

# SECTION 421: SCHEDULE OF RESIDENTIAL DISTRICT REGULATIONS

The minimum requirements listed here may need to be increased and the maximum limitations decreased in order to obtain the full intensity of use permitted on a particular lot, or in order to satisfy the requirement established in connection with an approval under Section 500.

District	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES	4	5	6	7	8		9		10		11		12		13		14	15
							Minimum Lot Area (Sq. Ft.)	Minimum Lot Width & Frontage (feet)	Minimum Lot Depth (feet)	Minimum Habitable Floor Area (Sq. Ft.)	Maximum Principal Building Stories	Maximum Height of Building Feet	Front	Least Side	2 Comb.	Rear	Maximum Coverage All Bldgs. (As % of Lot Area)	Other Requirements		
1																				
One Family Residence Districts																				
R-20	<ul style="list-style-type: none"> <li>*1. One-family dwelling, not to exceed one such dwelling on each lot.</li> <li>*2. Places of worship and religious instruction, including parish houses, subject to Section 423.1.</li> <li>*3. Any municipal use of the Village of Memonneck.</li> <li>*4. Public schools.</li> <li>*5. Private schools having a comprehensive curriculum of studies similar to a public school, provided the lot on which they are located at least meets the site size requirements of the State Dept. of Education.</li> <li>*6. Nursery Schools.</li> <li>*7. Annual membership clubs, such as beach, golf, country, yacht, and similar clubs, but only if incorporated pursuant to the provisions of the Membership Corporations or Benevolent Order Laws of the State of New York, subject to Section 423.3.</li> <li>*8. Transformer stations and customary accessory uses, subject to a finding by the Board of Appeals that service cannot be adequately supplied by transformer stations located in a district other than a Residence District; that a public necessity exists for a transformer station in a residence area; and that the particular site for which application is made is the least objectionable from the public standpoint, and is so located as to facilitate adequate electric service to the area. Such use shall be subject to the requirements of Section 423.4.</li> </ul>	<ul style="list-style-type: none"> <li>1. Professional offices or studios, such as those of an accountant, architect, dentist, engineer, lawyer, musician, physician, artist, or teacher, when conducted in a dwelling by the inhabitant thereof, and provided that:                             <ul style="list-style-type: none"> <li>a. the resident operator has not more than one non-resident associate, assistant or employee, and</li> <li>b. such office or studio occupies not more than 30 percent of the floor area of the building in which it is located, and</li> <li>c. studios where dancing or music instruction is offered shall have groups of no more than 4 pupils at one time, and shall hold no concerts or recitals at the studio, and</li> <li>d. there is no external evidence of such use, except for permitted signs.</li> </ul> </li> <li>2. Customary home occupation, provided that:                             <ul style="list-style-type: none"> <li>a. it is incidental to the residential use of the premises and is conducted by the resident thereof with no assistants or associates except members of the immediate family who reside on the premises;</li> <li>b. it is conducted only in the main building and occupies not more than 30 percent of the area of one floor;</li> <li>c. only customary home appliances and equipment are used, and</li> <li>d. there is no external evidence of such use.</li> </ul> </li> <li>3. Garden house, tool house, playhouse, greenhouse, or other use customarily incidental to the residential use of the premises and not operated for gain.</li> <li>*4. Swimming pool, subject to Section 423.10.</li> <li>5. Off-street parking facilities for the use of the occupants of the premises and their guests, as required by Section 432.4, provided not more than one parking space is leased to a person not resident on the lot, and provided no trucks shall be parked on the lot, except as permitted by Section 411.8.</li> <li>6. Not more than two roomers or boarders.</li> <li>7. The keeping of a reasonable number of customary household pets, but excluding any commercial breeding or keeping of same.</li> <li>8. Only such signs as permitted by the Village Sign Ordinance.</li> <li>9. Fences, walls, or retaining walls not exceeding 4 feet in height, except where required under Section 510, or where approved in conjunction with a special permit granted under Section 500.</li> <li>10. Storage of boats and boat trailers, subject to Section 411.7.</li> </ul>	<ul style="list-style-type: none"> <li>1. Any accessory use permitted in a One-Family Residence District, as permitted therein.</li> </ul>	20,000	100	100	2-Story 1,800 1-Story 1,650	2-1/2	35	25	20	15	35	30	35%	Notes d, f.				
