

ZONING
43 Attachment 2

City of Yonkers

Table 43-2
List of Use Regulations by District
(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

S-200 District: detached single-family dwellings on 200-foot lots

Principal Uses

Permitted uses:

- Single-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Planned cluster developments
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Decks and patios
- Doghouses or structures accommodating pets
- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Pigeon raising coops
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage of recreational vehicles, campers, boats and motor vehicle trailers
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Private garage
- Private open-air parking

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Uses permitted subject to special use requirements:

Amateur radio and TV towers

Home-based businesses

Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
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S-100 District: detached single-family dwellings on 100-foot lots

Principal Uses

Permitted uses:

- Single-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Planned cluster developments
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Decks and patios
- Doghouses or structures accommodating pets
- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Pigeon raising coops
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage of recreational vehicles, campers, boats and motor vehicle trailers
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Private garage
- Private open-air parking

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Uses permitted subject to special use requirements:

- Amateur radio and TV towers
- Home-based businesses
- Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

S-75 District: detached single-family dwellings on 75-foot lots

Principal Uses

Permitted uses:

- Single-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Planned cluster developments
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Decks and patios
- Doghouses or structures accommodating pets
- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Pigeon raising coops
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage of recreational vehicles, campers, boats and motor vehicle trailers
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Private garage
- Private open-air parking

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Uses permitted subject to special use requirements:

Amateur radio and TV towers

Home-based businesses

Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
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S-60 District: detached single-family dwellings on 60-foot lots

Principal Uses

Permitted uses:

- Single-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Planned cluster developments
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Decks and patios
- Doghouses or structures accommodating pets
- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Pigeon raising coops
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage of recreational vehicles, campers, boats and motor vehicle trailers
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Private garage
- Private open-air parking

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Uses permitted subject to special use requirements:

Amateur radio and TV towers

Home-based businesses

Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
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S-50 District: detached single-family dwellings on 50-foot lots

Principal Uses

Permitted uses:

- Single-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Planned cluster developments
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Decks and patios
- Doghouses or structures accommodating pets
- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Pigeon raising coops
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage of recreational vehicles, campers, boats and motor vehicle trailers
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Private garage
- Private open-air parking

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Uses permitted subject to special use requirements:

Amateur radio and TV towers

Home-based businesses

Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

T District: two-family dwellings on 50-foot lots

Principal Uses

Permitted uses:

- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Planned cluster developments
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Planned urban redevelopments
- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Decks and patios
- Doghouses or structures accommodating pets
- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Pigeon raising coops
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage of recreational vehicles, campers, boats and motor vehicle trailers
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts

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Private garage
Private open-air parking

Uses permitted subject to special use requirements:

Amateur radio and TV towers
Home-based businesses
Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

**MG District: apartment houses, low-density [Amended 10-12-2004 by G.O. No. 6-2004; 3-11-2025
by Ord. No. 4-2025]**

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Community residential facilities
- Planned film and educational development
- Planned unit residential developments (PURD's)
- Planned urban redevelopments
- Residential health-care facilities
- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private social and fraternal clubs and community centers
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes

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- Home occupations
- Parish houses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:
Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

M District: apartment houses, medium-density [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURD's)
- Planned urban redevelopments
- Residential health-care facilities
- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private recreational clubs or community swimming pools
- Private social and fraternal clubs and community centers
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses

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- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

- Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

A District: apartment houses, high-density [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Parish houses
- Places of worship
- Schools

Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURD's)
- Planned urban redevelopments
- Residential health-care facilities
- Cemeteries and mausoleums
- Children's day camps
- Convents, monasteries and seminaries
- Private marinas and seaplane landing docks
- Private recreational clubs or community swimming pools
- Private social and fraternal clubs and community centers
- Private not-for-profit recreational uses
- Religious retreats

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses

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- Piers, docks and boathouses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:
Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

CU District: college, universities and theological seminaries [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Colleges and universities
- Municipal uses (City of Yonkers)

