

ZONING

43 Attachment 11

City of Yonkers

**Table 43-9  
Dimensional Standards for UR-LD, UR-MD and UR-HD Districts  
[Added 12-28-2011 by G.O. No. 5-2011]**

| Bulk and Setback Standards  | District                        |                         |                         |                                                    |                       |                                                                                        |                       |
|-----------------------------|---------------------------------|-------------------------|-------------------------|----------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------|-----------------------|
|                             | UR-LD and UR-MD                 |                         |                         | UR-LD, UR-MD and UR-HD                             | UR-MD                 | UR-HD                                                                                  | UR-LD and UR-MD       |
|                             | Detached Single-Family Dwelling | Two-Family Detached     | Two-Family Attached     | Townhouse                                          | Apartment House       | Apartment House                                                                        | Nonresidential        |
| <b>Bulk</b>                 |                                 |                         |                         |                                                    |                       |                                                                                        |                       |
| Minimum lot area            | 2,500 square feet               | 2,500 square feet       | 2,500 square feet       | 6,000 square feet                                  | 10,000 square feet    | —                                                                                      | 15,000 square feet    |
| Minimum lot width           | 25 feet                         | 25 feet                 | 25 feet                 | 20 feet per dwelling unit but a minimum of 70 feet | 70 feet               | —                                                                                      | 150 feet              |
| Maximum building height     | 2.5 stories and 35 feet         | 2.5 stories and 35 feet | 2.5 stories and 35 feet | 3 stories and 36 feet                              | 5 stories and 50 feet | 66 feet unless height exceptions permitted by § 43-221B and Map B: Height District Map | 3 stories and 36 feet |
| Minimum building height     | 25 feet                         | 25 feet                 | 25 feet                 | 25 feet                                            | 25 feet               | 25 feet and 2 stories                                                                  | —                     |
| Minimum upper story setback | —                               | —                       | —                       | —                                                  | —                     | —                                                                                      | —                     |
| Maximum building coverage   | 40%                             | 40%                     | 40%                     | 50%                                                | 70%                   | —                                                                                      | 40%                   |

YONKERS CODE

| Bulk and Setback Standards    | District                                                                    |                                                                             |                     |                                              |                 |                                                                                                                                                                                                                         |                 |
|-------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------|----------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
|                               | UR-LD and UR-MD                                                             |                                                                             |                     | UR-LD, UR-MD and UR-HD                       | UR-MD           | UR-HD                                                                                                                                                                                                                   | UR-LD and UR-MD |
|                               | Detached Single-Family Dwelling                                             | Two-Family Detached                                                         | Two-Family Attached | Townhouse                                    | Apartment House | Apartment House                                                                                                                                                                                                         | Nonresidential  |
| <b>Setbacks</b>               |                                                                             |                                                                             |                     |                                              |                 |                                                                                                                                                                                                                         |                 |
| Minimum front setback         | 5 feet                                                                      | 5 feet                                                                      | 5 feet              | 5 feet                                       | 5 feet          | —                                                                                                                                                                                                                       | 5 feet          |
| Maximum front setback         | 20 feet                                                                     | 20 feet                                                                     | 20 feet             | 20 feet                                      | 20 feet         | See Map C: Additional Sidewalk Width Requirement Map or if no setback indicated on Map C, a build-to line of 0 feet is required; for a corner lot, side front yard requirement applies only up to the rear setback line | None            |
| Minimum interior side setback | 10% of lot width but no less than 2.5 feet and no more than 5 feet required | 10% of lot width but no less than 2.5 feet and no more than 5 feet required | 5 feet              | 5 feet - only required at end of development | 10 feet         | 0 feet                                                                                                                                                                                                                  | 12 feet         |
| Minimum side front setback    | 5 feet                                                                      | 5 feet                                                                      | 10 feet             | 5 feet                                       | 10 feet         | See Map C: Additional Sidewalk Width Requirement Map<br>If no setback indicated on Map C, a build-to line of 0 feet is required                                                                                         | 25 feet         |
| Minimum rear setback          | 25 feet                                                                     | 25 feet                                                                     | 25 feet             | 25 feet                                      | 20 feet         | 20 feet                                                                                                                                                                                                                 | 20 feet         |