

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; 3-11-2025 by Ord. No. 4-2025]

| Use | District | | | | | | | | | | | | | | | | | L-MX Key Streets Uses permitted on the ground floor |
|--|----------|-------|------|------|------|----|----|----|----|----|----|----|----|-----|-------|-----------------|------|---|
| | 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 | |
| Residential Uses¹ | | | | | | | | | | | | | | | | | | |
| 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.

YONKERS CODE

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | | | | | | | | | | L-MX Key Streets Uses permitted on the ground floor | | |
|---|----------|-------|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|---|----|------|
| | 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 |
| Public and Institutional Uses¹ | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | — | |
| 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 | |
| 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 | — | — | |

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.

ZONING

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | | L-MX Key Streets Uses permitted on the ground floor |
|---|----------|----|----|----|----|----|----|----|----|----|----|-----|-------|----|------|---|
| | OL | BR | B | BA | CB | DW | GC | C | CM | IP | I | PMD | A & I | CA | L-MX | |
| Business, Commercial and Office Uses^{1,3} | | | | | | | | | | | | | | | | |
| Audio, radio, video and television stations and studios | Ps | — | — | — | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | Ps | P | Ps | — |
| Banks and financial uses | P | P | P | P | P | P | P | P | P | P | — | P | — | — | P | P |
| Banquet and catering facilities | — | Ps | Ps | Ps | Ps | Ps | P | Ps | — | Ps | — | Ps | — | P | P | — |
| Building supply stores ² | — | Ps | — | Ps | Ps | — | — | Ps | Ps | — | Ps | Ps | Ps | — | — | — |
| Cabarets and nightclubs ² | — | Ps | — | — | Ps | Ps | — | Ps | — | — | — | Ps | — | P | P | P |
| Commercial recreation uses, indoor ² | — | — | — | P | P | — | — | P | P | — | — | P | — | — | P | P |
| Commercial recreation uses, outdoor ² | — | — | — | — | P | — | — | P | — | P | P | P | P | — | — | — |
| Commercial schools | P | P | P | P | P | P | P | P | P | P | P | P | P | — | P | — |
| Conference centers | — | — | — | — | — | — | — | — | — | — | — | Ps | — | P | Ps | — |
| Day-care centers | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | Ps | Ps |
| Department stores ² | — | — | — | — | P | — | — | — | — | — | — | P | — | — | P | P |
| Drive-through banks | — | Ps | — | Ps | — | — | — | Ps | Ps | Ps | — | Ps | — | — | — | — |
| Drive-through restaurants | — | Ps | — | Ps | — | — | — | Ps | Ps | — | — | — | — | — | — | — |
| Dry-cleaning establishments | — | Ps | Ps | Ps | Ps | — | — | Ps | Ps | — | Ps | Ps | Ps | — | — | — |
| Eating and drinking establishments | — | P | P | P | P | P | P | P | P | P | P | P | P | — | P | P |
| Fast-food restaurants | — | P | P | P | P | — | — | — | — | — | — | P | — | — | P | P |
| Food and beverage stores | — | P | P | P | P | P | P | P | — | — | — | P | — | — | P | P |
| Funeral parlors or mortuaries | — | — | P | P | — | — | — | P | — | — | — | — | — | — | — | — |
| Garden centers ² | — | Ps | — | — | Ps | — | — | Ps | Ps | — | — | Ps | — | — | — | — |
| Health clubs and gymnasiums | — | P | P | P | P | P | P | P | — | — | — | P | — | P | P | P |
| Hotels | — | Ps | — | Ps | Ps | Ps | Ps | — | — | Ps | — | Ps | — | P | Ps | P |

P = Permitted use

Ps = Permitted, with supplemental requirements (see Article VI)

S = Permitted subject to special use requirements (see Article VII)

Notes:

1 = Any business or commercial use which is open to the general public between 12:00 midnight and 6:00 a.m. shall be subject to a special use permit as provided for in § 43-74A of this chapter.

2 = Permitted only on a designated development site.

3 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.

4 = Permitted as a nonresidential accessory use in the CA District.