R-15	<ul style="list-style-type: none"> <li>*7. Annual membership clubs, such as beach, golf, country, yacht, and similar clubs, but only if incorporated pursuant to the provisions of the Membership Corporations or Benevolent Order Laws of the State of New York, subject to Section 423.3.</li> <li>*8. Transformer stations and customary accessory uses, subject to a finding by the Board of Appeals that service cannot be adequately supplied by transformer stations located in a district other than a Residence District; that a public necessity exists for a transformer station in a residence area; and that the particular site for which application is made is the least objectionable from the public standpoint, and is so located as to facilitate adequate electric service to the area. Such use shall be subject to the requirements of Section 423.4.</li> </ul>	<ul style="list-style-type: none"> <li>1. Professional offices or studios, such as those of an accountant, architect, dentist, engineer, lawyer, musician, physician, artist, or teacher, when conducted in a dwelling by the inhabitant thereof, and provided that:                             <ul style="list-style-type: none"> <li>a. the resident operator has not more than one non-resident associate, assistant or employee, and</li> <li>b. such office or studio occupies not more than 30 percent of the floor area of the building in which it is located, and</li> <li>c. studios where dancing or music instruction is offered shall have groups of no more than 4 pupils at one time, and shall hold no concerts or recitals at the studio, and</li> <li>d. there is no external evidence of such use, except for permitted signs.</li> </ul> </li> <li>2. Customary home occupation, provided that:                             <ul style="list-style-type: none"> <li>a. it is incidental to the residential use of the premises and is conducted by the resident thereof with no assistants or associates except members of the immediate family who reside on the premises;</li> <li>b. it is conducted only in the main building and occupies not more than 30 percent of the area of one floor;</li> <li>c. only customary home appliances and equipment are used, and</li> <li>d. there is no external evidence of such use.</li> </ul> </li> <li>3. Garden house, tool house, playhouse, greenhouse, or other use customarily incidental to the residential use of the premises and not operated for gain.</li> <li>*4. Swimming pool, subject to Section 423.10.</li> <li>5. Off-street parking facilities for the use of the occupants of the premises and their guests, as required by Section 432.4, provided not more than one parking space is leased to a person not resident on the lot, and provided no trucks shall be parked on the lot, except as permitted by Section 411.8.</li> <li>6. Not more than two roomers or boarders.</li> <li>7. The keeping of a reasonable number of customary household pets, but excluding any commercial breeding or keeping of same.</li> <li>8. Only such signs as permitted by the Village Sign Ordinance.</li> <li>9. Fences, walls, or retaining walls not exceeding 4 feet in height, except where required under Section 510, or where approved in conjunction with a special permit granted under Section 500.</li> <li>10. Storage of boats and boat trailers, subject to Section 411.7.</li> </ul>	<ul style="list-style-type: none"> <li>1. Any accessory use permitted in a One-Family Residence District, as permitted therein.</li> </ul>	10,000	100	100	2-Story 1,600 1-Story 1,400	2-1/2	35	25	10	25	30	35%	Note f.					
R-10	<ul style="list-style-type: none"> <li>*8. Transformer stations and customary accessory uses, subject to a finding by the Board of Appeals that service cannot be adequately supplied by transformer stations located in a district other than a Residence District; that a public necessity exists for a transformer station in a residence area; and that the particular site for which application is made is the least objectionable from the public standpoint, and is so located as to facilitate adequate electric service to the area. Such use shall be subject to the requirements of Section 423.4.