

ZONING

43 Attachment 4

City of Yonkers

**Table 43-4**  
**Schedule of Parking Requirements**  
 [Amended 12-8-2009 by G.O. No. 8-2009;  
 10-11-2011 by G.O. No. 3-2011; 6-28-2016 by G.O. No. 13-2016; 6-12-2018 by G.O. No. 8-2018; 12-10-2019 by G.O. No. 12-2019; 6-23-2021 by G.O. No. 11-2021; 9-24-2024 by Ord. No. 10-2024]

Use	Minimum Number of Spaces
<b>Residential Uses</b>	
Apartments	1 per dwelling unit plus 0.33 per bedroom
Community residential facilities	0.33 per bed
Nursing homes	0.33 per bed
Residential health-care facilities	0.33 per dwelling unit
Row houses (attached single-family houses)	2 per dwelling unit
Senior citizen apartment house	0.5 per dwelling
Senior citizen housing	0.5 per dwelling
Senior citizen market-rate housing	1 per dwelling
Single-family detached dwellings	2 per dwelling unit
Townhouses	1 per dwelling unit plus 0.33 per bedroom
Two-family or three-family dwellings	2 per dwelling unit
<b>Public and Institutional Uses</b>	
Cemeteries and mausoleums	1 per 4 seats in the chapel but not less than 20 spaces
Children's day camps	1 per employee plus 1 per camp vehicle parked on premises plus 5 visitor spaces
Colleges and universities	Parking calculated separately for each use
Convents, monasteries and seminaries	1 per 300 square feet of gross floor area
Governmental motor vehicle yards	1 per 750 square feet of gross floor area
Government uses (non-City of Yonkers)	1 per 300 square feet of gross floor area for offices and 1 space per 500 square feet of gross floor area for all other spaces

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Use	Minimum Number of Spaces
Hospitals	0.4 per employee plus 0.33 per bed plus 0.2 per outpatient treatment capacity plus 0.25 per staff physician
Medical establishments	1 per 300 square feet of gross floor area
Municipal uses (City of Yonkers)	1 per 300 square feet of gross floor area
Offices of philanthropic institutions	1 per 300 square feet of gross floor area
Parish houses	2 per house
Philanthropic institutions providing social services	1 per 250 square feet of gross floor area
Places of worship	1 per 4 seats or 1 per 100 square feet of floor space used for public assembly, whichever is greater
Private clubs and community centers	1 per 4 seats or 1 per 100 square feet of floor space used for public assembly, whichever is greater
Private marinas and seaplane landing docks	1 per 3 boat or plane berths plus 1 per 1000 square feet of dry storage area
Private not-for-profit recreational uses <sup>1</sup> and clubs	
Athletic fields	20 per athletic field or diamond
Auditoriums	1 per 4 seats
Basketball courts	5 per court or 1 per 4 spectator seats, whichever is greater
Golf courses/clubs	4 per golf hole plus 1 per 200 square feet of gross floor area of accessory buildings
Hiking, picnicking, camping, nature preserves	2 per acre of lot area but not less than 15 spaces
Recreation centers	1 per 350 square feet of gross floor area
Stadiums	1 per 4 spectator seats
Swimming pools/clubs (including community swimming pools)	1 per 100 square feet of surface water area plus 1 space per 50 square feet of accessory buildings
Tennis/racquetball courts/clubs	2 per court plus 1 space per 100 square feet of gross floor area of accessory space
Religious retreats	1 per employee plus 1 per vehicle parked on premises plus 1 per 4 visitors