YONKERS CODE

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | | L-MX Key Streets Uses permitted on the ground floor | MG | |
|--|----------|----|----|----|----|----|----|----|----|----|---|-----|-------|----------------|------|---|----|---|
| | OL | BR | B | BA | CB | DW | GC | C | CM | IP | I | PMD | A & I | CA | L-MX | | | |
| Business, Commercial and Office Uses^{1,3} (Cont'd) | | | | | | | | | | | | | | | | | | |
| Hotels, by special use permit | S | — | — | — | — | — | — | S | S | — | S | — | — | — | — | — | — | — |
| Indoor markets | — | P | — | P | P | P | — | P | — | — | — | P | — | — | P | — | P | — |
| Live/work buildings | — | — | — | — | S | S | S | — | — | — | — | — | — | — | P | — | — | — |
| Medical establishments | P | P | P | P | P | P | P | P | P | P | P | P | — | — | P | — | P | — |
| Offices | P | P | P | P | P | P | P | P | P | P | P | P | — | P | P | — | P | — |
| Pawnshops and check-cashing stores | — | — | — | — | — | — | — | P | P | — | P | — | — | — | — | — | — | — |
| Personal service establishments | — | P | P | P | P | P | P | P | P | — | — | P | Ps | P ⁴ | P | — | P | — |
| Planned executive parks | S | — | — | — | — | — | — | — | S | S | — | — | — | — | — | — | — | — |
| Planned film and educational development | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | S |
| Planned mixed use | — | — | — | — | — | — | — | — | — | Ps | — | — | — | — | — | — | — | — |
| Planned neighborhood commercial development | — | — | — | — | — | — | — | — | S | — | — | — | — | — | — | — | — | — |
| Planned shopping centers ² | — | Ps | — | Ps | P | — | — | Ps | — | — | — | P | — | — | — | — | — | — |
| Planned urban redevelopments | S | S | S | S | S | S | S | S | S | S | S | — | S | — | — | — | — | — |
| Restaurants | — | P | P | P | P | P | P | — | — | — | — | P | Ps | P | P | — | P | — |
| Retail establishments | — | P | P | P | P | P | P | — | — | — | — | P | Ps | P ⁴ | P | — | P | — |
| Retail craft uses | — | — | — | — | P | P | — | P | P | — | P | P | P | — | P | — | P | — |
| Sexually oriented businesses | — | — | — | — | — | — | — | — | S | — | S | — | S | — | — | — | — | — |
| Self-storage warehouses | — | Ps | Ps | Ps | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Supermarkets ² | — | S | S | S | S | — | — | S | — | — | — | P | — | — | S | — | S | — |
| Telephone switching facilities | — | — | — | — | P | P | P | P | P | P | P | P | P | — | — | — | — | — |
| Theaters and movie theaters | — | P | — | P | P | P | P | P | — | — | — | P | — | P ⁴ | P | — | P | — |
| Veterinary offices or hospitals | — | S | S | S | — | — | — | S | — | — | — | P | — | — | P | — | — | — |
| Wholesale price clubs and big-box retail stores ² | — | S | — | — | S | — | — | S | — | — | S | P | S | — | — | — | — | — |

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Notes:

1 = Any business or commercial use which is open to the general public between 12:00 midnight and 6:00 a.m. shall be subject to a special use permit as provided for in § 43-74A of this chapter.

2 = Permitted only on a designated development site.

3 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.

4 = Permitted as a nonresidential accessory use in the CA District.

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**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | <u>L-MX Key Streets</u> Uses permitted on the ground floor |
|--|----------|----|----|----|----|----|----|----|----|----|-----|-------|----|------|--|
| | BR | B | BA | CB | DW | GC | C | CM | IP | I | PMD | A & I | CA | L-MX | |
| Motor Vehicle Use^{1,2} | | | | | | | | | | | | | | | |
| Automobile rental establishments | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps | — | — | Ps | — |
| Automobile repair shops | — | — | — | — | — | — | Ps | Ps | — | Ps | — | Ps | — | — | — |
| Automobile sales establishments | Ps | — | Ps | — | — | — | Ps | Ps | — | — | — | — | — | — | — |
| Automobile service stations | Ps | Ps | Ps | — | — | — | Ps | Ps | — | Ps | — | — | — | — | — |
| Automobile storage yards | — | — | — | — | — | — | Ps | Ps | — | Ps | — | — | — | — | — |
| Automobile supply and service stores | — | — | Ps | — | — | — | Ps | Ps | — | Ps | — | Ps | — | S | — |
| Automobile and/or truck body repair shops | — | — | — | — | — | — | — | — | — | Ps | — | Ps | — | — | — |
| Automobile washes | — | — | — | — | — | — | Ps | Ps | — | Ps | — | — | — | — | — |
| Convenience stores in conjunction with automobile service stations | S | S | S | — | — | — | S | S | — | S | — | S | — | — | — |
| Transport service businesses | — | — | — | — | — | — | Ps | Ps | — | Ps | — | — | — | — | — |
| Truck and bus depots, and rental, storage and sales establishments | — | — | — | — | — | — | Ps | Ps | — | Ps | — | — | — | — | — |
| Truck and bus service stations, and repair shops | — | — | — | — | — | — | Ps | Ps | — | Ps | — | Ps | — | — | — |
| Car sharing service office | — | — | — | — | — | — | — | — | — | — | — | — | — | Ps | — |