</li> </ul>	<ul style="list-style-type: none"> <li>1. Professional offices or studios, such as those of an accountant, architect, dentist, engineer, lawyer, musician, physician, artist, or teacher, when conducted in a dwelling by the inhabitant thereof, and provided that:                             <ul style="list-style-type: none"> <li>a. the resident operator has not more than one non-resident associate, assistant or employee, and</li> <li>b. such office or studio occupies not more than 30 percent of the floor area of the building in which it is located, and</li> <li>c. studios where dancing or music instruction is offered shall have groups of no more than 4 pupils at one time, and shall hold no concerts or recitals at the studio, and</li> <li>d. there is no external evidence of such use, except for permitted signs.</li> </ul> </li> <li>2. Customary home occupation, provided that:                             <ul style="list-style-type: none"> <li>a. it is incidental to the residential use of the premises and is conducted by the resident thereof with no assistants or associates except members of the immediate family who reside on the premises;</li> <li>b. it is conducted only in the main building and occupies not more than 30 percent of the area of one floor;</li> <li>c. only customary home appliances and equipment are used, and</li> <li>d. there is no external evidence of such use.</li> </ul> </li> <li>3. Garden house, tool house, playhouse, greenhouse, or other use customarily incidental to the residential use of the premises and not operated for gain.</li> <li>*4. Swimming pool, subject to Section 423.10.</li> <li>5. Off-street parking facilities for the use of the occupants of the premises and their guests, as required by Section 432.4, provided not more than one parking space is leased to a person not resident on the lot, and provided no trucks shall be parked on the lot, except as permitted by Section 411.8.</li> <li>6. Not more than two roomers or boarders.</li> <li>7. The keeping of a reasonable number of customary household pets, but excluding any commercial breeding or keeping of same.</li> <li>8. Only such signs as permitted by the Village Sign Ordinance.</li> <li>9. Fences, walls, or retaining walls not exceeding 4 feet in height, except where required under Section 510, or where approved in conjunction with a special permit granted under Section 500.</li> <li>10. Storage of boats and boat trailers, subject to Section 411.7.</li> </ul>	<ul style="list-style-type: none"> <li>1. Any accessory use permitted in a One-Family Residence District, as permitted therein.</li> </ul>	7,500	75	100	2-Story 1,500 1-Story 1,300	2-1/2	35	20	8	18	25	35%	Notes d, f.					
R-7.5																				
R-6																				
R-5																				
R-2F	<ul style="list-style-type: none"> <li>1. Any use permitted in an R-5 District as permitted therein.</li> <li>2. Two-family dwelling, provided the entire lot occupied by such dwelling shall be maintained in single ownership.</li> </ul>	<ul style="list-style-type: none"> <li>1. Any accessory use permitted in a One-Family Residence District, as permitted therein.</li> </ul>	7,500	75	100	Each Dwelling Unit: 900	2-1/2	35	20	6	16	25	35%	Note f.						
R-4F	<ul style="list-style-type: none"> <li>1. Any use permitted in an R-5 or R-2F District as permitted therein.</li> <li>2. Dwelling for not more than four families, provided the entire lot occupied by such dwelling shall be maintained in single ownership.</li> </ul>	<ul style="list-style-type: none"> <li>1. Any accessory use permitted in a One-Family Residence District, as permitted therein.</li> </ul>	5,000 but not less than 2,500 per dwelling unit.	50	100	Each dwelling unit: 900	2-1/2	35	20	6	16	25	35%	Note f.						
RM-1	<ul style="list-style-type: none"> <li>1. Any use permitted in a One-Family Residence District as permitted therein.</li> <li>2. Dwelling or dwelling group for three or more families, provided the entire lot occupied by such dwelling or dwelling group shall be maintained in single ownership.</li> <li>3. Professional office or studio, provided that the number of such offices and studios on any lot shall not exceed one for each 25 dwelling units on the lot, and provided that such offices or studios shall be located only on the street floor of any building and shall have access provided hereeto from other than a public hall used by residential apartments.</li> </ul>	<ul style="list-style-type: none"> <li>1. Any accessory use permitted in a One-Family Residence District, as permitted therein.</li> </ul>	40,000 but not less than 2,500 per dwelling unit.	150	150	---	2-1/2	35	40	30	60	25	25%	Notes b, c, d, e, f.						
RM-2																				
Multiple-Residence District																				
RM-3																				
Multiple-Residence District																				