Permitted uses (with supplemental requirements):

- Places of worship

Uses permitted subject to special use requirements:

- Children's day camps
- Convents, monasteries and seminaries

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care homes
- Home occupations
- Parish houses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Laboratories
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Retail uses in conjunction with offices
- Soda or candy vending machines
- Shared parking
- Private garage

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Private open-air parking
Semipublic open-air parking
Semipublic parking structure

Uses permitted subject to special use requirements:
Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

OL District: office buildings and research laboratories, residences excluded [Amended 10-12-2004 by G.O. No. 6-2004; 6-23-2021 by G.O. No. 10-2021]

Principal Uses

Permitted uses:

- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial schools
- Medical and dental offices
- Offices
- Restaurants

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Day-care centers
- Nursing homes

Uses permitted subject to special use requirements:

- Government uses (non-City of Yonkers)
- Hospitals
- Medical clinics
- Utility substations
- Planned executive parks
- Planned urban redevelopments

Accessory Uses

Permitted uses:

- None

Permitted uses (with supplemental requirements):

- Automatic teller machines
- Awnings or canopies
- Bars or lounge areas serving liquor and brew pubs
- Fences and walls
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling facilities
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Shared parking

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- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines

Uses permitted subject to special use requirements:
Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

BR District: restricted business, residences excluded [Amended 10-12-2004 by G.O. No. 6-2004; 12-12-2017 by G.O. No. 17-2017; 6-23-2021 by G.O. No. 11-2021]

Principal Uses

Permitted uses:

- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial schools
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Banquet and catering facilities
- Building supply stores
- Cabarets and nightclubs
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Garden centers
- Hotels
- Planned shopping centers
- Automobile rental establishments
- Automobile sales establishments
- Automobile service stations
- Satellite facilities of colleges, universities or theological seminaries

Uses permitted subject to special use requirements:

- Government uses (non-City of Yonkers)
- Philanthropic institutions providing social services
- Utility substations
- Planned urban redevelopments
- Supermarkets
- Veterinary offices or hospitals
- Wholesale price clubs and big-box retail stores
- Convenience stores in conjunction with automobile service stations

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Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Fences and walls
- Greenhouses
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure
- Time and temperature signs

Uses permitted subject to special use requirements:

Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

B District: neighborhood business and apartment houses, medium-density [Amended 10-12-2004 by G.O. No. 6-2004; 12-12-2017 by G.O. No. 17-2017; 12-14-2021 by Ord. No. 13-2021]

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial schools
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Funeral parlors or mortuaries
- Health clubs and gymnasiums
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments

Permitted uses (with supplemental requirements):

- Community residential facilities for the disabled for up to 14 persons
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Offices of philanthropic institutions
- Places of worship
- Banquet and catering facilities
- Day-care centers
- Dry-cleaning establishments
- Automobile service stations
- Automobile rental establishments

Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURDs)
- Planned urban redevelopments
- Supermarkets
- Residential health-care facilities
- Government uses (non-City of Yonkers)
- Hospitals

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- Medical clinics
- Philanthropic institutions providing social services
- Private social and fraternal clubs and community centers
- Utility substations
- Veterinary offices or hospitals
- Convenience stores in conjunction with automobile service stations

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day care
- Home occupations
- Parish houses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Greenhouses
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Retail uses in conjunction with offices
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure
- Time and temperature signs

Uses permitted subject to special use requirements:

Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

BA District: general business and apartment houses, high-density [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial schools
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Funeral parlors or mortuaries
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Community residential facilities
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Offices of philanthropic institutions
- Places of worship
- Banquet and catering facilities
- Building supply stores
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Hotels
- Planned shopping centers
- Automobile rental establishment
- Automobile sales establishments
- Automobile service stations
- Automobile supply and service stores

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Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURDs)
- Planned urban redevelopments
- Supermarkets
- Residential health-care facilities
- Government uses (non-City of Yonkers)
- Hospitals
- Medical clinics
- Philanthropic institutions providing social services
- Private social and fraternal clubs and community centers
- Utility substations
- Veterinary offices or hospitals
- Convenience stores in conjunction with automobile service stations

