

ZONING

43 Attachment 10

City of Yonkers

Table 43-8
Dimensional Standards for D-MX and D-IRT Districts
[Added 12-28-2011 by G.O. No. 5-2011; 2-28-2023 by Ord. No. 4-2023]

Bulk and Setback Regulations	Districts	
	D-MX	D-IRT
Bulk		
Maximum building height	66 feet, unless permitted height by § 43-221B and Map B: Height District Map ⁴	66 feet, unless permitted height by § 43-221B and Map B: Height District Map
Minimum building height	25 feet and 2 stories	25 feet and 2 stories
Required Setbacks		
Front build-to line	0 ^{1,2}	0 ^{1,2}
Minimum interior side setback	0	0
Side front build-to line	0 ^{1,2,3}	0 ^{1,2}
Minimum rear setback	Nonresidential: 0 Residential: 10'	0

Notes:

- ¹ Exceptions: See Map C: Additional Sidewalk Width Requirement Map for sidewalk enhancement setback requirements.
- ² A setback may be increased to a maximum of 25 feet if a public plaza or public seating area is incorporated and located adjacent to a public street.
- ³ On a corner lot, where a rear yard is required because of residential uses, the side front build-to line requirement applies only up to the rear yard line, where no setback is required to the rear lot line.
- ⁴ Maximum building height on a lot which is located in the maximum height district shown on Map B: Height District Map,¹ is as follows:
 - (a) Maximum building height is 435 feet on a lot one acre or greater which is located within 1/8 mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.
 - (b) Maximum building height is 300 feet, on a lot 1.5 acres or greater which is located between 1/8 mile and 1/3 mile walking distance to the Yonkers Metro- North Railroad Station over public street sidewalks.
 - (c) Maximum building height is 400 feet on a lot four acres or greater which is located between 1/3 mile and 1/2 mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.

¹ Editor's Note: Map B is included as an attachment to Ch. 43.