

ZONING

43 Attachment 8

City of Yonkers

Table 43-6
Schedule of Principal Uses and UR-HD Accessory Uses
[Added 12-28-2011 by G.O. No. 5-2011]

Principal Uses	Districts						
	D-MX	D-MX (key streets: required ground- floor uses)	D-IRT	UR-LD	UR-MD	UR-HD	UR-HD (nonresidential accessory uses allowed on ground floor of buildings that front Riverdale Avenue)
Residential Uses							
Single-family detached dwellings				P	P		
Two-family attached dwellings				P	P		
Two-family detached dwellings				P	P		
Apartment houses	P				P	P	
Live/work buildings	P				P	P	
Townhouses				P	P	P	
Senior citizen apartment houses	P				P	P	
Community residential facilities – up to 14 persons				Ps	Ps	Ps	
Community residential facilities – over 14 persons					S	S	
Public and Institutional Uses							
Children’s day camps	S			S	S	S	S
Colleges/universities	P		P				
Convents, monasteries and seminaries				S	S		
Government uses (non-City of Yonkers)	S		S			S	
Hospitals	S						
Medical establishments	Ps						
Municipal uses (City of Yonkers)	P	P	P	P	P	P	
Offices of philanthropic institutions	Ps						
Parish houses				Ps	Ps	Ps	
Places of worship				Ps	Ps	Ps	

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	D-MX	D-MX (key streets: required ground- floor uses)	D-IRT	UR-LD	UR-MD	UR-HD	UR-HD (nonresidential accessory uses allowed on ground floor of buildings that front Riverdale Avenue)
Philanthropic institutions providing social services	S						
Private recreational clubs or community swimming pools	S			S	S	S	
Private clubs and community centers	S					S	
Private not-for-profit recreational uses	S			S	S	S	
Schools	Ps			Ps	Ps	Ps	
Utility substations			S				
Business, Commercial and Office Uses							
Audio, radio, video and television stations and studios	Ps		Ps				
Banks and financial uses	P	P					P
Banquet and catering facilities	P						
Cabarets and nightclubs	P	P					
Commercial recreation uses, indoor	P	P					
Commercial schools	P		P				
Conference centers	Ps		Ps				
Day-care centers	Ps	Ps	Ps				Ps
Department stores	P	P					
Eating and drinking establishments	P	P	P				P
Fast-food restaurants	P	P					
Drive-through restaurants							
Food and beverage stores	P	P	P				P
Health clubs and gymnasiums	P	P	P				P
Hotels	P	P					
Indoor markets	P	P					
Live/work buildings	P						
Medical establishments	P	P	P				P
Offices	P	P	P				
Personal service establishments	P	P	P				P
Restaurants	P	P					
Retail establishments	P	P					P
Retail craft uses	P	P					

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	D-MX	D-MX (key streets: required ground- floor uses)	D-IRT	UR-LD	UR-MD	UR-HD	UR-HD (nonresidential accessory uses allowed on ground floor of buildings that front Riverdale Avenue)
Supermarkets	S	S					
Telephone switching facilities	P		P				
Theaters and movie theaters	P	P					
Veterinary offices or hospitals	P						
Motor Vehicle Uses							
Automobile rental establishments – within fully enclosed structure only	Ps		Ps				
Automobile supply and service stores	P						
Car sharing service office	Ps		Ps				
Industrial, Warehouse and Storage Uses							
Breweries and microbreweries			P				
Industrial design uses	P	P	P				
Light industrial uses	P		P				
Medium industrial uses			P				
Printing plant, photo lithography or reproduction establishments			P				
Laboratories, research and development			P				
Testing laboratories and pilot plants			P				
Warehousing, storage and wholesaling of nonhazardous and nonflammable materials			P				
Industrial vivarium			P				