## NOTES

Note a: Where a lot of at least 40,000 square feet is assembled in single ownership, the Planning Board may approve a development plan which increases the total number of permissible dwelling units by 20%.

Note b: Usable Open Space: There shall be provided a minimum of 400 square feet of usable open space per dwelling unit, except in the RM-3 District where the minimum shall be 200 square feet per dwelling unit. On any lot containing 15 or more dwelling units, such usable open space shall be devoted to improved and landscaped play and sitting areas, the design, layout and equipment of which shall be subject to Planning Board approval.

Note c: No building shall exceed a length of 160 feet in overall dimension.

Note d: Distance between buildings: The following minimum distances shall be observed between buildings on the same lot:

(1) Between a principal building and a one-story accessory building: 20 feet.

(2) Between any two other buildings: A distance equal to the average height of such buildings or the points where such buildings are nearest each other.

Note e: The least horizontal dimension of any court, of any level, shall be not less than the height of any vertical wall forming part of such court above the sill of the lowest windows served by such court, but not less than 20 feet for an outer court, nor less than 40 feet for an inner court.

Note f: For off-street parking and loading requirements, see Section 430.

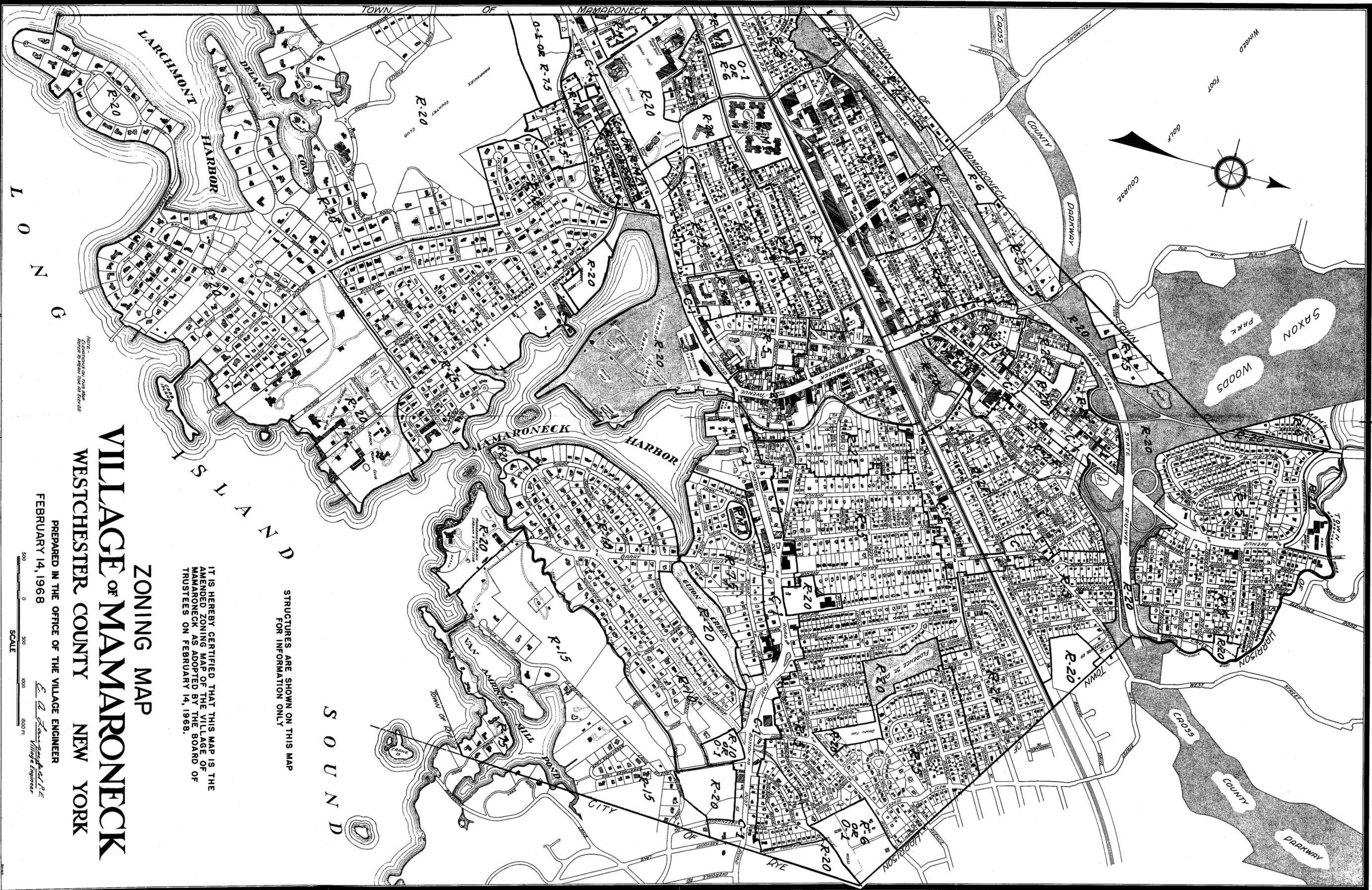
# SECTION 422: SCHEDULE OF NON-RESIDENTIAL DISTRICT REGULATIONS

The minimum requirements listed here may need to be increased and the maximum limitations decreased in order to obtain the full intensity of use permitted on a particular lot, or in order to satisfy the requirement established in connection with an approval under Section 500.