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Use	Minimum Number of Spaces
Satellite facilities of colleges, universities and theological seminaries	1 per 200 square feet of gross floor area
Schools	
Elementary and kindergarten 1 per classroom plus 1 for each 50 students of enrollment capacity	
Junior high	1.5 per classroom plus 1 for each 50 students of enrollment capacity
High schools 2.0 per classroom plus 1 for each 20 students of enrollment capacity	
Utility substations	1 for 400 square feet of gross floor area devoted to office use and 1 per 750 square feet of gross floor area for other uses, but not less than 1 space
<b>Business, Commercial and Office Uses</b>	
Audio, radio, video and television stations and studios	1 per 400 square feet of gross floor area
Banks and financial uses	1 per 300 square feet of gross floor area
Banquet and catering facilities	1 per 3 seats or 1 per 75 square feet of gross floor area, whichever is greater
Building supply stores	1 per 300 square feet of gross floor area
Cabarets and nightclubs	1 per 3 seats or 1 per 75 square feet of gross floor area, whichever is greater
Commercial recreation uses, indoor and outdoor <sup>2</sup>	
Batting cages	2 per cage
Bingo parlors	1 per 3 seats or 1 per 50 square feet of public assembly area
Bowling alleys	3 per lane
Escape game rooms	1 per 3 persons of capacity of the facility including party rooms or lounge area
Golf driving ranges	1.25 per practice tee
Miniature golf courses	2 per golf hole
Pool or billiard halls	2 per table
Rifle or pistol ranges (indoor only)	1 per target

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Use	Minimum Number of Spaces
Skating or roller rinks	1 per 200 square feet of rink area
Water sports facility(water skiing, sailing, canoeing)	0.25 per boat berth plus 10 per dock or launch area
Commercial schools	1 per 100 square feet of gross floor area
Convenience stores	1 per 175 square feet of gross floor area
Day-care centers	1 per staff member plus 1 per vehicle parked on the premises plus 1 per 20 registrants
Drive-through banks	1 per 350 square feet of gross floor area
Drive-through restaurants	1 per 2.5 seats or 1 per 85 square feet of gross floor area, whichever is greater
Dry-cleaning establishments	1 per 250 square feet of gross floor area
Eating and drinking	1 per 150 square feet of gross establishments floor area
Fast-food restaurants	1 per 2 seats or 1 per 75 square feet of gross floor area, whichever is greater
Food and beverage stores	1 per 200 square feet of gross floor area
Funeral parlors or mortuaries	1 per 100 square feet of gross floor area or 1 per 5 seats in the chapel area, whichever is greater
Garden centers	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of gross floor area of outdoor storage/sales area
Health clubs and gymnasiums	1 per 200 square feet of gross floor area
Hotels	0.75 per room plus parking calculated separately for other accessory uses
Indoor markets	2 per booth plus 1 per 300 square feet of gross floor area
Live-work buildings	1.33 per live-work unit
Medical establishments	1 per 200 square feet of gross floor are
Offices	1 per 300 square feet of gross floor area
Pawnshops, and check-cashing stores	1 per 250 square feet of gross floor area
Personal service	1 per 200 square feet of gross establishments floor area
Planned shopping centers	1 per 200 square feet of gross floor area

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Use	Minimum Number of Spaces
Restaurants	1 per 3 seats or 1 per 100 square feet of gross floor area, whichever is greater
Retail establishments	1 per 200 square feet of gross floor area, except furniture stores 1 per 500 square feet of gross floor area
Retail craft uses	1 per 300 square feet of gross floor area
Self-storage warehouses	1 parking space for the office, plus 1 parking space per 7,500 square feet of gross floor area
Sexually oriented businesses	1 per 3 seats or 1 per 200 square feet of gross floor area whichever is greater
Supermarkets	1 per 200 square feet of gross floor area
Telephone switching facilities	1 per 300 square feet of gross floor area
Theaters or movie theaters	1 per 4 seats, except multi-screen movie theaters, 1 per 3 seats
Veterinary offices or hospitals	1 per 200 square feet of gross floor area
Wholesale price clubs and big-box retail stores	1 per 150 square feet of gross floor area
<b>Motor Vehicle Uses</b>	<b>Minimum Number of Spaces</b>
Automobile rental	1 per 200 square feet of gross establishments floor area, but not less than 3 spaces
Automobile repair shops	6 for the first service bay and 2 per bay thereafter
Automobile sales establishments	1 per 400 square feet of gross floor area of enclosed space, plus 1 per 2500 square feet of outdoor sales/storage area
Automobile service stations	1 per 2 pumps plus 3 per service bay
Automobile storage yards	1 per 10,000 square feet of storage space, but no less than 3 spaces
Automobile supply and service store	1 per 400 square feet of gross floor area plus 3 per service bay
Automobile and truck body	6 for the first service bay shops plus 2 per bay thereafter
Automobile washes	5 per bay
Convenience stores in conjunction with service stations	1 per 250 square feet of gross automobile floor area in addition to the automobile service station parking