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care
- Home occupations
- Parish houses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Greenhouses
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Retail uses in conjunction with office
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

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Uses permitted subject to special use requirements:
Satellite antennas

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

CB District: central business

[Amended 10-12-2004 by G.O. No. 6-2004; 5-19-2009 by G.O. No. 3-2009]

Principal Uses

Permitted uses:

- Apartment houses
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial recreation uses, outdoor
- Colleges/Universities
- Commercial schools
- Department stores
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Planned shopping centers
- Restaurants
- Retail establishments
- Retail craft uses
- Telephone switching facilities
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Banquet and catering facilities
- Building supply stores
- Cabarets and nightclubs
- Day-care centers
- Dry-cleaning establishments
- Garden centers
- Hotels
- Automobile rental establishments

Uses permitted subject to special use requirements:

- Planned urban redevelopments
- Medical clinics
- Live-work buildings
- Planned urban redevelopments
- Supermarkets

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Wholesale price clubs and big-box retail stores

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Decks and patios
- Fences and walls
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Classroom for existing place of worship
- Fences and walls
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

- Satellite antennas
- Live-work units
- Satellite antennas
- Fee in lieu of parking

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**Table 43-2
List of Use Regulations by District
(Continued)**

**(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)**

DW District: downtown waterfront [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Colleges/Universities
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial schools
- Eating and drinking establishments
- Food and beverage stores
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Retail craft uses
- Telephone switching facilities
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Banquet and catering facilities
- Cabarets and nightclubs
- Day-care centers
- Hotels
- Automobile rental establishments

Uses permitted subject to special use requirements:

- Private not-for-profit recreational uses
- Live-work buildings
- Planned urban redevelopments

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Amusement games and devices
- Automatic teller machines
- Awnings
- Christmas tree sales
- Bars or lounge areas serving liquor and brew pubs

ZONING

- Fences and walls
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling facilities
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

- Live-work units
- Satellite antennas
- Fee in lieu of parking

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**Table 43-2
List of Use Regulations by District
(Continued)**

**(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)**

GC District: government center [Amended 10-12-2004 by G.O. No. 6-2004; 5-19-2009 by G.O. No. 3-2009]

Principal Uses

Permitted uses:

- Colleges/universities
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Banquet and catering facilities
- Commercial schools
- Eating and drinking establishments
- Food and beverage stores
- Health clubs and gymnasiums
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Telephone switching facilities
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Philanthropic institutions providing social services, only on a designated development site
- Audio, radio, video and television stations and studios
- Day-care centers
- Hotels
- Automobile rental establishments

Uses permitted subject to special use requirements:

- Live/work buildings
- Planned urban redevelopments
- Medical clinics

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Fences and walls
- Laboratories

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- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling facilities
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

- Satellite antennas
- Fee in lieu of parking

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

C District: wholesale business and storage, residences excluded from the first floor except in predominantly residential buildings [Amended 10-12-2004 by G.O. No. 6-2004; 12-12-2017 by G.O. No. 17-2017]

Principal Uses

Permitted uses:

- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial recreation uses, outdoor
- Commercial schools
- Eating and drinking establishments
- Food and beverage stores
- Funeral parlors or mortuaries
- Health clubs and gymnasiums
- Indoor markets
- Offices
- Pawnshops and check cashing stores
- Personal service establishments
- Restaurants
- Retail craft uses
- Telephone switching facilities
- Theaters and movie theaters
- Breweries and microbreweries
- Industrial parks
- Light industrial uses
- Medium industrial uses
- Printing plant, photo lithography or reproduction establishments
- Stonecutter, monument works
- Warehousing, storage and wholesaling of nonhazardous and nonflammable materials

