

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						UR-HD (nonresidential accessory uses allowed on ground floor of buildings that front Riverdale Avenue)
	D-MX	D-MX (key streets: required ground-floor uses)	D-IRT	UR-LD	UR-MD	UR-HD	
<b>Residential Uses</b>							
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	
<b>Public and Institutional Uses</b>							
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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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)
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				
<b>Business, Commercial and Office Uses</b>							
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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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)
Supermarkets	S	S					
Telephone switching facilities	P		P				
Theaters and movie theaters	P	P					
Veterinary offices or hospitals	P						
<b>Motor Vehicle Uses</b>							
Automobile rental establishments – within fully enclosed structure only	Ps		Ps				
Automobile supply and service stores	P						
Car sharing service office	Ps		Ps				
<b>Industrial, Warehouse and Storage Uses</b>							
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				

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Table 43-7

Schedule of Accessory Uses

[Added 12-28-2011 by G.O. No. 5-2011; 6-28-2016 by G.O. No. 13-2016]

Accessory Uses	Districts				
	D-MX	D-IRT	UR-LD	UR-MD	UR-HD
<b>Residential Accessory Uses</b>					
Decks and patios	Ps		Ps	Ps	Ps
Doghouses and structures accommodating pets			Ps	Ps	
Family daycare	P		P	P	P
Fences and walls	Ps		Ps	Ps	Ps
Group family daycare homes	P		P	P	P
Home-based businesses	S		S	S	S
Home occupations	Ps		Ps	Ps	Ps
Parish houses			Ps	Ps	
Radio and television antennas	Ps		Ps	Ps	Ps
Refuse collection, storage and recycling facilities	Ps		Ps	Ps	Ps
Satellite antennas	S		S	S	S
Signs	Ps		Ps	Ps	Ps
Swimming pools and bathhouses	Ps		Ps	Ps	Ps
Tennis courts and other sports courts	Ps		Ps	Ps	Ps
Exercise facilities – resident use only	P		P	P	P
<b>Nonresidential Accessory Uses</b>					
Amusement games and devices	Ps	Ps			
Automatic teller machines	Ps	Ps			Ps <sup>1</sup>
Awnings or canopies	Ps	Ps			Ps <sup>1</sup>
Bars or lounge areas serving liquor and brew pubs	Ps				Ps <sup>1</sup>
Cafeterias	Ps	Ps			
Christmas tree sales	Ps				Ps <sup>1</sup>
Fences and walls	Ps	Ps			Ps <sup>1</sup>
Greenhouses	Ps	Ps			Ps <sup>1</sup>
Laboratories	Ps	Ps			
Live entertainment	P				
Live/work units	P				
Loading berths or spaces	Ps	Ps			Ps <sup>1</sup>
Newspaper vending machines	Ps	Ps			Ps <sup>1</sup>
Outdoor dining areas	Ps	Ps			Ps <sup>1</sup>
Outdoor storage		Ps			
Railroad sidings		Ps			
Refuse collection, storage and recycling facilities	Ps	Ps			Ps <sup>1</sup>
Satellite antennas	S	S			
Signs	Ps	Ps			Ps <sup>1</sup>
Soda or candy vending machines	Ps	Ps			Ps <sup>1</sup>
Temporary flea markets or carnivals	Ps				
Water tanks	P	P			p <sup>2</sup>

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Accessory Uses	Districts				
	D-MX	D-IRT	UR-LD	UR-MD	UR-HD
<b>Accessory Parking</b>					
Car sharing service parking space	Ps	Ps			
Curb cuts	Ps <sup>1</sup>	Ps <sup>1</sup>	Ps <sup>1</sup>	Ps <sup>1</sup>	Ps <sup>1</sup>
Fee in lieu of parking	Ps	Ps			
Shared parking	Ps	Ps			Ps
Private garage	Ps	Ps	Ps	Ps	Ps
Private open-air parking	Ps	Ps	Ps	Ps	Ps
Semipublic garage	Ps	Ps			Ps
Semipublic open-air parking	Ps	Ps			Ps

**Notes:**

- <sup>1</sup> See curb cut standards in the downtown districts, § 43-225, Downtown Parking and Access Standards.
- <sup>2</sup> Only permitted as an accessory to nonresidential uses allowed on ground floor of apartment houses on lots that front Riverdale Avenue in the UR-HD District.