

ZONING

381 Attachment 1

Village of Larchmont Schedule of Use Regulations [Amended 2-25-2020 by L.L. No. 1-2020; 8-16-2021 by L.L. No. 9-2021]

USE CLASSIFICATIONS	R30	R20	R15	R12.5	R10	R7.5	R5	MF	RB	RC	W
Principal Uses											
One-Family residential dwelling	P	P	P	P	P	P	P	P	X	X	P ⁽¹⁾
Public and municipal uses of the Village of Larchmont, and libraries	P	P	P	P	P	P	P	P	P	P	P
Public, parochial and private schools	P	P	P	P	P	P	P	P	P	P	P
Houses of worship	P	P	P	P	P	P	P	P	P	P	P
Nursery or play schools	SP	SP	SP	SP	SP	SP	SP	SP	P	P	SP ⁽²⁾
Townhouse developments	X	X	X	X	X	X	X	X	X	X	X
Multifamily dwellings	X	X	X	X	X	X	X	PS	PS	PS	X
Boarding and rooming houses	X	X	X	X	X	X	X	P	P	P	X
Clubhouses	X	X	X	X	X	X	X	P	P	P	SP ⁽³⁾
Professional office buildings	X	X	X	X	X	X	X	SP	P	P	X
Public and semi-public parks and beaches	X	X	X	X	X	X	X	X	X	X	PS
Retail sales and service establishments	X	X	X	X	X	X	X	X	P	P	X
Business and professional offices	X	X	X	X	X	X	X	X	P	P	X
Banks	X	X	X	X	X	X	X	X	P	P	X
Restaurants	X	X	X	X	X	X	X	X	P	P	X
Theaters	X	X	X	X	X	X	X	X	P	P	X
Retail food establishments	X	X	X	X	X	X	X	X	P	SP	X
Showroom	X	X	X	X	X	X	X	X	SP	X	X
Retail laundry and dry-cleaning establishments	X	X	X	X	X	X	X	X	SP	SP	X
Takeout food establishments	X	X	X	X	X	X	X	X	SP	SP	X
Automobile and boat sales	X	X	X	X	X	X	X	X	SP	X	X
Gasoline service stations	X	X	X	X	X	X	X	X	SP	X	X
Pet sales establishment	X	X	X	X	X	X	X	X	SP	X	X
Pet grooming establishment	X	X	X	X	X	X	X	X	P	P	X
Freestanding fast food restaurant	X	X	X	X	X	X	X	X	SP	X	X
Public amenity supplemented mixed-use development	X	X	X	X	X	X	X	X	X	SP	X
Coffee shop	X	X	X	X	X	X	X	X	P	P	X
Stationery shop	X	X	X	X	X	X	X	X	P	P	X

P – Permitted Use

PS – Permitted, with Supplementary Standards

SP – Special Permit Use

X – Prohibited Use

- (1) For parcels known on the Larchmont Tax Assessment Map as “Yacht Club,” “Shore Club” and “Manor Park”: one-family dwellings shall be considered special permit uses.
- (2) Except for parcels known on the Larchmont Tax Assessment Map as “Yacht Club,” “Shore Club” and “Manor Park.”
- (3) For parcels known on the Larchmont Tax Assessment Map as “Yacht Club,” “Shore Club” and “Manor Park”: enlargement of existing clubhouses shall be considered special permit uses.

LARCHMONT CODE

Village of Larchmont Schedule of Use Regulations (cont'd)

USE CLASSIFICATIONS	R30	R20	R15	R12.5	R10	R7.5	R5	MF	RB	RC	W
Accessory Uses											
Private attached garages	PS	PS	PS	PS	PS	PS	PS	PS	X	X	PS
Boarders or roomers (2 maximum)	P	P	P	P	P	P	P	P	X	X	P
Noncommercial greenhouses	P	P	P	P	P	P	P	P	X	X	P
Home office (2 assistants maximum)	P	P	P	P	P	P	P	X	X	X	P
Outside storage of boats or boat trailers	PS	PS	PS	PS	PS	PS	PS	X	X	X	PS
Private beach access	P	P	P	P	P	P	P	P	X	X	P
Decks	PS	PS	PS	PS	PS	PS	PS	PS	X	X	PS
Private detached garages	SP	SP	SP	SP	SP	SP	SP	SP	X	X	SP ⁽¹⁾
Outside storage of recreational vehicles or trailers	SP	SP	SP	SP	SP	SP	SP	X	X	X	SP ⁽¹⁾
Noncommercial swimming pools	SP	SP	SP	SP	SP	SP	SP	SP	X	X	SP ⁽¹⁾
Satellite antenna	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP ⁽¹⁾
Wireless telecommunications antenna	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Outdoor noncommercial tennis courts in conjunction with townhouses	X	X	X	X	X	SP	X	X	X	X	X
Outdoor eating in conjunction with a restaurant	X	X	X	X	X	X	X	X	PS	PS	X
Prohibited Uses											
Indoor recreation facility for employees as an accessory use	X	X	X	X	X	X	X	X	X	X	X
Employee parking as a principal use	X	X	X	X	X	X	X	X	X	X	X

P – Permitted Use

PS – Permitted, with Supplementary Standards

SP – Special Permit Use

X – Prohibited Use

- (1) Except for parcels known on the Larchmont Tax Assessment Map as “Yacht Club,” “Shore Club” and “Manor Park.”