

ZONING

43 Attachment 5

City of Yonkers

Table 43-5
Schedule of Loading Space Requirements
[Amended 10-11-2011 by G.O. No. 3-2011; 6-12-2018 by G.O. No. 8-2018]

Use Minimum	Number of Spaces
Residential health-care	1 per facility facilities
Nursing home	1 per facility
Hospitals	1 per 100,000 square feet of gross floor area
Commercial and private	Up to 2,500 square feet of gross floor area: none From 2,500 square feet to 10,000 square feet of gross floor area: 1 For 10,000 square feet to 50,000 square feet of gross floor area: 2 Each additional 50,000 square feet of gross floor area: 1
Offices (all types)	For offices over 50,000 square feet of gross floor area: 1, plus 1 per 100,00 square feet of gross floor area thereafter
Medical establishments	For offices over 50,000 square feet of gross floor area: 1, plus 1 per 100,000 square feet of gross floor area thereafter
Retail establishments, food and beverage stores, dry-cleaning establishments, personal service establishments, planned shopping centers, garden centers, building supply stores and yards, wholesale price clubs, big-box retail	Up to 5,000 square feet of gross floor area: none From 5,000 square feet to 10,000 square feet of gross floor area: 1 For 10,000 square feet to 20,000 square feet of gross floor area: 2 Each additional 20,000 square stores feet of gross floor area: 1 Up to 2,500 square feet of gross floor area: none From 2,500 square feet to 10,000 square feet of gross floor area: 1
Restaurants, eating and drinking establishments, fast-food restaurants, banquet or catering facilities	For 10,000 square feet to 20,000 square feet of gross floor area: 2 Each additional 20,000 square feet of gross floor area: 1
Hotels	1 for each hotel, but not less than 1 for each 200 sleeping rooms or major fraction thereof
Live-work units/buildings	For buildings with more than 10 live-work units: 1 per building

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Use Minimum	Number of Spaces
Motor vehicle uses	Up to 5,000 square feet of gross floor area: none From 5,000 square feet to 20,000 square feet of gross floor area: 1 For 20,000 square feet to 50,000 square feet of gross floor area: 2 Each additional 50,000 square feet of gross floor area: 1
Industrial, warehouse, storage or wholesale	Up to 2,500 square feet of gross floor area: none From 2,500 square feet to 10,000 square feet of gross floor area: 1 For 10,000 square feet to 20,000 square feet of gross floor area: 2 Each additional 20,000 square feet of gross floor area: 1
Quarries, sand and gravel pits, rock crushing operations, construction and demolition debris transfer stations, motor freight truck terminals	2 plus 1 additional space per acre of lot area
Self-storage warehouse	2 loading spaces, minimum, plus 1 loading space per 50,000 square feet gross floor area