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Banquet and catering facilities
- Building supply stores
- Cabarets and nightclubs
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Garden centers
- Planned shopping centers
- Automobile rental establishments
- Automobile repair shops
- Automobile sales establishments

ZONING

- Automobile service stations
- Automobile storage yards
- Automobile supply and service stores
- Automobile washes
- Transport service businesses
- Truck and bus depots, and rental, storage and sales establishments
- Truck and bus service stations, and repair shops
- Building supply yards
- Mini-warehouse or self-storage warehouses
- Motor truck freight terminals and distribution centers

Uses permitted subject to special use requirements:

- Government motor vehicle yards
- Government uses (non-City of Yonkers)
- Hospitals
- Medical clinics
- Philanthropic institutions providing social services
- Private recreational clubs or community swimming pools
- Utility substations
- Planned urban redevelopments
- Supermarkets
- Veterinary offices or hospitals
- Wholesale price clubs and big-box retail stores
- Convenience stores in conjunction with automobile service stations
- Commercial kennels
- Dry-cleaning plants
- Testing laboratories and pilot plants

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Fences and walls
- Greenhouses
- Laboratories
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling facilities
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Temporary flea markets or carnivals
- Shared parking

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- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure
- Time and temperature signs

Uses permitted subject to special use requirements:
Satellite antennas

ZONING

Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

CM District: commercial, storage and light manufacturing, residences excluded
[Amended 10-12-2004 by G.O. No. 6-2004; 12-12-2017 by G.O. No. 17-2017]

Principal Uses

Permitted uses:

- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial schools
- Eating and drinking establishments
- Offices
- Pawnshops and check-cashing stores
- Personal service establishments
- Restaurants
- Retail craft uses
- Telephone switching facilities
- Breweries and microbreweries
- Industrial parks
- Light industrial uses
- Printing plant, photo lithography or reproduction establishments
- Stonecutter, monument works
- Warehousing, storage and wholesaling of nonhazardous and nonflammable materials

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Building supply stores
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Garden centers
- Automobile rental establishments
- Automobile repair shops
- Automobile sales establishments
- Automobile service stations
- Automobile storage yards
- Automobile supply and service stores
- Automobile washes
- Transport and service businesses
- Truck and bus depots, rental, storage and sales establishments
- Truck and bus service stations, and repair shops
- Building supply yards
- Mini-warehouse or self-storage warehouses
- Motor truck freight terminals and distribution centers

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Uses permitted subject to special use requirements:

- Governmental motor vehicle yards
- Government uses (non-City of Yonkers)
- Hospitals
- Medical clinics
- Philanthropic institutions providing social services
- Private recreational clubs or community swimming pools
- Utility substations
- Planned executive parks
- Planned urban redevelopments
- Sexually oriented businesses
- Convenience stores in conjunction with automobile service stations
- Commercial kennels
- Dry-cleaning plants
- Telecommunications towers
- Testing laboratories and pilot plants

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Fences and walls
- Greenhouses
- Laboratories
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Railroad sidings
- Refuse collection, storage and recycling facilities
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Temporary flea markets or carnivals
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure
- Time and temperature signs

Uses permitted subject to special use requirements:

Satellite antennas

ZONING

Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

IP District: planned industrial, residences excluded
[Amended 10-12-2004 by G.O. No. 6-2004; 6-28-2016 by G.O. No. 13-2016]

Principal Uses

Permitted uses:

- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, outdoor
- Commercial schools
- Eating and drinking establishments
- Offices
- Restaurants
- Telephone switching facilities
- Breweries and microbreweries
- Industrial parks
- Light industrial uses
- Medium industrial uses
- Printing plant, photo lithography or reproduction establishments
- Stonecutter, monument works
- Warehousing, storage and wholesaling of nonhazardous and nonflammable materials

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Banquet and catering facilities
- Day-care centers
- Drive-through banks
- Hotels
- Mini-warehouse or self-storage warehouses
- Motor truck freight terminals and distribution centers

Uses permitted subject to special use requirements:

