

ZONING

43 Attachment 1

City of Yonkers

Table 43-1
Schedule of Use Regulations

[Amended 10-12-2004 by G.O. No. 6-2004; 12-9-2005 by G.O. No. 13-2005; 5-2-2006 by G.O. No. 5-2006; 9-25-2007 by G.O. No. 5-2007; 5-19-2009 by G.O. No. 3-2009; 10-11-2011 by G.O. No. 3-2011; 3-25-2014 by G.O. No. 1-2014; 3-10-2015 by G.O. No. 5-2015; 6-28-2016 by G.O. No. 13-2016; 12-12-2017 by G.O. No. 17-2017; 6-12-2018 by G.O. No. 8-2018; 3-5-2019 by G.O. No. 1-2019; 12-10-2019 by G.O. No. 12-2019; 2-9-2021 by G.O. No. 3-2021; 6-23-2021 by G.O. No. 10-2021; 6-23-2021 by Ord. No. 11-2021; 12-14-2021 by Ord. No. 13-2021; 11-22-2022 by Ord. No. 12-2022; 9-24-2024 by Ord. No. 12-2024]

Use	District																	
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	OL	B	BA	CB	PMD	A & I	CA ²	L-MX	<u>L-MX Key Streets</u> Uses permitted on the ground floor
Residential Uses ¹																		
Apartment houses	—	—	—	—	—	—	P	P	P	—	P	P	P	P	—	—	P	—
Community residential facilities	—	—	—	—	—	—	S	S	S	—	S	S	—	—	—	—	—	—
Community residential facilities for the disabled for up to 14 persons	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps	—	—	—	—	Ps	—
Nursing homes	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—
Planned apartment complexes	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	—	—
Planned cluster developments	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	—	—
Planned townhouse complexes	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	P	—
Planned unit residential developments (PURDs)	—	—	—	—	—	—	S	S	S	—	S	S	—	—	—	—	—	—
Planned urban redevelopments	—	—	—	—	—	S	S	S	S	—	S	S	S	—	S	—	—	—
Residential health-care facilities	—	—	—	—	—	—	S	S	S	—	S	S	—	—	—	—	—	—
Row houses (single-family attached dwellings)	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	—	—	—	—	—
Senior citizen apartment houses	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	P	—
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	—	P	P	—	—	—	—	—	—
Two-family detached dwellings	—	—	—	—	—	P	P	P	P	—	P	P	—	—	—	—	P	—
Two-family attached dwellings	—	—	—	—	—	P	P	P	P	—	P	P	—	—	—	—	P	—

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.
2 = In the CA Zone, any historic building over 50,000 square feet may have a resident manager or owner-occupant accessory residence. An historic building is one that is either locally designated or on the National Register.

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District																									
Public and Institutional Uses¹	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	Cu	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A&I	CA	L-MX	L-MX Key Streets Uses permitted on the ground floor
Cemeteries and mausoleums	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Children’s day camps	S	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	S	S	—
Colleges/universities	—	—	—	—	—	—	—	—	—	P	—	—	—	—	P	P	P	—	—	—	—	P	—	—	P	—
Convents, monasteries and seminaries	S	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governmental motor vehicle yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	S	—	S	—	S	—	—	—
Government uses (non-City of Yonkers)	—	—	—	—	—	—	—	—	—	—	S	S	S	S	—	—	—	S	S	—	S	—	S	—	S	—
Hospitals	—	—	—	—	—	—	—	—	—	—	S	—	S	S	—	—	—	S	S	S	—	—	—	—	S	—
Medical establishments	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	Ps	—
Municipal uses (City of Yonkers)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Offices of philanthropic institutions	—	—	—	—	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	—	P	—
Parish houses	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Ps	—
Philanthropic institutions providing social services	—	—	—	—	—	—	—	—	—	—	—	S	S	S	—	—	Ps	S	S	—	—	—	—	—	S	—
Places of worship	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	Ps	—	—	—	—	—	—	—	—	—	Ps	Ps	—
Private recreational clubs or community swimming pools	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	S	S	—	—	—	—	S	S	—
Private clubs and community centers	—	—	—	—	—	—	S	S	S	—	—	—	S	S	—	—	—	—	—	—	—	—	—	S	S	—
Private marinas and seaplane landing docks	—	—	—	—	—	—	—	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Private not-for-profit recreational uses	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	S	—	—	—	—	—	—	—	—	S	—
Religious retreats	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Satellite facilities of colleges, universities, or theological seminaries	—	—	—	—	—	—	—	—	—	—	—	Ps	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schools	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—	—	Ps	—	Ps	Ps	—
Utility substations	—	—	—	—	—	—	—	—	—	—	S	S	S	S	—	—	—	S	S	S	S	—	S	—	—	—

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