persons per separate bedroom and there shall be no separate cooking facility. 6. A non-commercial greenhouse, provided it is located in the rear yard has a building coverage of two percent or less, and is for personal use. All incidental supplies and materials shall be stored indoors. 7. A child's playhouse or swingset provided it is located in the rear yard and has a building coverage of one percent or less. 8. Accessory garage space for not more than one private passenger vehicle for each 3,000 square feet of lot area, except that garage space for two such private vehicles shall be permitted on any lot of 5,000 sq. feet or more. Such accessory garage may be within, under, or directly connected to the principal building to which it is accessory or may be connected to it by a breezeway or other appropriate connecting structure not exceeding 20 feet in length and shall not project into any required front or side yard, but space for not more than one passenger vehicle may be leased to a non-resident of the premises. No living quarters or sleeping rooms shall be permitted in any accessory building. 9. Other accessory structures, such as doghouse, toolhouses, tennis courts (see Section 9 (w)), playhouses, swimming (see Section 9(v)) wading and decorative pools, or outdoor fireplaces provided such are not located in any type of front yard and conform to all yard requirements. 	<ol style="list-style-type: none"> 1. Place of Worship 2. Private School 3. Nursery Schools 4. Nonprofit Community Service Organization. 5. Day Care Facility –Home Based 6. Day Care Facility –Intermittent 7. Satellite Earth Station 8. Wireless Communication Installation.
ONE FAMILY RESIDENCE R15			
ONE FAMILY RESIDENCE R 10			
ONE FAMILY RESIDENCE R 7.5			
ONE FAMILY RESIDENCE R 6			
ONE FAMILY RESIDENCE R 5			
ONE FAMILY CLUSTER R 1.5C	<p>Attached one-family dwellings provided:</p> <ol style="list-style-type: none"> A. Dwelling shall be on fee simple lots. B. Minimum lot size per dwelling shall be calculated using the total site area including all land therein offered for dedication. C. No cluster of buildings shall exceed 160 ft. in length. D. The total coverage of the site by all principal and accessory buildings including garages shall not exceed 33 percent. No lot designed or intended as the locus of a dwelling unit shall be greater than 3000 square feet. E. A side yard adjacent to a road or street shall be 14 feet. F. The extent of coverage of an individual lot includes the coverage thereon the accessory garage. G. Notwithstanding Column 19 of this schedule, the livable floor area of any dwelling unit, irrespective of size of the individual lot on which is located shall not exceed 2700 sq. feet. No part of a garage may be used as living space. 	<ol style="list-style-type: none"> 1. Accessory garage space for one private passenger vehicle for every 1,500 square feet of lot area with no more than two vehicles in any accessory building. No living quarters or sleeping rooms shall be permitted in any accessory building. 2. The keeping of customary, domestic, household pets as permitted and regulated in one-family districts above. <p align="center"><i>(Amended 3/20/01; 9/21/04 and 5/20/08)</i></p>	<p align="center"><i>LEFT INTENTIONALLY BLANK</i></p>