

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

1	2	3	4
		PERMITTED USES	
DISTRICT & SYMBOL	PRINCIPAL USES	ACCESSORY USES	SPECIAL PERMIT USES
Designed Shopping Center DSC	1. A fully enclosed structure for sale of goods at retail, or performance of customary personal services, but no fabrication, manufacturing, converting, altering, finishing or assembly except incidental to such retail sale, and not offensive, obnoxious or detrimental to the neighborhood by reason of vibration, dust, smoke, fumes, noise or odor shall be permitted. 2. Business, professional or banking offices 3. A one-family dwelling as permitted and regulated in the R7.5 District 4. Type II or Type III Food Service Establishment (if 1800 gross square feet or less) 5. Studio uses	1. Off-street parking lot for private passenger vehicles of visitors and shoppers during business hours only, but not for storage of used or new vehicles for sale or hire. No overnight parking shall be permitted. 2. Off-street loading space for the delivery of goods to and from permitted uses. 3. Garage for the storage only of commercial vehicles used for the delivery of articles purchased within such D.S.C. District.	1. Radio or Television Broadcasting Studio or Station. 2. Recreation/Social Club/Lodge 3. Outdoor Dining 4. Recreation and Family Entertainment - Indoor 5. Recreation and Family Entertainment - Outdoor 6. Wireless Communication Installation 7. Place of Worship 8. Private Learning Center 9. Type I Food Service Establishment 10. Type II Food Service Establishment (if over 1800 gross square feet) 11. Type III Food Service Establishment (if over 1800 gross square feet)
Open Retail Business O.R.B.	1. A one-family dwelling as permitted and regulated in the R5 District. 2. Any principal use as permitted and regulated in the M700 District, except that in an O.R.B. District front and rear yards shall not be less than 50 feet each and height shall not exceed 3 stories or 35 feet, whichever is less. 3. A fully enclosed structure for sale of goods at retail or performance of customary personal service or services, as permitted and regulated in the D.S.C. District. 4. Business, banking or professional office or studio. 5. Theater, motion picture theater.	1. Any accessory use permitted in an R5 or D.S.C. District, provided it is wholly within the walls of the principal building. 2. Signs and off-street parking and loading space subject to limitations stated in D.S.C. 3. Accessory to a motor vehicle sales agency as the principal permitted use, a garage for the storage and servicing of motor vehicles provided it be within the principal building.	1. Same as 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 in D.S.C. 2. Hospitals 3. Private Parking Lot 4. Day Care Facility; Intermittent 5. Day Care Facility; Commercial 6. Drive In Accessory Use 7. Hotel-Only in an RB District 8. Non-Profit Community Service Facility 9. Public Utility Facility 10. Private School
Retail Business R.B.	6. The operation or conducting hereafter the business of a hand laundry, laundromat or launderette, dry cleaning establishment, job printing, coin operated or otherwise operated, providing at least one employee is in continuous attendance on premises during the hours said business is open and providing dry cleaning machinery or equipment shall be prohibited in Residential or Multifamily Dwellings in such business districts. 7. Separate dwelling space above any authorized use, if separated therefrom by unpierced fire walls. 8. Mortuary or funeral homes, except in multifamily dwellings or in mixed occupancy buildings. 9. Type II or Type III Food Service Establishment (if 1800 gross square feet or less)		
General Business G.B.	1. Any principal use, except restaurant or cafeteria, permitted and regulated in the R.B. District, except that maximum height shall be three stories or 35 feet, whichever is less 2. Motor vehicle sales agency, provided all cars are stored within a fully enclosed building. 3. Gas station. 4. Wholesale business, including storage of building materials, cold storage plant, or ice plant, but only within a completely enclosed building. 5. Greenhouse and the raising and selling of nursery products except same shall not be offensive, obnoxious or detrimental to the neighborhood by reason of dust, smoke, noise or odor.	1. Any accessory use permitted and regulated in an R.B. District and subject to the same conditions.	1. Same as 1, 2, 3, 4, 5, 6, 7, 9, 10, 11 in D.S.C. 2. Veterinary Hospital 3. Car Washing Establishment 4. Assembly Shop 5. Same as 5,6,7, and 9 in O.R.B. and R.B. 6. Transportation Facility 7. Senior Housing Development

(Amended 3/20/01; 9/21/04; 5/20/08; 11/05/09, 03/19/13 and 03/05/21)