

# ZONING

## 43 Attachment 3

### City of Yonkers Table 43-3 Schedule of Dimensional Regulations for Residential Uses<sup>1</sup>

[Amended 10-12-2004 by G.O. No. 6-2004; 5-19-2009 by G.O. No. 3-2009; 10-27-2009 by G.O. 7-2009; 11-22-2022 by Ord. No. 12-2022; 3-11-2025 by Ord. No. 4-2025]

• Minimum Requirements for Residential Uses	District												
	S-200	S-100	S-75	S-60	S-50	T	MG <sup>9</sup>	M	A	B	BA	CB	L-MX
• Lot area (square feet)													
Single- and two-family dwellings	20,000	10,000	7,500	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	--	--
Multi-family dwellings	--	--	--	--	--	--	10,000	--	--	--	--	--	--
• Lot width (feet)													
Single- and two-family dwellings	200	100	75	60	50	50	50	50	50	50	50	--	--
Multifamily dwellings	--	--	--	--	--	--	100	--	--	--	--	--	--
• Front yard (feet)													
Single- and two-family dwellings	25	25	25	20	20	20	20	20	20	20	20	--	0 <sup>8</sup>
Multifamily dwellings	--	--	--	--	--	--	25	15	25	10	10	--	--
• Rear yard (feet)													
Single- and two-family dwellings	25	25	25	25	25	25	25	25	25	25	25	--	10
Multifamily dwellings	--	--	--	--	--	--	25	25	25	25	20	--	--
• Side yard; one/both (feet)													
Single- and two-family dwellings	20/40	15/30	11/23	8/17	6/15	6/15	6/15	6/15	6/15	6/15	6/15	--	--
Multi-family dwellings	--	--	--	--	--	--	25/50	12/25	16/32	16/32	16/32	--	--
• Side front yard of corner lot (feet)													
Single- and two-family dwellings	25	25	20	12	10	10	10	10	20	10	10	--	--
Multifamily dwellings	--	--	--	--	--	--	25	10	20	10	10	--	--
• Average lot area per family (square feet)													
Single-family dwellings	20,000	10,000	7,500	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	--	--
Two-family dwellings	--	--	--	--	--	2,500	2,500	2,500	2,500	2,500	2,500	--	--
Multifamily dwellings	--	--	--	--	--	--	1,000	800	--	--	--	--	--
• Gross floor area (square feet)													
Apartments	--	--	--	--	--	350	350	350	350	350	350	350	--

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• Minimum Requirements for Residential Uses	District												
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CB	L-MX
• Building coverage (%)													
Single- and two-family dwellings	30	30	35	40	40	40	40	40	40	40	40	--	70
Multifamily dwellings	--	--	--	--	--	--	40	40	40	40	40	90 <sup>4</sup>	
• Height (stories/feet)													
Single- and two-family dwellings <sup>2</sup>	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	--	65 <sup>6,7</sup>
Multifamily dwellings	--	--	--	--	--	--	3/35	-/65	-- <sup>3</sup>	--/35	-- <sup>3</sup>	--/50 <sup>4</sup>	
• Floor area ratio													
Single- and two-family dwellings													
Base floor area ratio	0.56	0.56	0.60	0.68	0.75	1.00	1.00	1.00	1.00	1.00	1.00	--	
Portion of lot exceeding:													
5,000 square feet <sup>5</sup>	--	--	--	--	0.50	0.67	0.67	0.67	0.67	0.67	0.67	--	--
6,000 square feet	--	--	--	0.46	--	--	--	--	--	--	--	--	--
7,500 square feet	--	--	0.40	--	--	--	--	--	--	--	--	--	--
10,000 square feet	--	0.38	--	--	--	--	--	--	--	--	--	--	--
20,000 square feet	0.38	--	--	--	--	--	--	--	--	--	--	--	--
Multifamily dwellings	--	--	--	--	--	--	1.20	1.25	3.00	1.25	3.00	5.00 <sup>4</sup>	

Notes:

<sup>1</sup> For the purposes of this schedule only:

- A. The dimensional requirements for single- and two-family dwellings in the schedule includes single-family detached dwellings and two-family detached dwellings as defined in this chapter.
- B. The dimensional requirements for multi-family dwellings in the schedule includes apartment houses, senior citizen apartment houses, nursing homes, residential health-care facilities and community residence facilities as defined in this chapter.
- C. The dimensional requirements for row houses (attached single-family houses) as defined in this chapter are in Article VI, Supplementary Use and Dimensional Regulations at § 43-34F.
- D. Dimensional requirements for planned residential developments are located in Article VI, Supplementary Use and Dimensional Regulations, and Article VII, Special Use Permits, as follows:
  - (1) Planned apartment complexes: § 43-34C.
  - (2) Planned cluster developments: § 43-34D.
  - (3) Planned townhouse complexes: § 43-34E.
  - (4) Planned unit residential developments: § 43-72B.
  - (5) Planned urban redevelopment: § 43-72C.
- E. The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

<sup>2</sup> The minimum permitted height of a single- or two-family dwelling shall be one story or 15 feet, whichever is greater.

<sup>3</sup> The maximum permitted height in the A and BA Districts shall be 1 1/2 times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 1/2 times the width of the wider street right-of-way.

<sup>4</sup> On a designated development site, the maximum permitted building coverage shall be 100%, the minimum height shall be two stories or 25 feet, whichever is greater, and the maximum height shall be 400 feet, and the maximum permitted floor area ratio shall be 6.00.

<sup>5</sup> For single- and two-family dwellings, the floor area ratio for the lot area that exceeds the minimum lot size in that zone will be 0.67 of the zone's base floor area ratio.

<sup>6</sup> Unless permitted height by § 43-238 and Map G: L-MX Height District Map.

Notes continued:

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<sup>7</sup> Minimum building height, 25 feet and two stories.

<sup>8</sup> If a setback is provided, it must be five feet.

<sup>9</sup> The dimensional requirements for Planned Film and Education Developments shall be consistent with the minimum requirements in the MG Zone District, except:

A. Maximum percentage building coverage shall be 60%.

B. Maximum stories/height shall be four stories or 60 feet, whichever is less.

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City of Yonkers  
 Table 43-3  
 Schedule of Dimensional Regulations  
 for Nonresidential Uses<sup>7</sup>

[Amended 5-19-2009 by G.O. No. 3-2009; 3-5-2019 by Ord. No. 1-2019; 11-22-2022 by Ord. No. 12-2022]

• Minimum Requirements for Nonresidential Uses	District											
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	CA	L-MX	
• Lot area (square feet)	20,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	--
• Lot width (feet)	200	150	150	150	150	150	150	150	150	150	150	--
• Front yard (feet)	25	25	25	20	20	20	25	25	25	25	25	0 <sup>8</sup>
• Rear yard (feet)	25	25	25	25	25	25	25	25	25	25	25	10
• Side yard, one/both (feet)	12/24	12/24	12/24	12/24	12/24	12/24	12/24	12/24	12/24	12/24	15/30	--
• Side-front yard of corner lot (feet)	25	25	25	20	20	20	25	25	25	25	25	--
• Space between buildings on the same lot (feet)	15	15	15	15	15	15	40	40	40	40	20	
<b>• Maximum Permitted for Nonresidential Uses</b>												
• Building coverage (%)	30	30	35	40	40	40	40	40	40	40	40	70
• Height <sup>3</sup> (stories/feet)	2 ½/35	2 ½/35	2 ½/35	2 ½/35	2 ½/35	2 ½/35	3/36	3/36	--/-- <sup>1</sup>	3/39	3/39	65 <sup>9,10</sup>
• Floor Area Ratio	0.75	0.75	0.80	0.90	1.00	1.00	1.00	1.00	1.20	1.25	1.25	--

**Notes:**

<sup>1</sup> The maximum permitted height in the A, BA and C Districts shall be 1 ½ times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 ½ times the width of the wider street right-of-way.

<sup>2</sup> In the CB, DW and GC Districts, the minimum height shall be two stories or 25 feet, whichever is greater. In the CB District, the maximum height shall be 400 feet on a designated development site. In the GC District, the maximum height shall be 220 feet on a designated development site.

<sup>3</sup> Exceptions to these requirements are provided for in § 43-33O.