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Use	Minimum Number of Spaces
Transport service business	0.5 per vehicle stored on-site, but no less than 10 spaces
Truck and bus depots and rental, storage and sales establishments	1 per 400 square feet of gross floor area plus 1 per 2,500 square feet outdoor storage space, plus 4 per repair bay
Truck and bus service and repair shops	1 per 2 pumps, plus 3 per bay plus 1 per 10,000 square feet of outdoor sales/storage area
<b>Industrial Warehouse and Storage Areas</b>	
Brewery and microbrewery	1 space per 600 square feet of gross floor area
Building supply yards	1 per 400 square feet of gross floor area plus 1 per 1,000 square feet of outdoor storage/sales area
Cellular, radio, television, microwave and telecommunications	3 plus 1 space per 200 square feet of gross floor area of towers any accessory building
Commercial kennels	1 per 300 square feet of clinical space plus 1 per 200 square feet of kennel space
Concrete batch plant,	1 per 750 square feet of mixing or processing, gross floor area, plus 1 but not manufacturing per vehicle parked overnight on the premises, but not less than 5 spaces
Construction and demolition	1 per 750 square feet of debris transfer stations gross floor area plus per 2,500 square feet of outdoor storage area
Dry-cleaning plants	1 per 400 square feet of gross floor area
Heavy industrial uses	1 per 600 square feet of gross floor area
Light industrial uses	1 per 400 square feet of gross floor area
Medium industrial uses	1 per 500 square feet of gross floor area
Motor truck freight terminals, 1 per 1,000 square feet of and distribution centers gross floor area	
Printing plant, photo lithography or reproduction establishments	1 per 400 square feet of gross floor area
Quarries and sand and gravel pits	1 per 2 employees but no less than 10 spaces
Research and testing laboratories and pilot plants	1 per 400 square feet of gross floor area
Rock crushing operations	1 per 2 employees but no less than 10 spaces

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Use	Minimum Number of Spaces
Self-storage warehouse	1 parking space for the office, plus 1 parking space per 7,500 square feet of gross floor area
Stonecutter, monument works	1 per 300 square feet of gross floor area, but no less than 5 spaces
Warehousing, storage and wholesaling of nonhazardous and noncombustible material	1 per 1,000 square feet of gross floor area
<b>Residential Accessory Uses<sup>3</sup></b>	
Family day-care or group family day-care	1 per employee
Home-based businesses	1 per 300 square feet of space devoted to a business plus 1 per outside employee
<b>Nonresidential Accessory Uses<sup>3</sup></b>	
Automatic teller machines	2 per automatic teller machine
Bar or lounge areas serving liquor, brew pubs	1 per 2 seats or 1 per 25 square feet of area devoted thereto, whichever is greater
Christmas tree sales	3 per establishment
Greenhouses	1 per 750 square feet of gross floor area
Laboratories	1 per 400 square feet of gross floor area
Live-work units	1.33 per unit
Outdoor dining areas	1 per 3 seats
Retail uses in conjunction	1 per 200 square feet of gross with offices floor area
Temporary flea markets or carnivals	3 per booth or vendor

**Notes:**

<sup>1</sup> See also commercial recreation uses.

<sup>2</sup> See also private non-for-private recreational uses and clubs.

<sup>3</sup> Such parking shall be provided in addition to parking for the principal uses.

<sup>4</sup> Under § 43-130B, when an apartment unit or a live-work unit is within 1/4 mile of an active passenger train station, § 43-138 shall apply.