

**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.**

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