

ZONING

300 Attachment 2

**Town of Yorktown  
Appendix B**

**BUSINESS AND INDUSTRY ZONE STANDARDS**

(Standards shown are minimum requirements

unless otherwise indicated. Dimensions in feet unless otherwise indicated.)

[Amended 12-16-1975; 11-1-1983 by L.L. No. 13-1983; 1-15-1985 by L.L. No. 1-1985;

11-15-1988 by L.L. No. 42-1988; 8-15-1989 by L.L. No. 18-1989; 9-19-1989 by L.L. No. 19-1989; 10-17-1989 by L.L. No. 21-1989;

9-18-1990 by L.L. No. 17-1990; 4-5-1994 by L.L. No. 10-1994; 7-5-1994 by L.L. No. 21-1994; 2-3-20 11 by L.L. No. 1-2011; 11-15-2011 by L.L. No. 18-2011; 1-8-2013 by L.L. No. 2-2013]

	<b>CRC Commercial Regional Center</b>	<b>C-1 Business</b>	<b>C-2 Business</b>	<b>C-3 Business</b>	<b>C-4 Business</b>	<b>Commercial Recreation</b>	<b>OB-1 Lab Office</b>	<b>O Offices<sup>12</sup></b>
Lot area (square feet)	Building in accordance with a plan of development as approved by the Town Board in accordance with the standards set forth in § 300-86	80,000	None	10,000	None	10,000	Building in accordance with a plan of development as approved by the Planning Board in accordance with the standards set forth in Article XI	None
Lot width at front line of main building		175	25	100	25	25		25
Lot depth		175	None	None	100	None		None
Front yard:	-	15 without parking; 75 with parking	15 without parking; 75 with parking	30 without parking; 75 with parking	15	25 without parking; 75 with parking		15 without parking; 75 with parking 50
Main building								
Accessory building		50	50	50	15	25		
Side Yard:	-	None, but if provided shall be 10 feet; if used as one-way vehicular access, shall be 17 feet; two-way vehicular access, 25 feet; if adjoins an R District, shall be 50 feet.				-		None, but if provided shall be 10 feet; if used as one-way vehicular access, shall be 17 feet; two-way vehicular access, 25 feet; if adjoins an R District, shall be 50 feet
Main and accessory buildings								
Rear yard:	-	30; if adjoins R District, 75 10; if adjoins R District, 50	30	30	30	30	30	30
Main building								
Accessory building			30	30	30	30	30	
Maximum height:	-	30	35	35	35	20		35
Main building								
Accessory building		20	20	20	20		20	
Maximum coverage (all buildings)	-	30%	30%	30%	30%	25%		30%
Required off-street parking <sup>1</sup>	Spaces as required by § 300-89	Spaces as required by § 300-182						
Required off-street loading	Spaces as required by § 300-89	Space as required by § 300-186						

YORKTOWN CODE

**Town of Yorktown  
Appendix B  
(cont'd)**

	<b>CRC Commercial Regional Center</b>	<b>C-1 Business</b>	<b>C-2 Business</b>	<b>C-3 Business</b>	<b>C-4 Business</b>	<b>Commercial Recreation</b>	<b>OB-1 Lab Office</b>	<b>O Offices<sup>12</sup></b>
Other provisions and regulations	Separate structures less than 500 square feet shall not be permitted	No development permitted except in accordance with a plan of development approved by the Planning Board pursuant to § 300-83 and as provided in Article VIII. Parking and access planned in accordance with §§ 300-179 through 300-181 inclusive and §§ 300-183 through 300-185 inclusive. However, separate structures less than 500 square feet shall not be permitted	Parking plan approval required in accordance with §§ 300-179 through 300-182 and 300-183 through 300-186. Separate structures less than 500 square feet shall not be permitted.			Separate structures less than 500 square feet shall not be permitted. Conformance to applicable health regulations for private and public swimming facilities of appropriate departments of Westchester County and the State of New York.		Parking plan approval required in accordance with §§ 300-179 through 300-186. Separate structures less than 500 square feet shall not be permitted.

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BUSINESS AND INDUSTRY ZONE STANDARDS  
(Standards shown are minimum requirements  
unless otherwise indicated. Dimensions  
in feet unless otherwise indicated)**

	<b>M-1 Industry</b>	<b>M-1B<sup>9</sup></b>	<b>M-1A Industrial Park</b>	<b>M-2 Industry</b>	<b>M-2A Industry</b>
Lot area	Building in accordance with a plan of development as approved by the Planning Board in accordance with the standards set forth in Article X	80,000	Site area - 5 acres, 1 acre (within site area) (see note below)	None	
Lot width at front line of main building			100	75	75
Lot depth			150	75	75
Front yard: Main building		75 (2 spaces per 3 persons)	20 without parking; 75 with parking	30 without parking; 75 with parking	30 without parking; 75 with parking
Accessory building		30	50	50	50
Side yard: Main and accessory buildings			None, but if provided shall be 10 feet; if a vehicular accessway, provide 30 feet, if adjoins R-District, provide 75 feet	None, but if provided shall be 10 feet; if adjoins R District, 50 feet	None; but if provided, shall be 10 feet; if adjoins an R District, 50 feet
Rear yard: Main building			30; if adjoins an R District, 75 feet	30; if adjoins an R District, 50 feet	30; but if adjoins an R District, 50 feet
Accessory building					30; but if adjoins an R District, 50 feet
Maximum height: Main building			2 stories or 30 feet	40	40
Accessory building			20	40	40
Maximum coverage (all buildings)			30%	40%	25%
Required off-street parking spaces			2 for every 3 employees; visitors' parking not to be less than 5	1 for every 3 employees plus 10 for customer and visitor parking	1 for every 3 employees; plus 10 for customer and visitor parking, except required parking for offices shall be 1 per 200 square feet and 4 per floor
Required off-street loading			1 for the first 10,000 square feet of floor area plus 1 for each additional 30,000 square feet of floor area. All loading spaces to be located within exterior walls of building	1 for every 10,000 square feet of floor area or major portion thereof	1 space for every 10,000 square feet of floor area or major portion thereof except for offices where loading spaces shall be in conformance with § 300-186
Other provisions and regulations			Screening and/or landscaping; all areas not shown to be developed for building, parking or other required features to be permanently maintained with landscaping as approved. On all boundaries abutting an R District, provide a minimum screen of evergreen-type planting 50 feet in height and 8 feet in width at time of planting as approved. Development to comply with requirements of §§ 300-99 through 300-104, inclusive.	Parking plan approval required in accordance with §§ 300-179 through 300-181 and 300-183 through 300-185. The floor area ratio shall not exceed 1.2.	Parking Plan approval required in accordance with §§ 300-179, 300-181, 300-183, and 300-185. The floor area ratio shall not exceed 0.75.

NOTES:

<sup>1</sup> Lot size may be varied to provide a minimum of not less than 1/2 acre, provided that the density of development, number of buildings of coverage of land with buildings is not increased more than otherwise permitted above