<sup>4</sup> In the B and BA Districts, in the case of a building that is partly used for residential uses and partly for nonresidential uses, the maximum permitted lot coverage shall be 40% for all floors used in whole or in part for residential uses and 70% for all floors used exclusively for nonresidential uses. If only the first floor is used exclusively for nonresidential uses, the maximum permitted coverage of 70% of the lot area shall be limited to not more than 20 feet above the street, and above that level the 40% coverage limitation shall apply. For the purposes of this subsection, a private garage on the first floor may be construed as a nonresidential use.

<sup>5</sup> The side yard setback in the B and BA Districts may be zero feet. However, when abutting a residential district, the side yard setback shall be a minimum of five feet.

<sup>6</sup> The maximum permitted height in the I District shall be two times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be two times the width of the wider street right-of-way.

<sup>7</sup> The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

<sup>8</sup> If a setback is provided, it must be five feet.

<sup>9</sup> Unless permitted height by § 43-238 and Map G: L-MX Height District Map.

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**Notes continued:**

<sup>10</sup> Minimum building height, 25 feet and two stories.

**City of Yonkers  
Table 43-3  
Schedule of Dimensional Regulations  
for Nonresidential Uses<sup>7</sup>  
(Continued)**

• Minimum requirements for Nonresidential Uses	District											
	Cu	OL	BR	B	BA	CB	DW	GC	CM	C	IP	I
• Lot area (square feet)	15,000	7,500	10,000	--	--	--	--	--	10,000	--	175,000	--
• Lot width (feet)	150	75	100	--	--	--	--	--	100	--	250	--
• Front yard (feet)	25	25	25	10	10	--	--	--	20	--	50	--
• Rear yard (feet)	25	25	25	25	20	10 <sup>8</sup>	10	10 <sup>9</sup>	20	20	50	20
• Side yard, one/both (feet)	15/30	10/32	25/50	-- <sup>5</sup>	--/-- <sup>5</sup>	--	--	--	16/32	5/10	50/100	--/-- <sup>5</sup>
• Side-front yard of corner lot (feet)	25	25	25	--	--	--	--	--	20	--	50	--
• Space between buildings on the same lot (feet)	20	40	40	--	--	--	--	--	15	--	50	--
<b>• Maximums Permitted for Nonresidential Uses</b>												
• Building coverage (%)	40	40	40	70 <sup>4</sup>	70 <sup>4</sup>	90 <sup>8</sup>	90	90 <sup>8</sup>	50	70	40	75
• Height <sup>7</sup> (stories/feet)	3/39	3/45	--/48	--/35	--/-- <sup>1</sup>	--/50 <sup>2</sup>	5/66 <sup>2</sup>	--/100 <sup>2</sup>	2/35	--/-- <sup>1</sup>	2/35	--/-- <sup>6</sup>
• Floor Area Ratio	1.25	0.8	1.50	1.50	5.00	5.00 <sup>8</sup>	4.50	9.00	1.00	6.00	0.80	7.50

**Notes:**

<sup>1</sup> The maximum permitted height in the A, BA and C Districts shall be 1 ½ times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 ½ times the width of the wider street right-of-way.

<sup>2</sup> In the CB, DW and GC Districts, the minimum height shall be two stories or 25 feet, whichever is greater.

<sup>3</sup> Exceptions to these requirements are provided for in § 43-33O.

<sup>4</sup> In the B and BA Districts, in the case of a building that is partly used for residential uses and partly for nonresidential uses, the maximum permitted lot coverage shall be 40% for all floors used in whole or in part for residential uses and 70% for all floors used exclusively for nonresidential uses. If only the first floor is used exclusively for nonresidential uses, the maximum permitted coverage of 70% of the lot area shall be limited to not more than 20 feet above the street, and above that level the 40% coverage limitation shall apply. For the purposes of this subsection, a private garage on the first floor may be construed as a nonresidential use.

<sup>5</sup> The side yard setback in the B, BA, and I Districts may be zero feet.

<sup>6</sup> The maximum permitted height in the I District shall be two times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be two times the width of the wider street right-of-way.

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**Notes continued:**

<sup>7</sup> The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

<sup>8</sup> On a designated development site, there shall be no required rear yard, the maximum permitted building coverage shall be 100%, and the maximum permitted floor area ratio shall be 6.00.

<sup>9</sup> On a designated development site, there shall be no required rear yard; the maximum permitted building coverage shall be 100%.