

ZONING

43 Attachment 12

City of Yonkers

**Table 43-10
Downtown Parking and Loading Ratios
[Added 12-28-2011 by G.O. No. 5-2011; amended 6-28-2016 by G.O. No. 13-2016; 9-24-2024 by
Ord. No. 10-2024]**

| Use | Required Parking |
|---|--|
| Residential Uses | |
| Apartment | Within 0.25 miles of train station 1 per dwelling unit; beyond 0.25 miles of train station 1 per dwelling unit plus 0.33 per bedroom |
| Community residential facility | 0.33 per bed |
| Nursing home | 0.33 per bed |
| Residential health-care facility | 0.33 per dwelling unit |
| Rowhouse (attached single-family house) | 1.5 per dwelling unit |
| Senior citizen apartment house | 0.5 per dwelling unit |
| Senior citizen housing | 0.5 per dwelling unit |
| Senior citizen market-rate housing | 1 per dwelling unit |
| Single-family detached dwelling | 1.5 per dwelling unit |
| Townhouse | 1 per dwelling unit plus 0.33 per bedroom |
| Two-family or three-family dwelling | 2 per dwelling unit |
| Public and Institutional Uses | |
| Children's day camp | 1 per employee plus 1 per camp vehicle parked on premises plus 5 visitor spaces, existing spaces when using existing facility |
| Colleges and universities | Parking calculated separately for each use on site |
| Convents, monasteries and seminaries | 1 per 300 square feet of GFA |
| Governmental motor vehicle yards | 1 per 750 square feet of GFA |
| Government uses (Non-City of Yonkers) | 1 per 300 square feet of GFA for offices plus 1 per 500 square feet of GFA for all other areas |
| Hospital | 0.4 per employee plus 0.33 per bed plus 0.2 per outpatient treatment capacity plus 0.25 per staff physician |
| Medical clinic | 1 per 300 square feet of GFA |
| Municipal uses (City of Yonkers) | 1 per 300 square feet of GFA |
| Offices of philanthropic institutions | 1 per 300 square feet of GFA |
| Parish house | 2 per house |
| Philanthropic institutions providing social services | 1 per 250 square feet of GFA |
| Private club and community center | 1 per 4 seats or 1 per 250 square feet of floor space for public assembly, whichever is greater |
| Private not-for-profit recreational uses and clubs | |
| Athletic field | 20 per athletic field or diamond |
| Auditorium | 1 per 4 seats |
| Basketball court | 5 per court or 1 per 4 spectator seats, whichever is greater |
| Hiking, picnicking, camping, nature preserves | 2 per acre of lot area but no less than 15 spaces |
| Recreation center | 1 per 350 square feet of GFA |

