

**Appendix C-1:
Revised Proposed Zoning Amendments**

**THE PROPOSED AMENDMENTS TO THE ZONING
MAP AND ZONING ORDINANCE**

Amend the Zoning Map and Zoning Ordinance as follows:

1. Amend the Zoning Map to rezone the properties known as 7 Overlook Terrace, 12 Overlook Terrace, and 18 Baldwin Place, designated on the City of Yonkers Tax Map as Section 2, Block 2018, Lots 8, 25, and 79, respectively, from A District to D-MX District.

2. Amend *Map B: Height District Map* (43 Attachment 14) of the Zoning Ordinance to map in “purple”: (a) the entirety of the approximately 1.14 acre property known as 41 Buena Vista Avenue and designated on the City of Yonkers Tax Map as Section 1, Block 512, Lot 11; (b) the properties comprising a total of approximately 5.25 acres known as 20 Palisade Avenue and 32 John Street, and designated on the City of Yonkers Tax Map as Section 1, Block 485, Lot 1 and Section 1, Block 475, Lot 51, respectively; and (c) the properties comprising a total of approximately 1.97 acres known as 7 Overlook Terrace, 15 Overlook Terrace, 23 Overlook Terrace; 14 Overlook Terrace, 12 Overlook Terrace, 14 North Broadway (part), 16 North Broadway, 18 North Broadway, 50 North Broadway, 2 Baldwin Place, 10 Baldwin Place, and 18 Baldwin Place, and designated on the City of Yonkers Tax Map as Section 2, Block 2018, Lots 8, 12, 16, 18, 20, 25, 48 (part), 50, 51, 67, 71, 75, and 79, respectively.

3. Amend and restate the definition of “Designated development site” in Section 43-8 of the Zoning Ordinance in its entirety, to read as follows:

“Designated development site. A tract in the D-MX District comprised of one or more lots having 1.75 or more acres of area in the aggregate and located in the maximum height district shown on Map B: Height District Map, may be designated by the City Council as a single ‘designated development site.’”

4. Amend *Table 43-8* (Dimensional Standards for D-MX and D-IRT Districts) (43 Attachment 10) of the Zoning Ordinance to add new footnote 4 to “Maximum building height” in the second column (labeled “D-MX”) and to the “Notes” following the table, as follows:

Bulk and Setback Regulations	Districts	
	D-MX	D-IRT
Bulk		
Maximum building height	66 feet, unless permitted height by § 43-221B and Map B: Height District Map ⁴	66 feet, unless permitted height by § 43-221B and Map B: Height District Map
Minimum building height	25 feet and 2 stories	25 feet and 2 stories
Required Setbacks		
Front build-to line	0 ^{1,2}	0 ^{1,2}

Minimum interior side setback	0	0
Side front build-to line	0 ^{1,2,3}	0 ^{1,2}
Minimum rear setback	Nonresidential: 0 Residential: 10'	0

Notes:

1. Exceptions: See Map C: Additional Sidewalk Width Requirement Map for sidewalkenhancement setback requirements.
2. A setback may be increased to a maximum of 25 feet if a public plaza or publicseating area is incorporated and located adjacent to a public street.
3. On a corner lot, where a rear yard is required because of residential uses, the sidefront build-to line requirement applies only up to the rear yard line, where no setback is required to the rear lot line.
4. Maximum building height on a lot which is located in the maximum height district shown on Map B: Height District Map, is as follows:
 - (a) Maximum building height is 435 feet on a lot 1 acre or greater which is located within 1/8th mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.
 - (b) Maximum building height is 300 feet, on a lot 1.5 acres or greater which is located between 1/8th mile and 1/3rd mile walking distance to the Yonkers Metro- North Railroad Station over public street sidewalks.
 - (c) Maximum building height is 400 feet on a lot 4 acres or greater which is located between 1/3rd mile and 1/2 mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.
5. Amend and restate Section 43-46 (Designated development sites) of the Zoning Ordinance in its entirety, to read as follows:

“Following site plan approval by the Planning Board in accordance with Article IX of this chapter, the City Council may, upon petition by one or more applicants, designate a tract in the D-MX District comprised of one or more lots having 1.75 or more acres of area in the aggregate and located in the maximum height district shown on Map B: Height District Map, as a single designated development site for the purpose of effecting the comprehensive redevelopment of an area of the City. The following supplemental regulations shall apply to a designated development site:

- A. The lot and dimensional regulations of this chapter, including but not limited to the regulations in § 43-33, § 43-221, and Table 43-8 of this chapter, shall apply to the entire tract designated as a designated development site and not to any of the individual lots which comprise the designated development site or any of the individual lots into which the designated development site is subdivided, and regardless of the ownership of the lots, provided that the lots

shall be used only in accordance with the approved site plan for the lots comprising a designated development site.

- B. Notwithstanding any other provision of this chapter, the lots which comprise a designated development site may be separated by public or private streets or rights-of-way.”

- 6. Amend Section 43-132 of the Zoning Ordinance to add new subsection E, as follows:

“E. Valet parking in the D-MX District. The agency approving a site plan may, on the recommendation of the Traffic Engineer, allow valet or attended parking in a private garage or semi-public garage in the D-MX District.”

- 7. Amend Article X of the Zoning Ordinance to add new Section 43-139 as follows:

“43-139 Reduced parking requirement for apartments on certain tracts in the D-MX District.

Notwithstanding Table 43-10 or any other provision of this chapter, the minimum number of required parking spaces for apartments shall be one space per apartment for new construction on the following tracts in the D-MX District:

- A. The tract comprised of the lots designated on the City of Yonkers Tax Map as Section 1, Block 485, Lot 1 and Section 1, Block 475, Lot 51.
- B. The tract comprised of the lots designated on the City of Yonkers Tax Map as Section 2, Block 2018, Lots 8, 12, 16.18, 20, 25, 48 (part), 50, 51, 67, 71, 75, and 79.”

- 8. Amend Section 43-221B(3)(a) of the Zoning Ordinance to read as follows:

“(a) Residential use: 12,000 square feet maximum tower footprint, except maximum tower footprint on a lot which is located in the maximum height district shown on Map B: Height District Map, is as follows:

- [1] Maximum aggregate tower footprint is 24,000 square feet in two towers on a lot 1 acre or greater which is located within 1/8th mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.
- [2] Maximum tower footprint is 13,000 square feet and maximum aggregate tower footprint is 26,000 square feet in two towers on a lot 1.5 acres or greater which is located between 1/8th mile and 1/3rd mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.
- [3] Maximum tower footprint is 38,000 square feet and maximum aggregate tower footprint (A) is 80,000 square feet up to 250 feet in height, and (B)

28,000 square feet from 250 feet in height to 400 feet in height, in up to six towers, on a lot 4 acres or greater which is located between 1/3rd mile and 1/2 mile walking distance to the Yonkers Metro-North Railroad Station over public street sidewalks.”