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Notes:

1 = Any motor vehicle use which is open to the public between 12:00 midnight and 6:00 a.m. shall be subject to a special use permit as provided for in § 43-74A of this chapter.

2 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.

YONKERS CODE

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | <u>L-MX Key Streets</u> Uses permitted on the ground floor |
|---|----------|-----------|-----------|----------|------------|------------------|-----------|-------------|--|
| | C | CM | IP | I | PMD | A & I | CA | L-MX | |
| Industrial, Warehouse and Storage Uses¹ | C | CM | IP | I | PMD | A & I | CA | L-MX | |
| Breweries and microbreweries | P | P | P | P | — | P | — | P | — |
| Building supply yards | Ps | Ps | — | Ps | — | Ps | — | — | — |
| Commercial kennels | S | S | — | S | — | S | — | — | — |
| Concrete batch plants, mixing or processing, but not manufacturing | — | — | — | P | — | — | — | — | — |
| Construction and demolition debris transfer stations | — | — | — | S | — | — | — | — | — |
| Dry-cleaning plants | S | S | — | S | — | S | — | — | — |
| Heavy industrial uses | — | — | — | P | — | P | — | — | — |
| Industrial parks | P | P | P | P | — | P | — | — | — |
| Light industrial uses | P | P | P | P | P | P | — | P | P |
| Medium industrial uses | P | — | P | P | — | P | — | P | P |
| Mini-warehouse or self-storage warehouses | Ps | Ps | Ps | Ps | — | — | — | — | — |
| Motor truck freight terminals and distribution centers | Ps | Ps | Ps | Ps | — | P | — | — | — |
| Printing plant, photo lithography or reproduction establishments | P | P | P | P | — | P | — | P | P |
| Quarries, and sand and gravel pits | — | — | — | S | — | — | — | — | — |
| Research and development laboratories | — | — | — | — | P | — | — | — | — |
| Rock crushing operations | — | — | — | S | — | — | — | — | — |
| Stonecutter, monument works | P | P | P | P | — | S | — | — | — |
| Telecommunications towers | — | S | S | S | S | — | — | — | — |
| Testing laboratories and pilot plants | S | S | S | S | — | S | — | — | — |
| Warehousing, storage and wholesaling of nonhazardous and nonflammable materials | P | P | P | P | — | P | — | S | — |
| Industrial design uses | — | — | — | — | — | — | — | P | P |
| Laboratories, research and development | — | — | — | — | — | — | — | P | — |
| Industrial vivarium | — | — | — | — | — | — | — | P | — |

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S = Permitted subject to special use requirements (see Article VII)

Notes:

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ZONING

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | | | |
|--|----------|-------|------|------|------|----|----|----|----|----|----|----|-----|----|-------|----|------|
| | S-200 | S-100 | S-75 | S-60 | S-50 | T | MG | M | A | B | BA | CU | PMD | CB | A & I | CA | L-MX |
| Residential Accessory Uses | | | | | | | | | | | | | | | | | |
| Accessory residence for resident-manager or owner-occupant (applicable for historic buildings over 50,000 square feet) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | P | — |
| Amateur radio and TV towers | S | S | S | S | S | S | — | — | — | — | — | — | — | — | — | — | — |
| Decks and patios | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | — | — | Ps | Ps | — | — | Ps |
| Doghouses or structures accommodating pets | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | — | — | — | — | — | — | — |
| Level 1 electric vehicle charging stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Level 2 electric vehicle charging stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Level 3 electric vehicle charging stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Family day care | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | P |
| Fences and walls | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps |
| Garage and yard sales | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | — |
| Group family day-care homes | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | P |
| Home-based businesses | S | S | S | S | S | S | — | — | — | — | — | — | — | — | — | — | S |
| Home occupations | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | Ps |
| Parish houses | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | Ps |
| Piers, docks and boathouses | — | — | — | — | — | — | — | — | Ps | — | — | — | — | — | — | — | — |
| Pigeon raising coops | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | — | — | — | — | — | — | — |
| Radio and TV antennas | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps |
| Refuse collection, storage and recycling facilities | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps |
| Satellite antennas | S | S | S | S | S | S | S | S | S | S | S | S | P | S | — | — | S |
| Signs | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps |
| Storage of recreational vehicles, campers, boats and motor vehicle trailers | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — | — | — | — | — | — | — | — | — |
| Storage sheds, greenhouses and children's playhouses | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | — |
| Swimming pools and bathhouses | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps |
| Tennis courts and other sports courts | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps |
| Exercise facilities - resident use only | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | P |