- Hospitals
- Hotels, height special use permit
- Medical clinics
- Utility substations
- Planned executive parks
- Planned urban redevelopments
- Telecommunications towers
- Testing laboratories and pilot plants

Accessory Uses

Permitted uses:

None

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Permitted uses (with supplemental requirements):

- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Fences and walls
- Laboratories
- Live entertainment Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Railroad sidings
- Refuse collection, storage and recycling facilities
- Retail uses in conjunction with offices
- Signs
- Soda or candy vending machines
- Temporary flea markets or carnivals
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

- Satellite antennas

ZONING

Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

I District: industry, residences excluded
[Amended 10-12-2004 by G.O. No. 6-2004; 6-28-2016 by G.O. No. 13-2016]

Principal Uses

Permitted uses:

- Municipal uses (City of Yonkers)
- Commercial recreation uses, outdoor
- Commercial schools
- Eating and drinking establishments
- Offices
- Pawnshops and check cashing stores
- Restaurants
- Retail craft uses
- Telephone switching facilities
- Breweries and microbreweries
- Concrete batch plants, mixing or processing, but not manufacturing
- Heavy industrial uses
- Industrial parks
- Light industrial uses
- Medium industrial uses
- Printing plant, photo lithography or reproduction establishments
- Stonecutter, monument works
- Warehousing, storage and wholesaling of nonhazardous and noncombustible materials

Permitted uses (with supplemental requirements):

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Building supply stores
- Day-care centers
- Dry-cleaning establishments
- Automobile repair shops
- Automobile service stations
- Automobile storage yards
- Automobile supply and service stores
- Automobile and truck body repair shops
- Automobile washes
- Transport service businesses
- Truck and bus depots, and rental, storage and sales establishments
- Truck and bus service stations, and repair shops
- Building supply yards
- Mini-warehouse or self-storage warehouses
- Motor truck freight terminals and distribution centers

Uses permitted subject to special use requirements:

- Governmental motor vehicle yards Government uses (non-City of Yonkers)
- Utility substations

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- Planned urban redevelopments
- Sexually oriented businesses
- Wholesale price clubs and big-box retail stores
- Convenience stores in conjunction with automobile service stations
- Commercial kennels
- Construction and demolition debris transfer stations
- Dry-cleaning plants
- Quarries, and sand and gravel pits
- Rock crushing operations
- Telecommunications towers
- Testing laboratories and pilot plants

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Fences and walls
- Greenhouses
- Laboratories Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Railroad sidings
- Refuse collection, storage and recycling facilities
- Signs
- Soda or candy vending machines
- Temporary flea markets or carnivals
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure

Uses permitted subject to special use requirements:

Satellite antennas

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Table 43-2 List of Use Regulations by District (continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

PMD District: planned multi-use development [Added 12-9-2005 by G.O. No. 13-2005; amended 5-2-2006 by G.O. No. 5-2006]

Principal Uses

Permitted uses:

- Apartment houses
- Colleges and universities
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial recreation uses, outdoor
- Commercial schools
- Department stores
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Planned shopping centers
- Restaurants
- Retail establishments
- Retail craft uses
- Supermarkets
- Telephone switching facilities
- Theaters and movie theaters
- Veterinary offices or hospitals
- Wholesale price clubs and big-box retail stores
- Light industrial uses
- Research and development laboratories

Permitted uses (with supplemental requirements):

- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Senior citizen apartment houses
- Schools
- Banquet and catering facilities
- Building supply stores
- Cabarets and nightclubs
- Conference centers
- Day-care centers
- Drive-through banks
- Dry-cleaning establishments

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Garden centers
Hotels
Automobile rental establishments

Uses permitted subject to special use requirements:
Telecommunications towers

Accessory Uses

Permitted uses:

Satellite antennas
Water tanks
Shared parking

Permitted uses (with supplemental requirements):