District	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	PERMITTED PRINCIPAL USES	PERMITTED ACCESSORY USES Only in conjunction with a permitted principal use	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width & Frontage (Feet)	Maximum Building Coverage (Percent of Lot Area)	Maximum Floor Area Ratio	Maximum Building Stories	Maximum Building Height Feet	Minimum Front Feet	Required Side (Feet)	Yard Rear	Off-Street Parking	Off-Street Loading	Other Requirements	
1															
O-1 Office Business	<p>1. Any use permitted in the One-Family Residence District as permitted therein, subject to approval procedure of Sections 500 and 510 where required.</p> <p>2. Executive, administrative, business, professional, and general offices.</p> <p>3. Research and/or development laboratories, subject to the following provisions:                      a. Such laboratories shall not include any manufacturing or fabrication of products, except for:                      (1) what are customarily known as pilot experimental facilities for the production, processing, or assembling of a limited quantity of units of products solely for the purpose of testing product qualities or consumer acceptability, or                      (2) the assembly of other related units involving only light, small, or microscopic parts where such assembly requires the direct supervision and the specific skills of the technical staff involved in research in the laboratory. The facilities involved in such work shall not use more than 5% of the total floor area of the research laboratory.</p>	<p>1. Any accessory uses of the corresponding Residence District, as permitted therein.</p> <p>2. Any accessory use customarily incident to the operation of other permitted uses.</p> <p>3. Signs, in accordance with all applicable Village regulations and ordinances.</p>	3 Acres	300	25	---	3	45	50	50	50	As required by Section 430	As required by Section 430	Section 413	
C-1 General Commercial	<p>1. Business, professional and government offices, and banks.</p> <p>2. Retail stores and personal service stores, except those specifically mentioned hereinafter, provided the area used for sale or personal service purposes does not exceed 3,000 square feet.</p> <p>3. Retail stores and personal service stores, except those specifically mentioned hereinafter, in which the area used for sale or personal service purposes exceeds 3,000 square feet:</p> <p>4. Outlets and pick-up stations for laundries and cleaning establishments dealing directly with the public, subject to Section 423.5.</p> <p>5. Restaurant, subject to Section 423.6.</p> <p>6. Funeral establishments.</p> <p>7. Motor vehicle service stations and public garages, subject to Section 423.7.</p> <p>8. Motor vehicle sales and rental agencies, with sale of used motor vehicles limited to those traded-in on new motor vehicles sold on the premises.</p> <p>9. Theater, and place of public assembly.</p> <p>10. Printing plants, using not more than a total of 20 horsepower and electric motive power only.</p>	<p>*11. Clubs, subject to Section 423.3.</p> <p>*12. Any municipal use of the Village of Mamanoneck.</p> <p>*13. Place of worship and religious instruction, and including parish house.</p> <p>*14. Farms, truck gardens, greenhouses, plant nurseries and orchardens, provided that retail sale on the premises shall be limited to produce grown thereon and shall be permitted only on lots having an area of 5 acres or more, all subject to Section 423.2.</p> <p>*15. Transformer Stations and customary accessory uses, Subject to Section 423.4.</p> <p>*16. None of the above uses shall be interpreted as including motor vehicle storage or repair; wholesaling, warehousing or storage/manufacturing, assembling, converting, altering, finishing or any other industrial operation.</p> <p>*17. All above C-1 District uses, whether principal or accessory, including storage, but excluding parking of permitted used cars, and outdoor restaurant services as specifically permitted by Section 423.6, shall be carried on in fully enclosed buildings.</p>	<p>1. Accessory uses shall be limited to off-street parking and loading, and signs as permitted by the Village Sign Ordinance.</p>	---	50	50% Note d	1.0	3	40	10 Note c	None, except Notes a, b	45, except Note b	As required by Section 430	As required by Section 430	Section 413 and Notes d, e
C-2 Central Commercial	<p>1. Use permitted in C-1 District, as permitted therein.</p> <p>2. Theater, place of public assembly, or other place of amusement.</p> <p>3. Club, without restrictions as to general use and commercial activities.</p> <p>4. Residence uses as permitted by Section 423.11.</p> <p>5. Light manufacturing, assembling, converting, altering, finishing, cleaning, or other processing, subject to Section 423.8, and provided that goods so produced or processed are to be sold at retail, exclusively on the premises.</p> <p>6. Off-street parking lot, parking garage, limited to use by vehicles of not more than 1/2 ton capacity.</p>	<p>*7. Sewage disposal, pumping or treatment plant, including uses customarily accessory thereto, subject to Section 423.9.</p> <p>*8. Animal hospital.</p> <p>*9. Railroad and bus stations.</p> <p>*10. Transformer Stations and customary accessory uses, Subject to Section 423.4.</p> <p>*11. All above uses, except parking, loading, permitted used cars, and permitted outdoor restaurant service, shall be conducted within fully enclosed buildings, as limited by Section 423.6.</p>	<p>1. Accessory uses shall be limited to off-street parking and loading, and signs as permitted by the Village Sign Ordinance.</p>	---	---	None d	2.00	4	60	None, except Note c	None, except Notes a, b	None, except Notes a, b	None	None Except as required by Section 423.11	Section 413 and Note d
M-1 Manufacturing	<p>1. Manufacturing; assembling, converting, altering, finishing, cleaning, or other processing, and incidental storage of products and materials, provided only gas, oil or electricity is used as a fuel, except as permitted by the Building Inspector upon his finding that such other heating installation is expected to be free of nuisance characteristics and will have no adverse effect on neighboring uses.</p> <p>2. Wholesaling, storage and warehousing, but not the storage of housing of livestock or other animals, junk, scrap, paper, rags, or any similar materials, gasoline, fuel oil, fuel gas, and kerosene, except incident to, and in amounts not exceeding those customarily required for, a motor vehicle filling station.</p> <p>3. Motor vehicle garage, service station, repair shop, including body and fender work, painting and vulcanizing, provided that all work shall be performed in closed, properly ventilated buildings, except for those functions at a filling station which are normally conducted in the open.</p>	<p>4. Printing and publishing.</p> <p>5. Off-street parking lot or garage.</p> <p>6. Business, professional or governmental offices, and banks.</p> <p>7. Research laboratory.</p> <p>8. Any municipal use of the Village of Mamanoneck.</p> <p>9. Transformer Stations and customary accessory uses, Subject to Section 423.4.</p> <p>10. All above uses, including incidental and accessory uses, shall be carried on in enclosed buildings, except for off-street parking, loading and motor vehicle service station.</p>	<p>1. Accessory uses shall be limited to off-street parking and loading, and signs as permitted by the Village Sign Ordinance.</p>	10,000	---	60% Note d	1.50	3	45	None, except Note c	None, except Notes a, b	None, except Notes a, b	As required by Section 430	As required by Section 430	Section 413 and Note d