P = Permitted use

Ps = Permitted, with supplemental requirements (see Article VI)

S = Permitted subject to special use requirements (see Article VII)

YONKERS CODE

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | | |
|---|----------|----|----|----|----|----|----|----|----|----|----|----|-----|-------|----|------|
| | CU | OL | BR | B | BA | CB | DW | GC | C | CM | IP | I | PMD | A & I | CA | L-MX |
| Nonresidential Accessory Uses | | | | | | | | | | | | | | | | |
| Amusement games and devices | Ps | — | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | — | Ps | — | Ps | Ps |
| Automatic teller machines | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | Ps | — | Ps | Ps |
| Awnings or canopies | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Bars or lounge areas serving liquor and brew pubs | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | P | Ps |
| Christmas tree sales | — | — | Ps | Ps | Ps | Ps | Ps | — | Ps | Ps | — | Ps | — | Ps | — | Ps |
| Classroom for existing place of worship | — | — | — | — | — | Ps | — | — | — | — | — | — | — | — | — | — |
| Level 1 electric vehicle charging stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Level 2 electric vehicle charging stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Level 3 electric vehicle charging stations | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |
| Fences and walls | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Greenhouses | — | — | Ps | Ps | Ps | — | — | — | Ps | Ps | — | Ps | — | Ps | Ps | Ps |
| Helistops or heliports | — | — | — | — | — | — | — | — | — | — | — | — | — | S | — | — |
| Laboratories | Ps | — | — | — | — | — | — | Ps | Ps | Ps | Ps | Ps | — | S | — | Ps |
| Live entertainment | — | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | P | P |
| Live/work units | — | — | — | — | — | S | S | — | — | — | — | — | — | — | — | P |
| Loading berths or spaces | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Newspaper vending machines | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Outdoor dining areas | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Outdoor storage | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Railroad sidings | — | — | — | — | — | — | — | — | — | Ps | Ps | Ps | — | Ps | — | — |
| Refuse collection, storage and recycling facilities | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | Ps | Ps |
| Retail uses in conjunction with offices | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | — | P | — |
| Satellite antennas | S | S | S | S | S | S | S | S | S | S | S | S | P | S | Ps | S |
| Signs | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Soda or candy vending machines | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Cafeterias | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | Ps |
| Solar energy collectors | Ps | Ps | Ps | Ps | Ps | — | — | — | Ps | Ps | Ps | — | Ps | Ps | Ps | Ps |
| Temporary flea markets or carnivals | — | — | — | — | — | — | — | — | Ps | Ps | Ps | Ps | — | Ps | — | Ps |
| Time and temperature signs | — | — | Ps | Ps | — | — | — | — | Ps | Ps | — | — | — | — | — | — |
| Water tanks | — | — | — | — | — | — | — | — | — | — | — | P | — | — | P | — |

P = Permitted use

Ps = Permitted, with supplemental requirements (see Article VI)

S = Permitted subject to special use requirements (see Article VII)

ZONING

**Table 43-1
Schedule of Use Regulations
(Continued)**

| Use | District | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|----------|-------|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-------|----|------|-----------------|----|
| | 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 | | |
| Fee-in-lieu of parking | — | — | — | — | — | — | — | — | — | — | — | — | — | — | S | S | S | — | — | — | — | — | — | — | — | Ps | |
| Shared parking | — | — | — | — | — | — | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | P | S | Ps | Ps | |
| Private garage | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Private open-air parking | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps |
| Semipublic open-air parking | — | — | — | — | — | — | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | |
| Semipublic parking structure | — | — | — | — | — | — | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | |
| Car sharing service parking space | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | Ps | |
| Curb cuts | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | Ps ¹ | |

P = Permitted use

Ps = Permitted, with supplemental requirements (see Article VI)

S = Permitted subject to special use requirements (see Article VII)

Notes:

1 = See curb cut standards in the Ludlow Mixed-Use District - § 43-242, Parking and access standards.