

ZONING

220 Attachment 1

Village of Briarcliff Manor

Table 1

**Permitted Principal and Accessory Uses
(Residential)**

[Amended 5-15-1997 by L.L. No. 2-1997; 12-17-2009 by L.L. No. 5-2009; 11-5-2014 by L.L. No. 2-2014; 12-15-2020 by L.L. No. 1-2021]

1	2	3
Class of District and Symbol	Permitted Principal Uses	Permitted Accessory Uses

BRIARCLIFF MANOR CODE

1	2	3
<p>All Single-Family Residence RT4B, R80A, R60A, R40A, R40B, R30A, R20A, R20B, R12B, R10B</p>	<p>The following are the only principal uses permitted in Single-Family Residence Districts:</p> <ol style="list-style-type: none"> 1. Single-family dwelling for only one housekeeping unit. 2. Special permit uses, subject to approval as set forth in § 220-6, Special permit uses. 3. Parks, playgrounds, structures and buildings of a municipality or government, public libraries, including municipally operated parking lots. 	<p>The following are the only accessory uses permitted in the respective districts designated to the left, and normally incident to the permitted uses set forth in Column 2 for such respective districts:</p> <ol style="list-style-type: none"> 1. Garden house, tool house, playhouse, greenhouse, swimming pool or outside tennis court, incident to residential use and not operated for gain; provided, however, that an outside tennis court must comply with the provision of § 220-8. 2. Private garage for one passenger automobile for each 6,000 square feet of lot area. Space for one passenger automobile may be rented to persons not resident on the same lot. One commercial vehicle not exceeding two tons' weight or capacity is permitted in such garage, or may be stored in a rear or side yard. 3. The keeping of not more than four nontransient roomers or boarders by a resident family. 4. A learned professional office or studio of a resident owner of the main dwelling, provided no more than one nonresident assistant is employed therein. 5. Customary home occupations, provided that: <ol style="list-style-type: none"> (a) Not more than 1/4 of floor area of one story of main dwelling is so used; (b) No nonresidents are employed therein; (c) Only customary household appliances and equipment are used; and (d) There is no outside display or advertising of commodities. 6. The excavation of natural materials for construction of a building on the same lot. 7. Raising of garden crops, vineyard crops, fruits and plants incident to the residential use of the land. On lots in excess of one acre, the keeping of poultry, rabbits and livestock, incident to the residential use of the land on which they are kept, but not operated for gain and subject to any regulations or standards promulgated by the Westchester County Department of Health or Board of Trustees. 8. On lots of 10 acres or more the raising of farm crops and livestock for gain by a resident occupant, accessory farm buildings, stable, farm machinery and equipment and storage of manure, provided no such use is located within 50 feet of any lot line. 9. Customary recreational, refreshment and service uses and buildings in any public park or playground, or other public recreational area, incidental to the recreational use of such area. 10. Solid fences or walls, not more than four feet in height in the front yard, and/or not more than six feet in height in the rear and/or side yards, provided such fences or walls do not adversely affect the clear vision along any street. Wire or open fences up to six feet in height, which do not obstruct light or the circulation of air, in any yard. If a side yard abuts a road, such as on a corner lot, the height of a solid fence or wall along such road shall not be greater than four feet in height. All fences or walls must be

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<p>All Single-Family Residence RT4B, R80A, R60A, R40A, R40B, R30A, R20A, R20B, R12B, R10B (continued)</p>		<p>11. Dish antenna, two feet or less in diameter, incident to residential use and not operated for gain, shall be located in the rear yard, conforming to setbacks of the principal building, or roof mounted. The materials used in the construction of the antenna shall not be unnecessarily bright, shiny, garish or reflective.</p> <p>12. The temporary outside storage of not more than one of the following types of equipment for not more than a total of 30 days in any twelve-month period: a motor home, camping trailer or similar recreational vehicle; a boat with or without a transport trailer; an unlicensed motor vehicle. Said accessory uses may be located only in a rear yard and shall not be discernible from casual observation at the street line of the lot upon which it is located.</p> <p>13. In the R80A, R60A, R40A, and R40B Districts, dwelling units in accessory buildings for occupancy by people related to, affiliated with, or independent of the owner or occupant of the principal building on the lot; provided, however, that any such dwelling unit must comply with the provisions of § 220-9.2.</p>
<p>Multifamily Residence</p>	<p>The following are the only principal uses permitted in Multifamily Residence Districts:</p> <ol style="list-style-type: none"> 1. Any principal use permitted in a Single-Family Residence District. 2. On a lot of 30,000 square feet or more, one or more structures for multifamily occupancy, provided there shall be on the same lot an enclosed, suitable surface play area for small children having an area of not less than 200 square feet for each dwelling unit therein. 	<p>The following is the only accessory use permitted in the respective district designated to the left, and normally incident to the permitted uses set forth in Column 2 for such respective district:</p> <ol style="list-style-type: none"> 1. Same as in Single-Family Residence Districts, except that private accessory garage space for one motor vehicle is permitted for each 2,000 square feet of lot area. 2. Wireless telecommunication services facility, subject to approval pursuant to the requirements of § 220-9.4, Wireless telecommunication services facilities.