YONKERS CODE

| Use | Required Parking |
|--|--|
| Stadium | 1 per 4 spectator seats |
| Swimming pool/club (including community swimming pool) | 1 per 100 square feet of surface water area plus 1 space per 50 square feet of accessory buildings |
| Tennis/raquetball courts/clubs | 2 per court plus 1 space per 100 square feet of GFA of accessory space |
| Religious retreat | 1 per employee plus 1 per vehicle parked on premises plus 1 per 4 visitors |
| Utility substation | 1 per 400 square feet of GFA of office use plus 1 per 1,000 square feet of GFA for other uses, but no less than 1 space |
| Business, Commercial and Office Uses | |
| Audio, radio, video and television station and studio | 1 per 400 square feet of GFA |
| Banks and financial use | 1 per 300 square feet of GFA |
| Banquet and catering facility | 1 per 3 seats or 1 per 75 square feet of GFA, whichever is greater |
| Building supply store | 1 per 400 square feet of GFA |
| Cabaret and nightclub | 1 per 5 seats or 1 per 150 square feet of GFA, whichever is greater |
| Commercial recreation uses, indoor and outdoor | |
| Batting cage | 2 per cage |
| Bingo parlor | 1 per 3 seats or 1 per 50 square feet of public assembly area, whichever is greater |
| Bowling alley | 3 per lane |
| Golf driving range | 1.25 per practice tee |
| Minimum golf course | 2 per hole |
| Pool or billiard hall | 2 per table |
| Rifle or pistol range (indoor) | 1 per target |
| Skating or roller rink | 1 per 200 square feet of rink area |
| Water sports facility (waterskiing, sailing, canoeing) | 0.25 per boat berth plus 10 per dock or launch area |
| Commercial school | 1 per 500 square feet of GFA plus 1 per 5 seats |
| Convenience store | 1 per 400 square feet of GFA |
| Day-care center | 1 per staff member plus 1 per vehicle parked on premises plus 1 per 40 registrants |
| Dry-cleaning establishment | 1 per 300 square feet of GFA |
| Eating and drinking establishment | 1 per 300 square feet of GFA |
| Fast-food restaurant | 1 per 4 seats or 1 per 300 square feet of GFA, whichever is greater |
| Food and beverage store | 1 per 300 square feet of GFA |
| Health club and gymnasium | 1 per 350 square feet of GFA |
| Hotel | 0.75 per room plus parking required for other uses |
| Indoor market | 2 per booth plus 1 per 300 square feet of GFA |
| Live/work building | Within 0.25 miles of train station 1 per dwelling unit; beyond 0.25 miles of train station 1 per dwelling unit plus 0.33 per bedroom |
| Medical and dental office | 1 per 350 square feet of GFA |
| Office | 1 per 500 square feet of GFA |
| Personal service establishment | 1 per 350 square feet of GFA |
| Restaurant | 1 per 4 seats or 1 per 300 square feet of GFA, |

ZONING

| Use | Required Parking |
|--|--|
| | whichever is greater |
| Retail establishment | 1 per 300 square feet of GFA; except furniture store, 1 per 500 square feet of GFA |
| Retail craft use | 1 per 350 square feet of GFA |
| Supermarket | 1 per 300 square feet of GFA |
| Telephone switching facility | 1 per 500 square feet of GFA |
| Theater or movie theater | 1 per 4 seats; except multiscreen movie theater, 1 per 3 seats |
| Veterinary office or hospital | 1 per 300 square feet of GFA |
| Motor Vehicle Uses | |
| Automobile rental establishment | 1 per 350 square feet of GFA, but no less than 3 spaces |
| Convenience store in conjunction with automobile service stations | 1 per 350 square feet of GFA in addition to automobile service station parking |
| Transport service business | 0.5 per vehicle stored on site but no less than 10 spaces |
| Industrial Warehouse and Storage Areas | |
| Brewery and microbrewery | 1 per 1,000 square feet of GFA |
| Industrial design use | 1 per 400 square feet of GFA |
| Light industrial use | 1 per 400 square feet of GFA |
| Medium industrial use | 1 per 500 square feet of GFA |
| Printing plant, photo lithography or reproduction establishment | 1 per 400 square feet of GFA |
| Research and testing laboratories and pilot plants | 1 per 400 square feet of GFA |
| Warehousing, storage and wholesaling of nonhazardous and noncombustible material | 1 per 1,000 square feet of GFA |
| Residential Accessory Uses (provided in addition to that of the principal use) | |
| Family daycare or group family daycare | 1 per employee |
| Home-based businesses | 1 per outside employee in addition to any other parking required for the dwelling unit |
| Nonresidential Accessory Uses (provided in addition to that of the principal use) | |
| Automatic teller machine | 2 per ATM |
| Bar or lounge area serving liquor, brew pubs | 1 per 3 seats or 1 per 75 square feet of area, whichever is greater |
| Christmas tree sales | 3 per establishment |
| Greenhouse | 1 per 750 square feet of GFA |
| Laboratory | 1 per 600 square feet of GFA |
| Live/work unit | Within 0.25 miles of train station 1 per dwelling unit; beyond 0.25 miles of train station 1 per dwelling unit plus 0.33 per bedroom |
| Outdoor dining area | 1 per 4 seats |
| Retail uses in conjunction with offices | 1 per 350 square feet of GFA |
| Temporary flea market or carnival | 3 per booth or vendor |

Note:

GFA = gross floor area