## NOTES

- Note a. Where a lot line coincides with, or is within 45 feet of, the boundary of a residence district, the required yard shall be 45 feet in width or depth, whichever term is appropriate. In all other cases, the yard, if provided, shall be at least 3 feet in width or depth, as appropriate.
- b. Yard may be reduced to not less than 10 feet, provided there are no openings in any wall facing the adjoining residence district, and no parking, loading, unloading or other activities of any kind are conducted in such reduced yard.
- c. In the case of corner lots, the Planning Board shall establish reasonable setbacks from the street under the provisions of Section 515.3.
- d. No new construction or addition to existing construction, and no new or expanded use shall be permitted which will reduce the area of land immediately surrounding any residential structure on the same lot to less than 5,000 square feet per dwelling unit.
- e. Except 20 foot minimum where access to parking is via the side yard.
- f. Parking or loading in front yards or within 25 feet of any street or lot line is prohibited. Parking and loading areas in the open shall, except for points of ingress and egress, be screened or required by the Planning Board in the site plan procedure of Section 510.



STRUCTURES ARE SHOWN ON THIS MAP FOR INFORMATION ONLY

IT IS HEREBY CERTIFIED THAT THIS MAP IS THE AMENDED ZONING MAP OF THE VILLAGE OF MAMARONECK AS ADOPTED BY THE BOARD OF TRUSTEES ON FEBRUARY 14, 1968.

ZONING MAP  
 VILLAGE OF MAMARONECK  
 WESTCHESTER COUNTY NEW YORK

PREPARED IN THE OFFICE OF THE VILLAGE ENGINEER  
 FEBRUARY 14, 1968

*E. D. Howard*  
 Village Engineer

SCALE



L O N G I S L A N D S O U N D

NOTE: ELEVATIONS ON THIS MAP ARE IN FEET UNLESS OTHERWISE NOTED