Decks and patios
Fences and walls
Radio and TV antennas
Refuse collection, storage and recycling facilities
Signs
Storage sheds, greenhouses and children's playhouses
Swimming pools and bathhouses
Tennis courts and other sports courts
Amusement games and devices
Automatic teller machines
Awnings or canopies
Bars or lounge areas serving liquor and brew pubs
Live entertainment
Loading berths or spaces
Newspaper vending machines
Outdoor dining areas
Outdoor storage
Retail uses in conjunction with offices
Soda or candy vending machines
Private garages
Private open-air parking
Semipublic open-air parking
Semipublic parking structures

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Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

A & I District: artists and industry special district [Added 3-22-2016 by G.O. No. 2-2016; amended 12-10-2019 by Ord. No. 12-2019]

Permitted Uses (P)

- Municipal uses (City of Yonkers)
- Commercial recreation uses, indoor
- Commercial recreation uses, outdoor
- Commercial schools
- Eating and drinking establishments
- Health clubs and gymnasiums
- Retail craft uses
- Telephone switching facilities
- Breweries and microbreweries
- Heavy industrial uses
- Industrial parks
- Light industrial uses
- Medium industrial uses
- Offices
- Printing plant, photo lithography or reproduction establishments
- Stone cutter, monument works
- Warehousing, storage and wholesaling of nonhazardous and nonflammable materials

Permitted Uses with Supplemental Requirements (Ps)

- Offices of philanthropic institutions
- Audio, radio, video and television stations and studios
- Building supply stores
- Building supply yards
- Day-care centers
- Dry cleaning establishments
- Personal service establishments
- Restaurants
- Retail establishments
- Automobile repair shops
- Automobile supply and service stores
- Automobile and/or truck body repair shops
- Motor truck freight terminals and distribution centers
- Truck and bus service stations, and repair shops

Special Uses (S)

- Governmental motor vehicle yards
- Government uses (non-City of Yonkers)
- Utility substations
- Planned urban redevelopments
- Convenience stores in conjunction with automobile service stations
- Commercial kennels
- Dry-cleaning plants
- Research and testing laboratories and pilot plants

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Telecommunication towers

Nonresidential Accessory Uses with Supplemental Requirements (Ps)

Awnings or canopies
Bars or lounge areas serving liquor and brew pubs
Christmas tree sales
Fences and walls
Greenhouses
Laboratories
Live entertainment
Loading berths or spaces
Newspaper vending machines
Outdoor dining areas
Outdoor storage
Refuse collection, storage and recycling facility
Railroad sidings
Signs
Soda or candy vending machines
Temporary flea markets or carnivals
Private garage
Private open air parking
Semi-public open air parking
Semi-public parking structure
Shared Parking

Nonresidential Accessory Uses Subject to Special Use Requirements (S)

Satellite antennas

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CA District: cultural and arts establishments; hotels, banquet and catering facilities and conference centers. [Added 3-5-2019 by Ord. No. 1-2019]

Permitted Uses (P)

- Municipal uses (City of Yonkers)
- Audio, radio, video and television stations and studios
- Banquet and catering facilities
- Cabarets and nightclubs
- Health clubs and gymnasiums
- Hotels
- Offices
- Restaurants

Permitted Uses with Supplemental Requirements (Ps)

- Places of worship
- Schools
- Conference centers

Special Uses (S)

- Children's day camps
- Private recreational clubs or community swimming pools
- Private clubs and community centers

Nonresidential Accessory Uses

- Accessory residence for resident manager or owner-occupant (applicable for historic buildings over 50,000 square feet)
- Offices
- Personal service establishments
- Retail establishments
- Theaters and movie theaters
- Bars or lounge areas serving liquor and brew pubs
- Live entertainment
- Retail uses in conjunction with offices

Nonresidential Accessory Uses with Supplemental Requirements (Ps)

- Amusement games and devices
- Automatic teller machines
- Awnings or canopies
- Fences and walls
- Greenhouses
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling facilities
- Satellite antennas
- Signs
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking

YONKERS CODE

Semipublic parking structure